



MUNICIPALITY OF SHUNIAH

420 Leslie Avenue, Thunder Bay, P7A 1X8

Ph: (807) 683-4545 Fax: (807) 683-6982

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Why do I need a Building Permit?

Building permits are necessary to ensure that zoning requirements, fire and structural safety standards and other building standards are met, primarily for safety reasons. Zoning requirements are contained in municipal by-laws and the building standards are contained in the Ontario Building Code. This code is Provincial regulation administered by the Housing Development and Buildings Branch of the Ministry of Municipal Affairs and Housing. Under the **Building Code Act**, local governments are given authority for the enforcement of the Ontario Building Code within their municipality.

The Ministry of Municipal Affairs and Housing maintains a website which contains useful information about the Ontario Building Code at www.obc.mah.gov.on.ca.

It is the homeowner's responsibility to ensure that a Building Permit is obtained when required. Failure to comply with Municipal By-laws and Provincial Building Codes, may lead to unnecessary and costly litigation.

When do I need a Building Permit?

Under the *Ontario Building Code Act*, a Building Permit is required for the construction or alteration of any structure over 10 m² (108 Sq.Ft.) in area; for example, a structure with outside dimensions greater than 3.16m x 3.16m (10.37 ft. x 10.37 ft.). **However all structures must still comply with zoning requirements. For information regarding minimum setbacks, lot coverage and height requirements, please contact the Planning Department at (807) 683-4540.**

The following is a list of typical projects that require a building permit:

- New buildings / additions
- Alterations / renovations
- Attached or detached garages, carports
- Decks / porches
- Finished basements
- Fireplace, woodstoves & chimneys
- Garden sheds (accessory buildings)
- New, replacement, or repair of private sewage systems
- New or structural alterations to windows or doors
- One or two storey additions / solariums or sunrooms
- Plumbing and/or drains



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Projects that do not require a permit:

- Wooden decks (including pool decks) with no roof, where the finished deck level is not greater than 0.6 metres above adjacent finished grade either attached or detached to a structure.
- Open slot wood roof joist with no sheathing or roof covering placed on the narrow edge not closer than 12 inches on centre.
- Skylights installed in a single family, semi-detached or townhouse dwelling units, provided no structural members are cut.
- Re-cladding with non-combustible material excluding brick or stone veneer.
- Re-insulating or adding insulation.
- Window or door replacement providing the opening is not enlarged.
- Furnace and boiler replacements, add on cooling systems, gas fireplaces, air cleaners and in-line humidifiers installed in single family, semi-detached and townhouse dwelling units.
- Repair or replacement of plumbing fixtures and/or appliances.
- Re-roofing using similar materials except where structural work is involved.
- Finished basements where there are no structural alterations or additional sleeping accommodations proposed. Note all proposed plumbing requires a plumbing permit.
- Canopy/storm porch enclosures where the roof is existing, enclosing not more than 5.0 square metres of floor area.
- Minor repairs such as installation of chimney caps, chimney liner and re-pointing of brick work.
- Installation of counters, millwork and floor finishing.
- Repair of leaking foundations where there is no structural work involved.
- Emergency drain repair.

Why is the Ontario Building Code in place?

1. To protect public health, safety and welfare.
2. To keep construction cost down.
3. To provide consistent standards in construction.
4. To contribute to the well being of a community.

If you are still not sure if you are required to get a Building Permit it is best to call to be sure.

**Main Office (807) 683-4545
Building Department (807) 620-3709**