



# The Municipality of West Elgin

22413 Hoskins Line, Box 490, Rodney Ontario N0L 2C0

## Projects that require a Permit

- Under the Ontario Building Code Act, a building permit is required for the construction of a new building, an addition, or alteration of any building or structure with a building area of over 10 square metres (approximately 108 square feet). The following are examples of, **but not limited to**, projects requiring a permit:
- Decks that are:
  - adjacent to or attached to the house and its walking surface is more than 600mm (24 inches) above the adjacent grade
  - elevated and providing principal access to a building
  - independent from the house and has a walking surface greater than 10 square metres (108 square feet) in area and its walking surface is more than 600mm (24 inches) above the adjacent grade
- Attached or detached garages and sheds
- Installation of solid fuel appliances (woodstoves and wood burning fireplaces)
- Sunrooms, solariums and porches
- Structural foundation repairs and installation of new foundation drainage systems
- Interior and/or exterior structural alterations, such as:
  - adding or removing walls
  - one or two storey additions
  - adding new windows (where none existed before)
  - enlarging or relocating a window or a door
  - finishing a basement
  - adding a bedroom in a finished basement
  - Adding new plumbing (drains, waste or vents)
  - Installing a backflow prevention device
- A new private on-site sewage system, including grey water systems & holding tanks
- Repair or replace a septic system
- Repair or replace a septic system leaching bed
- Connection from a private septic system to a municipal sewer
- Decommissioning a septic tank
- Structures supporting a wind turbine generator with a rated output of more than 3 kW
- Solar arrays - solar collector systems and solar hot water systems mounted on a roof
- Livestock buildings & Equipment storage buildings
- Silos & Grain bins
- Manure storage structures (excluding earthen structures)
- Riding Arena
- Fabric type structures
- Demolition
- install or modify any life safety or fire suppression system such as fire alarms, sprinkler or standpipe or fixed extinguishing systems including commercial kitchen exhaust hoods and the installation of electromagnetic locking devices
- Change of Use (i.e. office to retail)



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## Projects that do not require a Permit

- Replacing or installing asphalt shingles on a roof
- Minor roof sheathing repairs
- Repointing brick veneer
- Damp proofing of a basement
- Replacing siding on a house
- Replacing a window or a door (if same size or smaller opening)
- Kitchen or bathroom cabinets
- New flooring
- Installing air conditioning units
- Replacing an existing furnace
- Fences (not enclosing a pool) See Pool Fence By-law
- Pool heaters
- Painting or decorating
- Sheds or structures 10 square metres or less that are stand alone structures (placement of these structures is still required to meet zoning by-law regulations)