



# TOWNSHIP OF WARWICK

“A Community in Action”

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## **What Is A Building Permit?**

A Building Permit is a document that grants permission to start construction of a building project.

## **Why Are Homeowners Required To Obtain Building Permits?**

Permits ensure the construction within the Municipality complies with the minimum provisions for the accessibility, life, health and safety of persons under of the Ontario Building Code, zoning regulations and other applicable laws and standards.

## **What Construction Projects Require a Building Permit?**

- New buildings such as homes, detached garages, sheds, barns, manure pits, grain bins and workshops;
- Additions to an existing house such as a room, garage or carport, porch, addition of a second floor level, finishing of a basement or an attic
- Decks greater than 2 feet above finished grade and decks with a roof;
- Renovations such as a new bathroom, enclosure of an existing porch, and removal/alteration of interior walls;
- Repairs to foundations, basements and crawlspaces;
- Replacement of windows if opening is made larger;
- Installation of a wood burning stove or outdoor wood furnace or fireplace;
- Pre-fabricated structures, mobile homes and temporary buildings;
- Installation of swimming pools; (fence requirement)
- Installation of backflow preventers for lawn irrigation systems;
- Demolition of an existing structure (farm buildings do not require a permit, but a house on a farm does)
- Septic Systems
- Plumbing systems including water, sanitary and storm sewers
- Tents for Weddings or special events (Temporary/Permanent)
- Wind Turbines
- Retaining wall exceeding 1,000mm in exposed height adjacent to public property, access to a building or private property to which the public is admitted.
- A pedestrian bridge appurtenant to a building
- A crane runway
- An exterior storage tank and its supporting structure that is not regulated by the *Technical Standards and Safety Act*.
- signs regulated by Section 3.15 of Division B of the 2006 Building Code that are not structurally supported by a building
- A solar collector that is mounted on a building and has a face area equal to or greater than 5m sq.
- A dish antenna that is mounted on a building and has a face are equal to or greater than 5m sq.

- An outdoor pool that has a water depth greater than 3.4m at any point
- A public pool and/or a public spa permanent solid nutrient storage facility with supporting walls exceeding 1,000 mm in exposed height

Any tent over the size of 2500 sq. ft. requires a Professional Engineer's Report prior to Occupancy being granted.

Any building/structure which is 6420 sq. ft. or larger requires a Professional Engineer Design.

All Assembly Occupancies, Commercial, Industrial and/or Institutional projects (new or renovations) require the services of a Professional Engineer and/or Professional Architect.

**It is the responsibility of the Property Owner to obtain a permit.**

**Please Note:**

- This document is for reference only.
- The Ontario Building Code regulations (and other applicable laws) apply at all times.
- Please contact 519-845-5420 for further details or email [inspect@county-lambton.on.ca](mailto:inspect@county-lambton.on.ca) for specific details regarding your inquiry.

**What Projects DO NOT Require a Building Permit?**

- Driveways and sidewalks;
- Fences, other than for swimming pools;
- Decks less than 2 feet above finished grade with no roof
- Replace roof shingles, siding, soffit and fascia, and eaves troughs;
- Replace existing windows without increasing the opening size;
- Installation of new kitchen cupboards;
- Basic (non-structural) interior renovations, including furnace replacement
- Construction of buildings smaller than 108 square feet

**Please Note:** Although a building permit may not be required, you must comply with zoning by-laws and other applicable laws and regulations as per Division A, Part 1 - 1.1.3.3 of the Ontario Building Code.

**Permits & Approvals That May Be Required**

County of Lambton Building Services Department 519 845-5420	*Plumbing *Building (Construct or Demolish) *Septic Permits / Assessments	*Signs
County of Lambton Planning & Development Services Department 519 845-0809 ext. 5341	*Minor Variance *Development Control (Site Plan) *Severance	*Re-zoning *Woodlot
County of Lambton Public Works Department 519 845-0809 ext. 5345	*Entrance Permit	
Electrical Safety Authority 1-877-372-7233	*Electrical	
St. Clair Conservation Authority 519 245-3710	*Fill/Flood Line Regulated Area	