



Markham Bathroom Renovation Permit Guide

Everything You Need to Know About Permits for Bathroom Renovations in Markham, Ontario

Why You May Need a Permit for Your Bathroom Renovation

Legal and Safety Requirements

In Markham, certain bathroom renovation activities **require a building permit** to ensure compliance with the **Ontario Building Code** and local safety standards. Permits are essential when the work involves plumbing, electrical, or structural changes.

Insurance and Home Resale Implications

Unpermitted work can create insurance issues and reduce your home's value. Home inspectors and buyers often ask for proof that renovations were legally done with proper inspection records.

Risks of Proceeding Without a Permit

- City-imposed fines or stop-work orders
 - Forced removal of non-compliant construction
 - Delayed home sales or mortgage refinancing
 - Denied insurance claims due to unapproved work
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When Is a Bathroom Renovation Permit Required in Markham?

You DO Need a Permit If You Are:

- Relocating or installing **new plumbing** (e.g., moving a toilet, adding a shower)
- Making **structural changes** (e.g., moving walls, enlarging the bathroom)
- Adding or altering **electrical** or **ventilation systems**
- Expanding a bathroom's footprint
- Changing the use of a space to a bathroom (e.g., converting a closet)



You Do NOT Need a Permit for:

- Replacing existing fixtures in the **same location** (e.g., sink, toilet, tub)
 - Cosmetic updates like painting, tiling, or mirror replacement
 - Flooring changes (provided there are no subfloor repairs or layout alterations)
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The Permit Application Process

Step-by-Step Guide

1. Prepare Your Plans

Include layout drawings, plumbing/electrical changes, and finish specifications.

2. Complete the Application

Use the forms provided on the City of Markham's official website.

3. Submit Documents & Pay Fees

Submit your application online or in person. Most simple bathroom renovations cost **\$200–\$800** in permit fees.

4. Wait for Approval

Processing time ranges from **5–20 business days**, depending on the scope.

Required Inspections During the Renovation

The City of Markham will typically inspect the following stages:

- **Plumbing Rough-In** – after pipework is installed, before drywalling
- **Electrical (if applicable)** – via ESA (Electrical Safety Authority)
- **Framing (if structural changes were made)**
- **Final Inspection** – confirms everything was built to code

You or your contractor must book these inspections through the City.



Special Considerations for Condo Bathroom Renovations

If you're renovating a bathroom in a **condo unit**, you'll likely need:

- Written approval from your condo board
- Insurance and WSIB documentation for contractors
- Scheduling work during permitted hours only
- Limited access to plumbing stacks (which may restrict layout changes)

Always consult your **property manager** before beginning.

Working with a Contractor Who Knows the Rules


Nova Decor Construction Ltd. provides full-service bathroom renovations in Markham, including:

- Permit application and submission on your behalf
 - Drawings, scope documentation, and material selection
 - Code-compliant construction and coordination of inspections
 - Clean, on-time, on-budget renovations that exceed expectations
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Resources for Homeowners

- **City of Markham Building Permits (Bathrooms):**
<https://www.markham.ca/wps/portal/home/business/building-permits/residential-renovations>
- **Permit Forms and Checklists:**
<https://www.markham.ca/wps/portal/home/business/building-permits/forms>
- **Ontario Building Code:**
<https://www.ontario.ca/laws/regulation/120332>
- **Markham Zoning By-Laws:**
<https://www.markham.ca/wps/portal/home/business/planning/official-plan-zoning/zoning-by-law>



- **Electrical Inspections (ESA):**
<https://esasafe.com>
 - **Contact City of Markham – Building Department:**
 (905) 475-4850
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Frequently Asked Questions (FAQ)

Can I renovate my bathroom without a permit in Markham?

Yes, but only for surface-level cosmetic updates. Anything involving plumbing, structure, or layout changes requires a permit.

Can I apply for the permit myself?

Yes. Homeowners can apply, but many prefer to have their contractor (like Nova Decor) manage the process.

What happens if I skip the permit?

You risk fines, delays, and being forced to undo completed work.

How long does it take to get a bathroom renovation permit?


Typically 1–3 weeks depending on the completeness of the application and project complexity.

Contact Nova Decor Today

Plan your bathroom renovation with peace of mind.

Nova Decor Construction Ltd. helps Markham homeowners renovate legally, beautifully, and without surprises.

 **Markham, ON**

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Disclaimer – June 9, 2025

The information provided in this guide is for general reference purposes only and does not constitute legal, regulatory, or professional advice. Building codes, municipal

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requirements, and inspection processes may change. Always verify the current requirements with the **City of Markham Building Department** or a licensed renovation professional before beginning any planning, permitting, or construction.