



MAINTENANCE, REPAIR OR RENOVATION WORK

Do I need a permit or not?

With the exception of an ensemble of heritage interest, a certificate of authorization **is not required** for minor maintenance, repair or renovation of a construction, **provided that the foundations, structure and interior or exterior divisions are not modified and the floor area is not increased.**

This provision applies to individual items of minor work, not to a group of items.

EXAMPLES OF WORK THAT DOES NOT REQUIRE A PERMIT

The following may be considered as minor maintenance, repair or renovation work:

- installation of **air vents** on the roof or under the eaves of strictly residential buildings;
- painting, creosoting walls or roof and tarring the roof;
- **chimney** consolidation work, provided dimensions remain unchanged;
- installation or replacement of **eavestroughs**;
- repair of **mortar joints**;
- replacement of openings (**doors and windows**) provided their location and dimensions remain unchanged;
- repair or replacement of damaged or deteriorated elements of a **porch** (handrail, steps, flooring, etc.) provided it is not enlarged or modified. In addition, the lot must not be bordered by water;
- addition of **electrical outlets, switches, lighting** or similar work;
- installation of an **alarm system** (fire, theft, etc.);
- installation of a smoke evacuator (**stove hood**) in the case of strictly residential occupancy;

- replacement or modification of **floor coverings** (wax, tile, ceramic, wood, etc.) if the floor structure is not modified;
- replacement of the **foundation drain**;
- replacement of **roof sheathing** with the same type of material;
- replacement of exterior **wall cladding** with the same type of material.

*** This information is taken from By-law 2014-281 on Permits and Certificates.*