

When do I need a building permit?

The following is a list of common projects that require a building permit. Please note that this list is comprehensive, but not exhaustive. If you have further questions on if a permit is required, please contact us at 905-436-3311:

1. Accessory structure (detached [garage](#), [shed](#), workshop, carport, pool house)
2. Addition to existing building
3. Alteration affecting any system or structure
4. Awning cantilevered or supported on columns (not a house)
5. Banner attached to a building
6. Balcony, new; including repair to structure and/or guard (not a house)
7. Brick Veneer (see Siding)
8. Bridge – pedestrian bridge appurtenant to a building
9. Building – new structure having a building area of more than 10m² (107.6 sq. ft.); less than 10m² and contains plumbing
10. Building (Factory-Built) – site assembled and factory-built building
11. Ceiling – new and replacement (not a house)
12. Change of Tenancy – with material alteration
13. Change of Use
14. Chimney – a chimney of any type, including repairs
15. Crane Runway
16. Communication Tower – mounted on a building
17. [Deck](#) – new or replacement, includes platform attached to a building or above-ground pool, or accessible from building or acting as second means of egress (see item 12 below for permit not required)
18. Demolition – of entire building or structure
19. Dish antenna – mounted on a building, with a face area equal to or greater than 5m² (53.8 sq. ft.)
20. Door – New or replacement of different size
21. Factory-built Building (see Building (Factory-built))
22. Farm Building – construction
23. Fire Escape – new or replacement
24. Fire Code Retrofit
25. Fire-damaged Building – damage to systems of building, including smoke damage
26. Fireplace – new, solid fuel (coal or wood) appliance; fireplace insert
27. Foundation – for relocated building; lowering cellar floor; raising of a house; structural repair
28. Garbage Enclosure – for garbage storage facilities when covered and exceeding 10 m²
29. Grow-Op – repair to components of building
30. Guard – new or replacement
31. HVAC System – new; change of furnace type; extension of existing (not a house)
32. Insulation – thermal insulation, interior finish, air and vapour barriers
33. Interior Finishing – partitions; new exterior wall finish
34. Mobile Home (see Building)
35. Outdoor Place of Assembly. [Outdoor Restaurant Patio](#) (see items 61, 62 for stage & equipment)
36. Partition – full-height including non-load bearing
37. Piping – medical gases

38. Plumbing – new system, including repair or replacement
39. Pole – attached to a building (e.g., flag pole)
40. Pool – Public swimming pool
41. Porch – with a roof
42. Ramp – barrier free, including handrail or guard, ramps with a slope greater than 1:20
43. Retaining Wall – over 1.0m (39 inches) in exposed height, adjacent to public property or access to a building, or on private property to which the public is admitted
44. Retrofit (see Fire Code Retrofit)
45. Roof Dormer – new; or Skylight – requiring structural alteration
46. Roof Sheathing – new
47. Septic System – new; extension to existing
48. Siding – new exterior cladding; replacement of exterior cladding; new over existing
49. Sign - attached to a building, free standing structure (pole sign, projecting sign, ground sign, construction sign, real estate sign, etc.)
50. Solar Collector – equal to or greater than 5m² mounted on a building; solar hot water heater of any area
51. Stairs – design and construction of interior and exterior stairs, steps, ramps, railings and guards.
52. Tent or Seasonal Structure – greater than 60 m²
53. Tenant Change (see Change of Tenancy)
54. Trailer – appurtenant structure greater than 10m² to e.g., entrance stair & deck for temporary sales trailer with undercarriage (on wheels)
55. Underpinning foundation (see Foundation)
56. Wall (see Partition)
57. Wheelchair Ramp (see Ramp)
58. Wind Turbine Generator – building mounted, any size; free standing with capacity greater than 3kW
59. Window – new or replacement (see item 38 below for permit not required)
60. X-ray Equipment – shielding
61. Temporary outdoor stage – more than 60 m² & any part is 3 m high, or more than 225 m², or has any part of platforms or roof, wall or structure attached to stage is over 5m high
62. Temporary outdoor Prop, Lighting and Sound Tower – greater than 3m high, or supports load greater than 115kg, or create a hazard to the public

When is a building permit not required?

The following are examples of work which do not require a building permit. Please note that this list is comprehensive, but not exhaustive. Even if a building permit is not required, compliance with the City of Oshawa Zoning By-law is required.

1. Addition – when the total building area of the addition plus the existing building does not exceed 10m² (107.6 sq. ft.)
2. Adding or replacing insulation
3. Alteration – not affecting any system or structure
4. Awning – cantilevered from wall of a house; light-weight, including retractable fabric awning
5. Balcony – repair to structure and/or guard of a house
6. Building – free-standing, having a building area of less than 10m² (107.6 sq. ft.) without plumbing

7. Building (Factory-Built) – mobile home or trailer with undercarriage (wheels) except for the sewer and water services (see Plumbing)
8. Ceiling – of a house (not a fire separation)
9. Change of Tenancy – with no material alteration
10. Chimney – tuck pointing of mortar joints, replacement of precast chimney caps
11. Communication Tower – television antenna for any building, standalone communication tower and their accessory building regulated by the federal government.
12. Deck – for houses only of any size, with no roof above and not exceeding 600mm (24 inches) above ground level, or repair of existing with same.
13. Demolition – portion of building when part of a building permit for new construction
14. Farm Building – demolition
15. Fire Escape – minor repair
16. Fire Code Retrofit – replacement of fire door; installation of exit sign; patching holes in drywall
17. Fireplace – gas, electrical, oil heating, cooking and cooling appliance
18. Foundation – non-structural repair; replacement, repair or installation of foundation drainage system for existing building (except for structural repairs)
19. Garbage Enclosure – enclosure when uncovered (i.e., without a roof)
20. Grow-Op – no damage
21. Guard – repair of a house
22. HVAC System – add-on cooling system, air cleaner, in-line humidifier and furnace replacement for a house
23. Interior Finishing – replacement of floor finish, ceiling (not a fire separation), carpeting of a house
24. Partition – part-height, temporary, movable & demountable partition not required to act as a fire separation; cubicle partition
25. Plumbing – repair or replacement of fixture (valve, faucet, fixture, water heater, etc.)
26. Exterior Ramp – with a slope of 1:20 or less; landscaping
27. Retaining wall – located on private property to which the public is not admitted, permitted by the Site Alteration Bylaw; not within angle of repose of a building
28. Replacement of doors and windows of the same size and type as existing for houses only
29. Roof Skylight – not requiring structural alteration for a house
30. Roof Sheathing – minor repair; shingling of roof
31. Septic System – abandoned or removed (decommissioned)
32. Siding – new non-combustible siding over existing exterior cladding; exterior non-combustible stucco over existing masonry for houses only
33. Sign – replacement of sign face (message) in existing sign box
34. Traffic sign, portable sign, sign in or on display window, sign painted on building; small directional, address and similar stand-alone incidental sign not greater than 0.40m²
35. Spiral stairs not required for means of egress (meet zoning setbacks)
36. Tent – 60 m² or less and 3.0 m clear of any structure (e.g., Car shelter for a house, farm building)
37. Temporary Performance/Event Stage & Equipment - Temporary stage under 60 m² & 3m high, less than 225m², or has no wall or roof over 5m high. Temporary prop, lighting or sound tower less than 3m high or supports less than 115kg of equipment, and not create a hazard to the public (see items 61, 62 above)
38. Windows – replacement of the same size and type as existing for houses only