

# THE HOMEOWNERS GUIDE

## TO BUILDING



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## **AIM & APPLICATION OF THE GUIDE**

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This guide is intended to help you better understand the requirements for building as set by applicable law, which could either be a Municipal By-law, a Provincial Statute or a combination of both. This guide also explains our fees and charges.

It also outlines what is expected of the homeowner during the course of construction.

This is a **GUIDE ONLY** and is not intended to be a substitute for any applicable law. If you have any questions or need further assistance, please contact the Joint Building Services Department.

Telephone: (226) 909-0668

E-mail: [building@greyhighlands.ca](mailto:building@greyhighlands.ca)

## **WHEN DO I NEED A BUILDING PERMIT?**

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Building permits are required for any new construction, alteration or repairs to a building. Following is a few examples of when a building permit would be required:

1. Any new structure greater than 10m<sup>2</sup> (108 ft<sup>2</sup>); new structures less than 10m<sup>2</sup> still must comply with zoning by-laws.
2. Adding a carport, garage, deck, porch, room(s) or another storey to an existing house.
3. Adding structural features such as a balcony, dormer, enclosing a porch, window enlargement, wind turbine or solar array panels on a building.
4. Excavating to construct a new or full basement under an existing house.
5. Any structure containing plumbing.
6. Doing renovations or repairs or undertaking structural changes to a building.
7. Signs having structural components.
8. Change of Use or occupancy of a building.
9. Heating plan replacements (ex. Changing from oil furnace to gas furnace).
10. Installation of solid fuel burning applicants.
11. Replacement of an existing deck, railing, porch, carport, etc.
12. Chimney construction.
13. New or replacement plumbing.
14. Retaining wall(s) exceeding 1m in height.
15. Temporary tent structures.
16. Tarp structures.
17. Manure storages.
18. Barns, driving shed, etc.
19. Grain bins and silos.
20. Moving of a building within or into the Municipality.
21. Sewage system installation or alteration.

**Note: There may be other instances where a building permit would be required. If you are unsure whether a permit is required or not, you are strongly encouraged to review your proposed project with Building Department staff prior to proceeding.**

A Demolition Permit is required if you are demolishing a building or part of a building.

Whether a Building Permit is required or not, all structures must comply with each Municipalities Zoning By-laws and other applicable law as appropriate to your property.

## **HOW DO I APPLY FOR A BUILDING PERMIT?**

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During the preliminary planning stage of your project, you must determine the zoning by-law rules that apply to your property. Zoning by-laws regulate the use, size, location and types of structures permitted on all properties with the Municipalities. Zoning maps are available for review at the Municipal offices or on-line.

You will be required to complete and sign an application(s) form. The forms can be downloaded from your Municipality's website or you may attend in person to pick up an application(s) from the Joint Building Services Department located at 50 Lorne Street, Markdale or from your local Municipal office.

You may also be required to submit other pertinent information depending on the type of proposed construction.

You will also be required to pay a non-refundable filing review fee at the time of application submission. If the application is approved, the review fee will be credited toward the cost of your building permit fees at the time of issuance of the building permit. The filing fees are based on estimated cost of construction and are as follows:

Under \$30,000	\$150.00
\$30,000 to \$500,000	\$250.00
\$500,000 and over	\$500.00

## **REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT**

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### Application

- a. Completed in its entirety an application of Permit to Construct or Demolish.

### Owner's Authorization Form

- b. If you are not the Property Owner, an Owner's Authorization Form completed and signed by the Property Owner.

### Completed Schedule A: Designer Information

- c. Which must be completed and signed by the registered designer who takes responsibility for the design.

### Site Plan

- d. Which must be submitted with each and every application, drawn to scale, fully dimensioned and detailing the property lines, setbacks from property lines, proposed building area, septic tank, septic bed, well, overhead power lines, easements, entrances, water line location as well as any other structures on the property.
- e. The site plan must include the location of the driveway.

### Construction Drawings

- f. Two complete sets of Construction Drawings showing floor plans, elevations, sections, details, roof plan, etc. prior to the processing of an application.

### Grading Plans

- g. Grading Plans (if required) which are to be prepared by a licensed professional Engineer or a qualified Ontario Land Surveyor.

### Engineered Drawings

- h. Engineered Drawings for all drawings that would be required to be completed by an Engineer shall be submitted as part of the plans submitted for permit issuance.

#### Entrance Permit & Civic Address

- i. Any property wishing access onto open and maintained roads requires an Entrance Permit & Civic Address from the roads maintenance authority (Municipality, County or MTO). Please contact the authority having the jurisdiction. Attend at your local Municipal office to apply for the Entrance Permit and Civic Address.
- j. Building Permits will not be issued for any property unless an approved Entrance Permit and Civic Address are issued.

