

Information Required When Applying for a BUILDING PERMIT

A building permit application form must be completed by the owner or an agent of the owner.

Information required on the application form includes:

- nature of the work involved; construct, alter, renovate, move or demolish
- civic address
- legal description of the property
- name, address and telephone number of the owner, designer and contractor
- intended use of the building; dwelling unit, school, warehouse, hospital, etc.
- size of the building, length, width and height
- number of storeys
- number and width of exits
- number and width of stairways
- soil classification and type
- list materials used to construct proposed building
- indicate the estimated value of construction
- determine the building area

Drawings must be submitted with the completed building permit application to show what will be built. All Drawings should:

- Show the owner's name project name, and date
- Be drawn to scale (1:50 or 1/4" = 1' or to suit) and the scale should be noted
- Be blackline or blueline prints on good quality paper
- Have legible letters and dimensions which can be read from the bottom or right- hand side of the page
- Be marked with the architect's or engineer's stamp and signature (if professional design is required - (see information page 6-8 is a professional designer required for a project).
- Clearly show the locations of existing and new construction for additions, alterations and renovations.

The drawings which will be required are listed below. Information typically shown on these drawings is listed, but other information must be added if necessary, to fully describe the proposed construction. For alterations and renovations, some of the drawings may not be required.

SITE PLAN - building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property line, north arrow; vehicle access to the property; parking; site drainage.

FOUNDATION - overall size of the foundation; size and location of footings, piles, foundation walls; size and location of openings for doors, and windows; foundation drainage.

FLOOR PLAN - size and location of interior and exterior walls; exits; fire separations; doors (including door swings and hardware); stairs; windows; barrier-free entrances; barrier-free washrooms; other barrier-free facilities; built-in furnishings.

STRUCTURAL PLANS - size, material and location of columns; beams; joists; studs; rafters; trusses; masonry walls; poured in place and precast concrete walls and floors; related structural details.

ELEVATIONS - views of all sides of the building; height of finished grade; exterior finishing materials; size and location of doors, windows; location of chimneys.

CROSS-SECTIONS AND DETAILS - cut through views of the building; lists of all materials cut through including structural and finishing materials; vertical dimensions; stair dimensions and handrails; height of finished grade; wind, water and vapour protection; insulation.

MECHANICAL PLANS - description and location of heating, ventilating and air-conditioning equipment; size and location of ductwork; location of fire dampers; location of plumbing fixtures and piping; size and location of sprinkler system equipment.

ELECTRICAL PLANS - type and location of lighting; electrical panels; fire alarm systems; location of exit lights, and emergency lighting.