

When Do I Need A Building Permit?

Answer:

Provincial Legislation being Ontario Building Code Act. Sec. 8. - (1) Building Permits.

8.-(1) Building Permits: No person shall **construct** or **demolish** a **building** or cause a building to be constructed or demolished unless a permit has been issued therefore by the chief building official. 1992, c.23, s.8 (1); 1997, c.30, Sched. B, s.7 (1).

Definitions:

- A) **“Construct”** means to do anything in the erection, installation, extension, or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and “construction” has a corresponding meaning; (“construire”, “construction”, “travaux de construction”).
- B) **“Demolish”** means to do anything in the removal of a building or any material part thereof and “demolition” has a corresponding meaning; (“démolir”, “demolition”, “travaux de demolition”).
- C) **“Building”** means,
- i. A structure occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto,
 - ii. A structure occupying an area of ten square metres or less that contains plumbing, including the plumbing appurtenant thereto,
 - iii. Plumbing not located in a structure,
 - iv. (c.1) A sewage system; or
 - v. Structures designated in the building code; (“bâtiment”).
- D) **“Material Alteration”** means the substitution, changing, or altering of material used in buildings, such as insulation, structural components, heating systems, plumbing, sewage systems and other building components described and regulated under the Building Code.