#### Compliance with Applicable Law (but not limited to)

- k. Conservation Authorities: Grey Sauble, Nottawasaga Valley, Saugeen Valley
- l. Niagara Escarpment Commission
- m. County of Grey Transportation Department
- n. Ministry of Transportation
- o. Electrical Safety Authority
- p. Tarion Home Warranty
- q. OMAFRA
- r. Hydro One

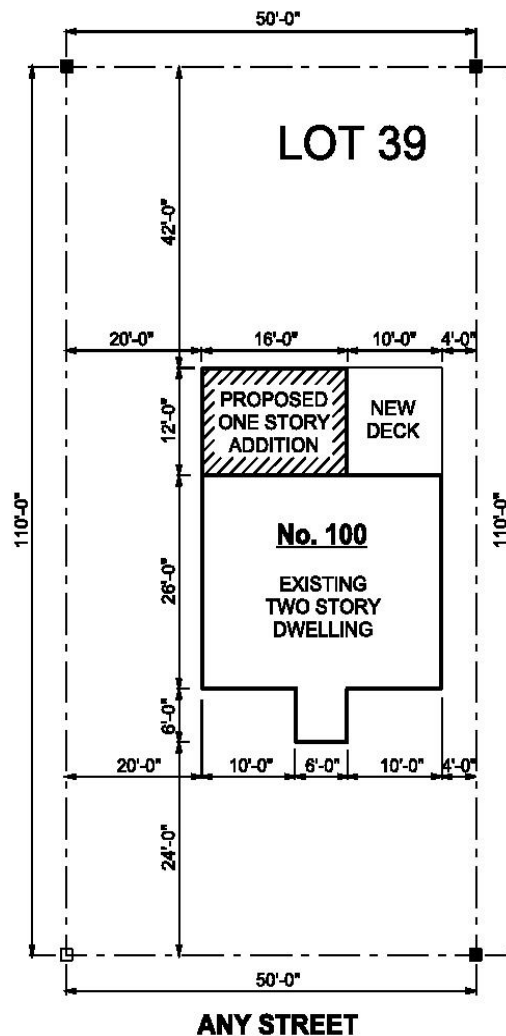


# CONSTRUCTION DRAWINGS

## Required Site Plan

The following information (all that is applicable) must be indicated:

- Title of Plan
- Scale
- North Arrow
- Lot lines & dimensions
- Street name(s)
- Setbacks to lot lines
- Setbacks to other structures
- Parking locations & dimensions
- Entrance location & size
- Septic tank and bed location
- Well location
- Overhead Power Lines
- Hydro Poles
- Easements
- Overhang Encroachment(s)
- Accessory structures & decks
- Existing & proposed construction & dimensions



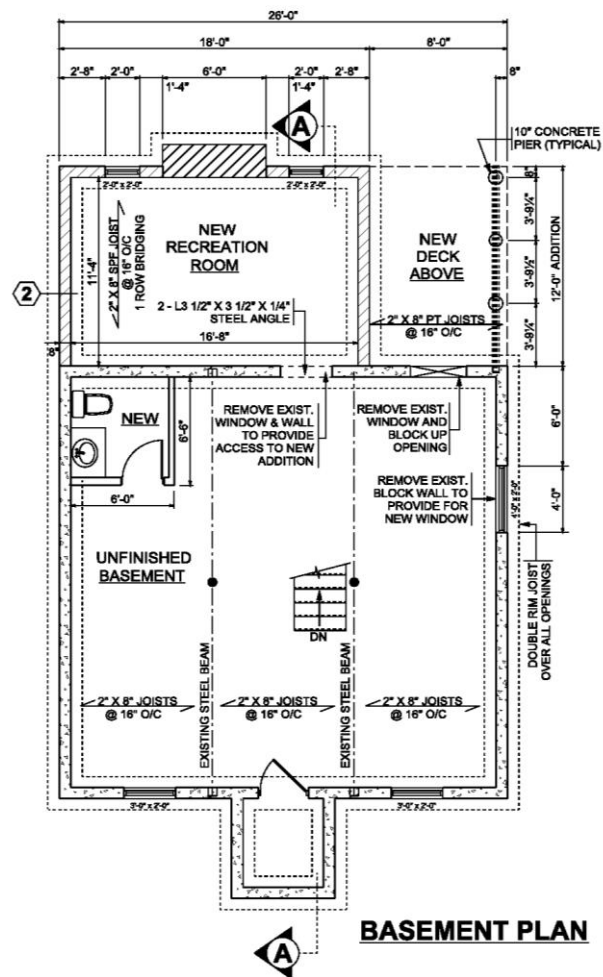
## Required Building Plans or Drawings

Drawings are required for all new buildings, additions, accessory buildings and structural alterations. The Joint Building Services Department requires two sets of drawings, and once approved, one set will be returned to the applicant along with the permit. The approved set of drawings **must** be kept on the construction site at all times for use by all trades and inspection referencing. Measurements may either be in imperial or metric.

