



Municipality of
Dutton Dunwich

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:
 - attached to the house
 - elevated and providing principal access to a building (attached or independent)
 - independent from the house and has a walking surface greater than 10 square metres (108 square feet) in area.
- 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
 - New ductwork
- 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, riding arenas
- Silos & grain bins
- Manure storage structures (excluding earthen structures)
- Fabric type structures, tents more than 60 sm in gross area
- 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, places of worship to residential)

Projects that do not require a Permit

- Replacing or installing asphalt shingles on a roof
 - Minor roof sheathing repairs
 - Repointing brick veneer
 - 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 (no change or addition of ductwork)
 - Replacing an existing furnace
 - Fences (not enclosing a pool) See Pool Fence By-law
 - Pool heaters
 - Painting or decorating
 - Small storage sheds that are:
 - No more than 15 square metres in gross area
 - No more than 1 storey in building height
 - Not attached to a building or any other structure
 - Used only for storage purposes ancillary to a principal building on the lot
 - Does not have any plumbing
- (placement of these structures is still required to meet zoning by-law regulations)