

WHAT IS A BUILDING PERMIT?

A building permit is the expressed permission of a municipality to allow construction of a building project to begin - in compliance with the Ontario Building Code and the Building Code Act.

WHAT CONSTRUCTION PROJECTS NEED BUILDING PERMITS?

Building permits are typically required but not limited to the following:

- ✓ new buildings over 10m² (107ft².)
- ✓ new buildings under 10m² (107ft²) that contain plumbing
- ✓ additions
- ✓ renovations (including finishing a basement)
- ✓ demolitions
- ✓ installation of prefabricated structures
- ✓ installation of mobile homes and park model trailers
- ✓ plumbing systems
- ✓ HVAC systems (heating, ventilation air conditioning)
- ✓ structures designated under Section 1.3.1.1 Division A – Part 1 of the Building Code eg.:
 - communication towers
 - pedestrian bridges
 - retaining walls
 - solar collectors larger than 5m² (16.5ft²)
 - signs
 - exterior storage tanks
- ✓ miscellaneous residential structures (eg. fireplaces, chimneys, hot tubs, pools **including inflatable pools**, decks, carports, etc.)
- ✓ temporary buildings (incl. tents over 60m² (645.6ft²))

NOTE: Regardless of the need to obtain a building permit, all structures must comply with zoning requirements. Check with Planning before proceeding. (eg. 106ft² shed may not require a building permit but it would still need to meet minimum setback requirements.)

WHY DO I NEED A BUILDING PERMIT?

A building permit is a means of regulating development in the community so that health, fire, structural and general safety standards to protect individuals and the community as a whole, are met. It is illegal to start work without a permit. Anyone who starts work without a building permit is in contravention of municipal by-law and the Ontario Building Code Act and is therefore, subject to financial and legal consequences.

WHAT DOCUMENTS AND INFORMATION SHOULD I SUBMIT?

Specific checklists are available for most building projects; but **generally**, you must submit the following documents to initiate the permit approval process:

- ✓ Application for a Permit to Construct or Demolish
- ✓ 2 sets of building plans (including floor plans & cross sections)
- ✓ 2 site plans (showing location of proposed and existing structures; dimensions between structures and from structures to property lines must be noted; scale drawings are required for some projects; service lines may also be required)
- ✓ Stamped engineered drawings (if applicable)
- ✓ TARIION form – new home warranty (if applicable)

All applicable laws must be met before submitting a permit application which may include but is not limited to approvals from the following:

- ✓ Simcoe County District Health Unit
- ✓ Township of Springwater, Ministry of Transport of Ontario, Simcoe County (for Road Entrance/Land Use)
- ✓ Nottawasaga Valley Conservation Authority
- ✓ Developer's engineer's approval (lot grading & perhaps home design)
- ✓ Township engineer
- ✓ Ministry of Labour
- ✓ Ministry of Agriculture and Food
- ✓ Ministry of Environment and Energy
- ✓ Ministry of Natural Resources

HOW IS THE COST OF A BUILDING PERMIT DETERMINED?

Building permit fees are determined by cost per square foot or set flat fees as established in the current Building By-law which is available on our website at www.springwater.ca. Building permit fees are payable upon receipt of the building permit.

Other fees such as entrance permit fees, development charges, water & sewer levies, lot grade deposits, re-inspection fees, etc. (if applicable) are also payable upon receipt of a building permit.

WHAT ARE MY RESPONSIBILITIES DURING CONSTRUCTION?

During construction, the applicant must:

- ✓ Ensure that permit card is posted in a conspicuous place
- ✓ ensure that 9-1-1 sign is posted
- ✓ keep copy of approved plans on site
- ✓ request all required inspections for each stage of construction as outlined in the Inspection Agreement
- ✓ notify inspector of any proposed changes to plan **before** changes are implemented

RELATED SERVICES YOU MAY WISH TO INVESTIGATE:

- ✓ hydro service
- ✓ telephone service
- ✓ gas service
- ✓ cable/satellite television
- ✓ insurance
- ✓ sewer
- ✓ Canada Post

CONTACT INFORMATION:

Bell Canada
1-866-310-BELL

County of Simcoe Roads Department
Simcoe County Administration Centre
1110 Highway 26,
Midhurst, Ontario L0L 1X0
(705) 726-9300

Electrical Safety Authority
1-877-372-7233

Enbridge Home Services
166 Saunders Rd,
Barrie, Ontario L4N 9A4
(705) 431-7376
Locates 1-800-461-4444 (Press 3)

Hydro One
1-888-664-9376

Land Registry Office
(705) 725-7252

Ministry of Agriculture, Food & Rural Affairs
1-877-424-1300
ag.info@omafra.gov.on.ca

Ministry of Environment & Energy
54 Cedar Pointe Drive
Barrie, Ontario L4N 5R7
(705) 739-6441

Ministry of Natural Resources
2284 Nursery Road
Midhurst, Ontario L0L 1X0
(705) 725-7500

Ministry of Transportation
Owen Sound Office
1-519-376-7350

Municipal Property Assessment Corporation
1-866-296-6722

Nottawasaga Valley Conservation Authority
8195 8th Line
Angus, Ontario L0M 1B0
(705) 424-1479

Ontario One-Call (Call before you dig)
1-800-400-2255 (Bell, Enbridge, SCBN)
(705) 429-2525 (Water/Sewer Locates)

Rogers Cable
1 Sperling Drive
Barrie, Ontario L4M 6K9
1-888-764-3771
www.rogers.com

Simcoe County District Health Unit
15 Sperling Drive
Barrie, Ontario L4M 6K8
705-721-7520
1-877-721-7520

TARION Warranty Corporation
1091 Gorham Street
Newmarket, Ontario L3Y 7V1
1-905-836-5700

Township of Springwater
1110 Hwy #26
Midhurst, Ontario L0L 1X0
705-728-4784

Department	Extension
Administration	2015
Building Services	2017
Fire & Emergency Services	2016
Human Resources	2028
Planning & Zoning	2012
Public Works	2012
Treasury	2018

Well Records
(888) 396-9355
<http://www.ene.gov.on.ca/envision/water/wells.htm>

BUILDING PERMITS

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Township of Springwater

Building Services Department

1110 Highway 26
Lower East Wing
Midhurst, Ontario L0L 1X0

Phone:(705) 728-4784 Ext. 2017

Fax: (705) 728-2759

Website: www.springwater.ca

E-mail: building@springwater.ca