Plans vary depending on the type of construction but would typically include the following information.

### The Foundation or Basement Plans

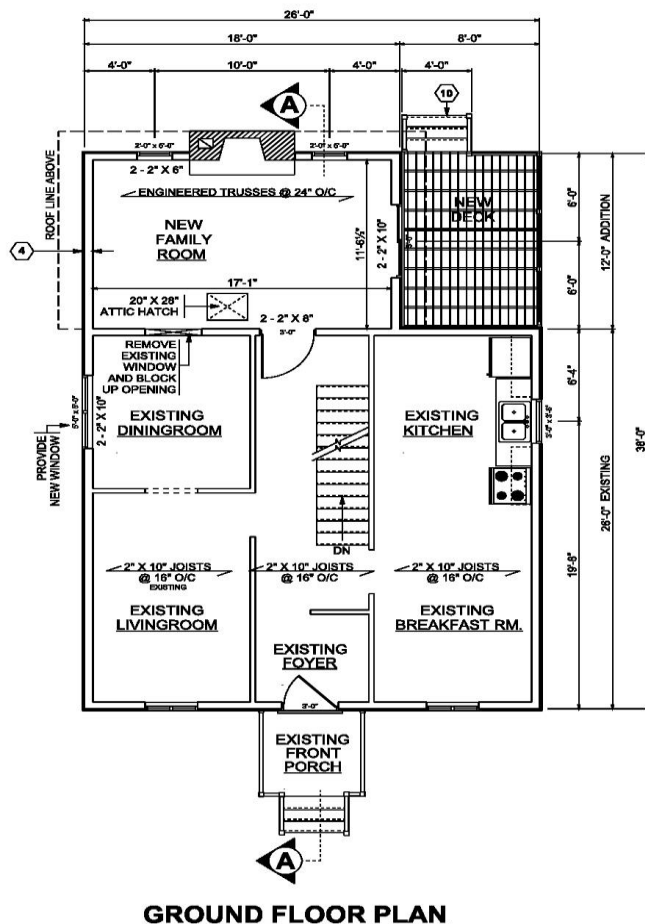
- Fully dimensioned
- Size & location of beams
- Weight bearing walls or support columns
- Footing size (strip, column & pier)
- Foundation thickness
- Foundation type (concrete block, poured, wood, etc.)
- Size & type of floor joists, spans and centres
- Stair location and framing
- Floor drain and sump pump
- Plumbing location or future vent
- Floor covering
- Smoke detector & carbon monoxide detector
- Room titles
- Sectional arrow(s)
- Width, location and lintel sizes of all openings



## The Floor Plans

A floor plan is a top view of the structure as seen as if it is cut horizontally a few feet above the floor. One floor plan is required for every floor of the house. Each floor plan shows the interior layout of the level in question as well as providing the structural framing information for the floor above. In the case of the top floor plan, the roof framing is shown instead. Each plan is to include the following:

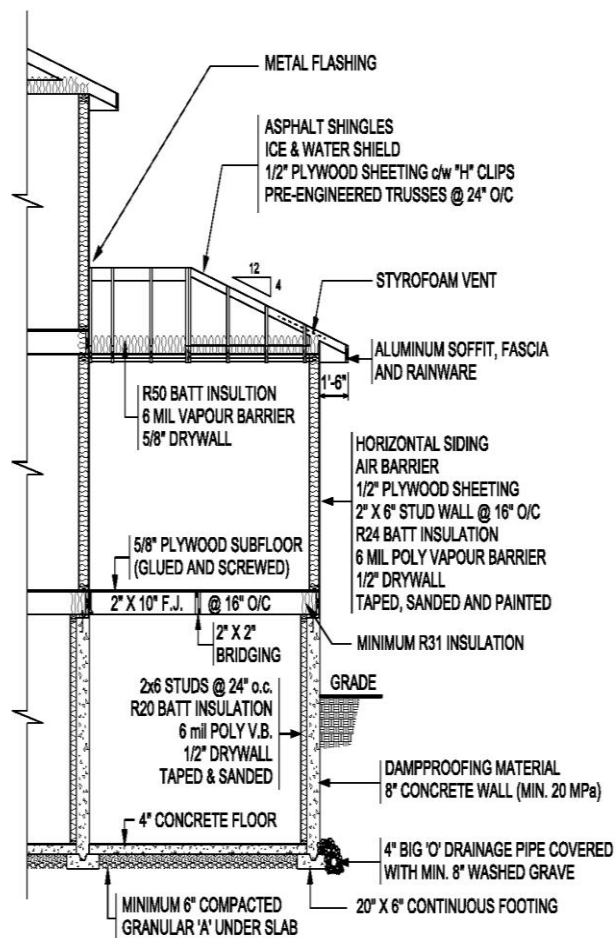
- Title of Plan
- Scale
- Use of rooms and space
- Extent of new construction including new work within existing buildings
- Size, type and location of exterior and interior walls and partitions
- Widths, location and lintel sizes of all openings
- Location, dimensions and direction of stairs
- Size, type, spacing and location of structural members
- Sectional arrow
- References to detailed drawings
- Material specifications or notes



