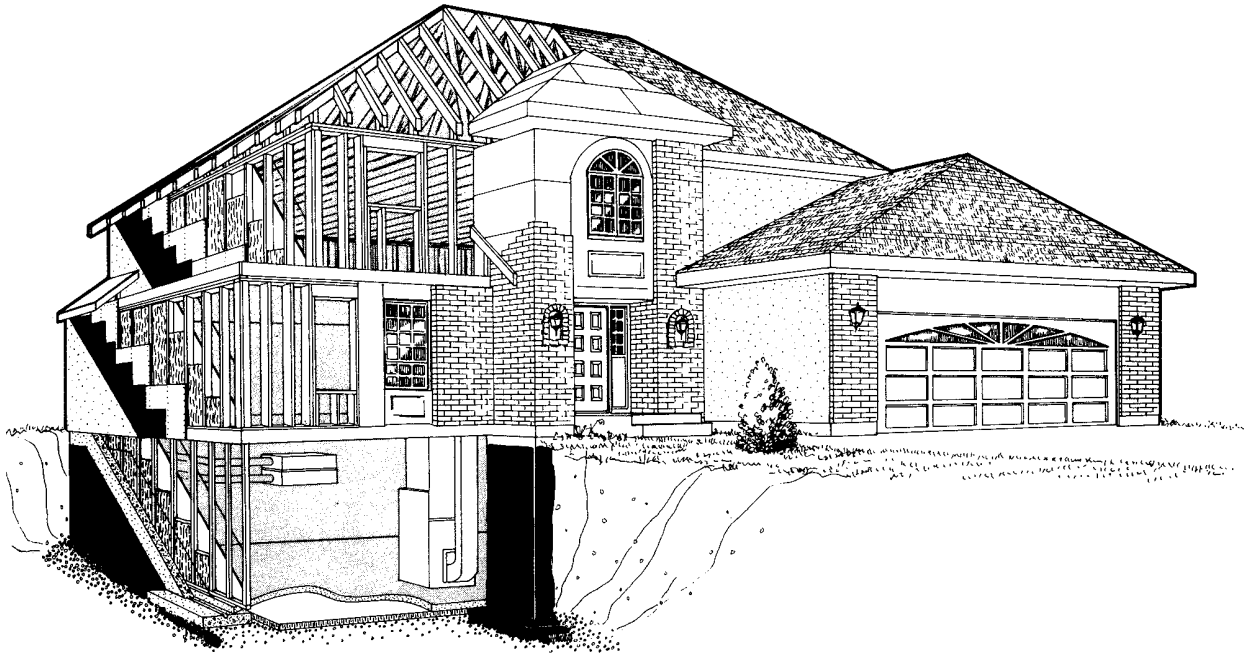




Building Permits

A GUIDE FOR HOMEOWNERS



January 2011

BEFORE YOU START

Call, send, or bring in a plan of the proposed building or structure showing its size and distance from the lot lines and this will be checked to determine if it conforms with the Zoning By-law. You will then be given details of what other information and plans etc. and approvals are required.

Other approvals which may be required include the following: (Construction shall not commence until all requirements are fulfilled).

- Committee of Adjustment
- Regional Niagara Health Department
- Regional Municipality of Niagara
- Ministry of Transportation
- Ministry of Environment
- Ministry of Labour
- Niagara Peninsula Conservation Authority
- Niagara Escarpment Commission
- Niagara Parks Commission
- Fire Marshal's Office

When you are ready to make your application it should be submitted with the plans, required information and fees.

Do not commence any work until a permit has been issued.

If you require any information, please call Building & Inspection Services at 905-356-7521 ext 4344 or 4213.

BUILDING PERMITS FOR RESIDENTIAL PROJECTS

The following list details some of the projects for which a building permit is required:

NEW HOMES

ACCESSORY BUILDINGS over 108 square feet (10M2)

WOOD DECKS greater than 24 inches above grade level

ADDITIONS to existing (e.g. additional floor area, sunrooms, porches, carports, attached garages, dormer's, second storeys, etc.)

RENOVATIONS (e.g. new rooms, exterior doors, windows, bathrooms, material alterations)

STRUCTURAL ALTERATIONS (e.g. removing load bearing walls, beams or columns, repairing or reconstructing basement walls, foundations, floor joists, roof rafters, etc.)

PREFABRICATED STRUCTURES (e.g. garages, tool sheds, sunrooms, patio roofs, etc.)

SOLID FUEL BURNING APPLIANCES (Installation of wood stoves, fireplaces and metal or masonry chimneys)

FIRE SEPARATIONS (e.g. new or alterations to ceilings, walls, floors which are part of a fire separation)

EXIT FACILITIES (e.g. new or alterations to exit doors etc.)

FIRE PROTECTION SYSTEMS (e.g. fire alarms, sprinklers, standpipe and hose systems etc.)

SWIMMING POOLS (inground and above ground)

BUILDING & INSPECTION SERVICES

Building & Inspection Services of Niagara Falls exists to ensure that all buildings are constructed safely as in accordance with the Ontario Building Code, as well as serving the best interests of the owner, the occupants, and the community. The Building & Inspection Services is here to provide you and your business with concise step by step direction in the success and development of your building.

YOUR BUILDING PERMIT MANUAL

It describes the Building Permit Requirements for various projects and the important aspects of the Permit Process which you should be aware of to successfully complete your construction project.

YOUR BUILDING PERMIT

Each municipality is responsible for the enforcement of the Ontario Building Code in order to administer the standards incorporated in the Ontario Building Code.

A building permit grants legal permission to commence with construction of building projects in accordance with the Ontario Building Code, City By-laws and other applicable laws.

The health and safety of the occupants is the primary objective for the issuance of a building permit.

The issuance of a building permit ensures that the proposed project will comply with building components and construction methods and are suitable for the project. During the review of the drawings for the project, any changes that may be necessary in order to meet the requirements for the building code prior to construction, will be detailed. Through regular or site inspections the work being performed will be checked for conformance with building code and other applicable requirements.

OUR GOAL

Is to ensure that buildings in Niagara Falls are constructed safely & in accordance with best interests of the owner, the occupants and the community.

THIS GUIDE

Is provided for the assistance of homeowners planning a construction project. It describes the BUILDING PERMIT REQUIREMENTS for various projects, and the important aspects of the PERMIT PROCESS which you should be aware of.

ASK US!!!

We are approachable and anxious to be of service. Describe your project to us and we'll outline the permit requirements for you - together we can assure a quality building project.

Building & Inspection Services
City Hall (Main Floor)
4310 Queen Street, Niagara Falls
(905) 356-7521 ext. 4344 or 4213