



When is a Building Permit Required?

The following is a list of common projects that require a building permit. The list is not exhaustive, so if you have any questions please reach out to RSM Building Consultants by email: info@rsmbuildingconsultants.com

1. Construct a [new building](#)
2. Construct an [addition](#) to an existing building, such as
 - second or third story additions
 - attached garages, carports
 - sunrooms
 - solariums, porches, decks
3. Make [structural or material alterations](#), such as:
 - adding or removing walls (i.e., changing room sizes and/or uses)
 - new windows or doors where there were none before
 - enlarging or relocating existing windows or doors
 - enclosing an existing deck, porch or patio of any size
4. Construct an [accessory structure](#) larger than 10 square metres in gross area, such as:
 - Detached Garage
 - Workshop
 - Carport
 - Pool house or cabana
 - Sheds greater than 15 square meters

If you are constructing an accessory structure and it is attached to an existing building and/or has plumbing, regardless of its size, a building permit is required.

5. Finishing a basement, if the work proposed includes any of the following;
 - structural or material alterations
 - installing or modifying heating and or plumbing systems



- excavating and/or constructing foundations
 - basement underpinning
 - constructing a basement entrance
 - adding a second suite
6. Energy and environmental building improvements, such as:
- roof top storm water retention systems
 - [green roofs](#)
 - structures used in the support of a wind turbine generator with a rated output of more than 3kW
 - solar projects such as installation of solar collector systems and solar hot water systems
7. Construct a [deck](#) more than 60 centimetres (24 inches) above ground
8. Construct a retaining wall more than one metre (3 feet 3 inches) in height provided the retaining wall is on or adjacent to public property (including streets), building entrances, and on private property accessible to the public
9. Constructing a [tent](#) that:
- covers more than 60 metres squared (646 square feet); and/or
 - is attached to a building; and/or
 - is within 3 metres (9 feet 10 inches) from another structure.
10. Demolish or remove all, or a portion of a building,
11. Install or reconstruct a chimney or fireplace,
12. Install a wood burning stove or fireplace,
13. Install or modify [heating](#) and or [plumbing](#) systems,
14. Install a [backwater valve](#),
15. Install a [backflow prevention device](#),
16. Change a building's use (i.e. from residential to office or single dwelling unit house to multi-dwelling unit house). Even if no construction is proposed, if a change of use is proposed a building permit is required.