## The Sections

A section drawing presents a view of the house along an imaginary cut through one particular location of the building. It illustrates the typical relationship between the various components which are hidden in the walls, floor and ceilings. Additional sections may be required at other locations to provide further clarifications. The extent of the sections should correspond with the sectional arrows on the plans. It should indicate the following:

- Title of Section
- Size and type of footings and foundations walls
- Roof and ceiling construction
- Grade
- Backfill height
- Overall building height
- Overhang dimension
- Distance from grade to underside of footing
- Scale
- Exterior and interior wall construction
- Floor construction
- Attic and Crawl space ventilation
- Foundation wall height
- Roof ventilation
- Foundation drainage

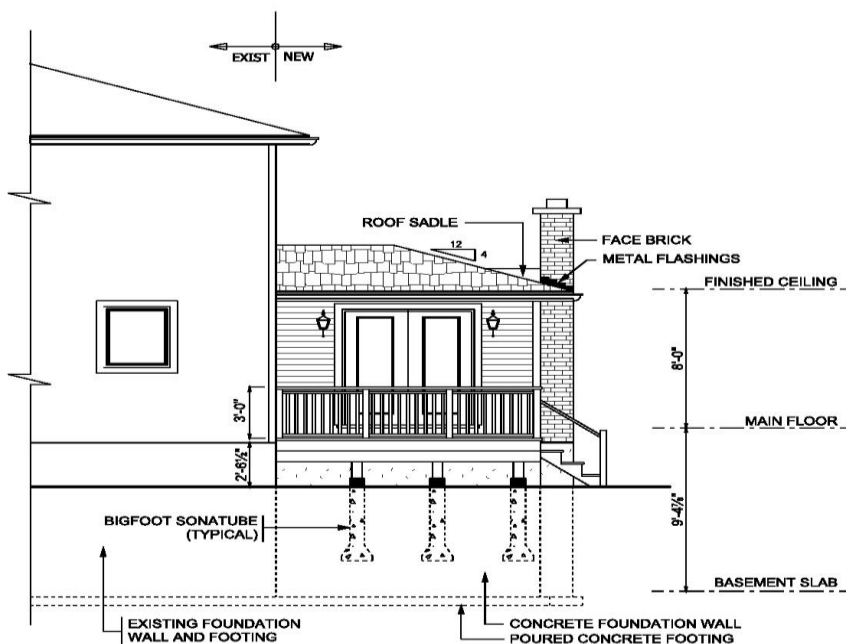


**CROSS SECTION A/A**

## Elevations

Elevations show the exterior of each side of the building. Each elevation is identified by the direction it is facing. It should contain the following:

- Title of Elevation
- Grade level
- Exterior lighting (required at all exits)
- Dimension from grade to u/s of ceiling
- Scale
- Overhang dimensions
- Exterior cladding and flashing
- Stairs and railings
- Extent of new & existing construction
- Roof shape, slope and finish
- Deck(s), porch(s) & guarding
- Foundation & footing construction
- Vertical dimensions of walls, windows & doors
- Rain water leader & eavestrough
- Chimney height & distance above roof



**WEST ELEVATION**

## **ON-SITE SEWAGE SYSTEMS**

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For new construction, if your property is not serviced by municipal services, then you will be required to submit an application for an on-site sewage system permit through the Joint Building Services Department.

If you are planning to add an addition to your home which would include increasing fixture units, number of bedrooms, etc., then a review would be required of your existing system and modifications to the system to occur before a building permit is issued. For further information, please contact the Joint Building Services Department at (226) 909-0668.

