



Department of Community Development – Planning Division

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DEVELOPMENT INFORMATION BULLETIN

RENOVATIONS TO BUILDING ENVELOPE (RESIDENTIAL – SINGLE / DOUBLE DWELLINGS)

This is one in a series of Development Information Bulletins prepared to assist Property Owners and Developers to undertake specific types of development in the City of Mount Pearl. For further information on other Bulletins available in the series please contact the Planning Division – Department of Community Development.

This bulletin is prepared to assist residential property owners in undertaking minor exterior renovations to the building envelope of their existing single / double dwelling. Renovations of the building envelope include (but are not limited to) replacement of shingles, siding, windows and doors.

The following is applicable to changes or construction to the building envelope:

1. A building permit shall be obtained prior to the commencement of any construction. The building permit is to be obtained from the Planning and Development Department at City Hall at a cost of \$25.00 (non-refundable).
2. All work must conform to all applicable regulations and codes adopted by the City of Mount Pearl, including (but not limited to) the Mount Pearl Development Regulations 2010, Mount Pearl Building Regulations 2011, The National Building Code of Canada 2015 Edition and ancillary codes.
3. All debris to be maintained on site and disposed of at an approved disposal facility.
4. Bedroom windows are to meet egress requirements as per the National Building Code of Canada 2015 Edition.
5. If any electrical work is undertaken, an electrical permit must be obtained from Service NL and a copy of the electrical permit is required to be submitted to the City.

This bulletin applies to minor exterior renovations to the building envelope ONLY. For all other scopes of work, the property owner must first contact the Planning and Development Department to obtain associated permits and information.

This is an office consolidation prepared for easy reference. The City's Regulations are subject to periodic amendments. For the most recent and official version of the regulations pertaining to minor exterior renovations and the building envelope, please refer to the City of Mount Pearl Development Regulations 2010 and the Mount Pearl Building Regulations 2011.