

JOINT BUILDING COMMITTEE

Serving the municipalities of Burk's Falls, Joly, Machar,
Magnetawan, Ryerson, South River, Strong and Sundridge

*** IMPORTANT NOTICE ***

Due to the increase in the amount of orders to comply being issued to individuals for building without a permit the Joint Building Committee will now be enforcing a zero tolerance policy and going straight to a charge for anyone caught building without a permit.

Permits are required when a person constructs or demolishes a building or causes a building to be constructed or demolished. A building is defined as:

- ▶ a structure occupying an area greater than 10 sq.m. (108 sq.ft.) consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and services appurtenant thereto,
- ▶ a structure occupying an area of 10 sq.m. (108 sq.ft.) or less that contains plumbing appurtenant thereto,
- ▶ plumbing not located in a structure,
- ▶ a sewage system; or
- ▶ structures designated in the building code.

Examples that do require a building permit:

- ▶ Construction of any new building or structure on your property
- ▶ Demolition of a building or structure on your property
- ▶ Excavating or constructing a foundation
- ▶ Renovation or converting an existing building (change of use and occupancy)
- ▶ Additions (any size)
- ▶ Attached or detached garages
- ▶ Installation or changes to plumbing
- ▶ Decks (greater than 2 ft. above grade or with a foundation below grade and attached to main building)
- ▶ Sunrooms, guest cabins, hunt camps, boathouses, porches, sheds, carports and dormers
- ▶ Structural alterations to window and door openings
- ▶ Adding or removing structural support walls
- ▶ New fireplaces and woodstoves

The following examples do not require a building permit:

- ▶ A detached shed that is less than 10sq.m (108sq.ft.),
- ▶ Installation of new shingles on existing roof,
- ▶ Replacing plumbing fixture with a new fixture

As well all approvals must be obtained for other applicable laws such as local Zoning By-Laws, North Bay Mattawa Conservation Authority (septic approvals), MNR, MTO, Ocean's and Fisheries.

We encourage anyone who has built without a permit to notify the Joint Building Committee and obtain a building permit.

If you have any questions with regards to this notice please do not hesitate to contact Brian Dumas **Chief Building Official** at the Magnetawan Office on Monday and Tuesday at (705) 387-3947 or at the Strong Office on Thursday and Friday at (705) 384-5819.