## **PLUMBING PERMITS**

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Plumbing permits are required for the installation of any plumbing fixtures or plumbing and drainage systems (new, replaced or altered). Permits are issued by the Joint Building Services Department. All plumbing is subject to inspection. A water or air test must be verified by the Joint Building Services Department at the time of inspection.

## **DEMOLITION PERMITS**

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Demolition permits are required prior to the removal of most buildings from a property. Please contact the Joint Building Services Department at (226) 909-0668 for further information.

## **NEW HOME WARRANTY REGISTRATION**

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All new home construction in the Province of Ontario must be registered with Tarion New Home Warranty.

A homeowner who is constructing his/her own home has the option of opting out of the home warranty if they so choose. The homeowner is still responsible to sign the declaration that must be sent into Tarion New Home Warranty. Forms are available at the Joint Building Services Department.

# **DEVELOPMENT CHARGES**

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The Development Charges Act, 1997, enables a Municipality to pass by-laws for the imposition of development charges against residential and non-residential development based on current programs and future capital needs. All lands within Municipalities are affected by development charges except land owned by, and used for the purposes of:

- A board of education;
- A municipal or local board;
- Hospitals under the Public Hospitals Act;
- Places of worship exempt from taxation under the Assessment Act; and
- Farm buildings.

## **Purpose of Development Charges**

The purpose of a Municipal Development Charge is to recover costs incurred as a result of new development by providing a mechanism for collecting funds for growth related capital costs that are required to service new growth.

By passing a by-law under the Development Charges Act, Municipalities may impose a Development Charge for new or expanding development. Such a charge ensures that funds are available to that existing development does not experience a decreased level of service and that new development pays for the capital expenditures for which it is responsible.

## **Development Charges Rates**

Refer to the Fees & Charge By-law for each individual Municipality regarding their specific Development Charges.

## **Grey County Development Charges**

The County of Grey also applies Development Charges to new residential and non-residential developments. The fees can be viewed on the County of Grey's website at [www.greycounty.ca](http://www.greycounty.ca).

Both Municipal and County Development Charges may be indexed annually as of the date that the by-law comes into force without amendment to the by-law in accordance with the most recent twelve month change in the Statistics Canada Quarterly "Construction Price Statistics".

## **CAPITAL CONNECTION RATES TO EXISTING SYSTEMS**

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Each Municipality has a fee to connect to municipal water and sewer systems. Please refer to the Fees & Charges By-law for each individual Municipality regarding their specific fees.

## **OTHER MATTERS THAT NEED TO BE CONSIDERED**

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Other matters you should consider prior to construction or renovation include:

### **Public Utilities**

Water and sewer locates as well as top coordinate connections

### **Bell Canada**

For telephone connections and the location of buried cables

### **Union Gas**

Natural gas connections and pipe location

### **Cable**

Pre-wiring for Cable TV, Internet connections, etc.

### **Insurance**

Contact your own agent for coverage during construction



## **Hydro One & Electrical Safety Authority**

Electrical permits and inspections are required for any wiring done during construction. Contact Electrical Safety Authority for inspections and Hydro One for servicing.

## **Applicable Laws**

Compliance with applicable law must be proven prior to a building permit being issued. A full list of applicable law is available at the Joint Building Services Department.

## **Addressing**

All new construction requires an approved address on an open and maintained road. This is either assigned by the Municipality or the County. A fee is applicable for this service as specified by by-law.

## **WHAT ARE MY OBLIGATIONS DURING CONSTRUCTION?**

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- a) **POST** your Building Permit so that it is visible from the **ROAD**.
- b) **KEEP** a copy of your building plans on the construction site.
- c) **NOTIFY** the Joint Building Services Department at least 48 hours in advance of a required inspection.
- d) **NOTIFY** the Joint Building Services Department of any proposed changes to your building plans. This will require **PRIOR APPROVAL** before implementation.

## **WHY DO I NEED INSPECTIONS?**

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Inspections are a service that you pay for through the Permit Fee. Property inspections ensure that construction is safe and that it meets fire and health requirements. This will protect your investment and contribute to a better standard of development for the community.

You must call for inspections when they are required. Mandatory or required inspections are provided with the permit. It is a violation to proceed without calling for and obtaining an inspection when one is required. Failure to call for a required inspection may result in completed works having to be removed in order to approve work that is hidden, which can cost you both time and money. Following notification, minimum of two business days is required to schedule an inspection.

## **WHAT HAPPENS IF I BUILD WITHOUT A PERMIT?**

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Building without a permit is against the law and is subject to fines or penalties as set out in the Building Code Act. The Fees and Charges By-law has provisions for an administration fee should you proceed without a permit.