

WHY DO I REQUIRE A BUILDING PERMIT

The Municipality of Temagami requires building permits to ensure that the requirements of the Ontario Building Code (OBC) and all Municipal by-laws are met. The building permit process is designed to ensure that the use and construction of buildings meets the standards established by both Provincial and Municipal laws.

HOW LONG DOES IT TAKE TO GET A BUILDING PERMIT

The application process should be started well ahead of when you plan to start the project. To avoid delays you should pre-consult with the building department prior to submitting your application.

WHEN DO I REQUIRE A PERMIT

The Building Code Act requires that a permit be obtained for the construction or alteration of any building over 10m² (108 sq. ft.) in area. It is the responsibility of the owner to ensure that a building permit is obtained prior to commencing any work. Within the Municipality of Temagami a building permit is required for the following work:

- New Construction
- Renovations or additions to an existing building
- Plumbing
- Relocation of a building
- Decks > than 24 inches above grade
- Porch
- Installation of a Wood Stove/Fireplace/Chimney
- Tent when used as an assembly occupancy
- Change of Use
- Demolition

Building Permit application forms are available from the Municipal Office.

HOW DO I OBTAIN A PERMIT

Complete the approved application form and attach the following information:

- Two copies of a site plan
- Two copies of architectural and structural drawings
- Building permit fee
- Any approvals and permits required by other Authorities: Provincial, Federal or Municipal
- Any other information specified by the Chief Building Official

When you have completed and attached the required documents, the application can be sent to the Chief Building Official at the Municipal Office.

WHAT ARE THE BUILDING PERMIT FEES

The building permit fee is calculated based on the value of the proposed work for new construction or major alterations. A copy of the fee schedule can be obtained from the Municipal Office

WHAT OTHER FEES MAY I EXPECT

Water & sewer Fees

For properties in the urban neighborhood Contact the public works department to determine the fees for this hook up, and the Municipal Tax Department for the monthly fees.

911 Signage

A fee for the 911 address sign and installation may apply to your construction project . To determine if your project will have 911 signage charges applied to it and the value of the charges; contact the 911 Coordinator at the Municipal Office.

WHAT OTHER APPROVALS/PERMITS MAY BE REQUIRED

Municipal Planning Department approvals

Ministry of Natural Resources approvals

Timiskaming Health Unit approvals

Ministry of The Environment approvals

Ministry of Transportation permits

Electrical Safety Authority permits

Ministry of Labor Notice of Project

Site Plan Control

The Municipality of Temagami requires site plan control on certain property classes. Applicants should contact the Planning Department to determine if your project will require site plan approval.

Entrance Permits

The owner/contractor/builder must obtain entrance permits from the MTO or approved entrance locations from the Public Works Department before commencing construction.

WHAT ARE THE REQUIRED INSPECTIONS

The permit holder is responsible, under the OBC, to notify the Chief Building Official of the stages of construction listed below.

1. Readiness to construct footings.
2. Substantial completion of footings and foundations just prior to backfill.
3. Substantial completion of framing.
4. Substantial completion of insulation, air barrier and vapour barrier.
5. Commencement of the construction of masonry and factory-built fireplaces and chimneys and the installation of solid-fuel burning appliances.
6. Substantial completion of fire separation and closures and all fire protection systems including standpipe, sprinkler, fire alarm, and emergency light systems.
7. Rough-in of heating, ventilating, air-conditioning and air contaminant extraction equipment.
8. Readiness for inspection and testing of
 - A) Building sewers and building drains,
 - B) Water service pipe,
 - C) Drainage system and venting system,
 - D) Water distribution system,
 - E) Plumbing fixtures and plumbing appliances
9. Interior occupancy.
10. Final completion of all outstanding items.

The Ontario Building Code requires a minimum of 24 hours notice in advance of the time the inspection is required.

WHO DO I CONTACT

Monty Cummings
Chief Building Official 705-569-3421 ext. 205
Email: building@temagami.ca

NOTE

The information contained in this pamphlet is provided as a guide to obtaining building permits. It is not intended to be a complete list of all of the requirements for obtaining a building permit. Be advised that the information contained in this pamphlet may be subject to change without notice.



Building Department

A Guide to Obtaining Building Permits

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