

Alberton, La Vallee, Chapple, Rainy River

CHIEF BUILDING OFFICIAL
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You need a building permit if you plan to:

- Construct, install or move a building
- renovate, repair or add to a building
- demolish or remove all or a portion of a building
- change a building's use, Eg: single family dwelling to be changed to a house with an apartment
- create an apartment (secondary dwelling) in a house or other building
- install, change or remove partitions or load-bearing walls
- make new openings for, or change the size of, doors and windows
- build or install a garage, shed, balcony or deck or stairs
- excavate for a basement or construct a foundation or raise a building
- install or modify heating, plumbing, air conditioning systems or fireplaces and woodstoves or pellet stoves
- renovate, repair, add or modify plumbing and plumbing fixtures in or out of a building
- reconstruct, replace or install a chimney.
- Add a footing, slab or metal or other permanent materials to a tent
- Install a pool (as required by municipal bylaw)

You do not need a building permit to:

- replace existing, same-size doors and windows, subject to distance from property lines
- install siding on small residential buildings, subject to distance from property lines
- build a roofless deck meeting all 3 conditions listed:
 - 1 the highest floor level is less than 12" (0.3m) above adjacent ground
 - 2 deck is more than 6 ft away from any other structure
 - 3 deck is less than 108 sq ft in area
- build a utility shed under 161 ft² (15 m²) that is more than 6' from another structure: 1 storey, no plumbing, serves main building for storage.
- install a small storage tent with no foundation, no slab and no metal panels or other permanent features
- reshingle roof or install metal on existing roof, provided there is no structural work
- install eavestroughs, provided that drainage is contained on your property
- replace or increase insulation, dry-wall or plaster in a wall
- damp-proof basements provided footing drains are not replaced (weeping tile)
- paint or decorate
- install kitchen or bathroom cupboards without plumbing revisions
- erect a fence in rural areas (except for swimming pools, pools and their fences require permits) (fences must meet Zoning and bylaw requirements) (Fence permits are required in Rainy River and in Barwick)
- electrical work (the Electrical Safety Authority, however, must inspect electrical installations)

What happens if you do not get a permit?

If you start construction but do not have a building permit, you will be given an extra fee. You may be ordered to stop work, prosecuted, and even ordered to remove or change work already done. Contact your local inspector if you are not sure whether you need a permit for your project. (276-0473)