

The Building Code

The Nova Scotia Building Code Act and Regulations adopt the Current National Building Code for use in all municipalities in Nova Scotia. The main purpose of the Building Code is to establish a uniform set of construction standards to help ensure your building is safe for structural sufficiency, fire protection and general building safety.

Permit Fees

New Residential Units	\$25 + 0.10¢ per ft ²
Residential Additions	\$25 + 0.10¢ per ft ²
Residential Renovations	\$25 + \$1 per \$1,000 of Estimated Value
Commercial & Industrial	\$25 + 0.15¢ per ft ²
Accessory Buildings	\$25 + 0.06¢ per ft ²
Agricultural Buildings (less than 50,000 ft ²)	\$25 + 0.03¢ per ft ²
Agricultural Buildings (greater than 50,000 ft ²)	\$25 + 0.01¢ per ft ²
Change of Use	\$50 + \$1 per \$1,000 of Estimated Value
Locating/Re-locating an Existing Building	\$50.00
Demolition	\$25.00

Please Note: If your property is located within a planning area, an additional \$10 development permit fee will be added to the building permit fee outlined above.

Municipal Services

If you are interested in connecting to Municipal Sewer or Water, please be sure to indicate your intention on the building permit application under "Applicant Remarks". The fee for connecting to Municipal Sewer is \$75.00 and the fee for connecting to Municipal Water is \$50.00. These fees are non-refundable.

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AnnapolisCounty.ca



COUNTY of ANNAPOLIS
NATURALLY ROOTED

Building Permits



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AnnapolisCounty.ca

Who Needs a Permit?

A building permit is required for all types of construction: building, renovating, demolishing or relocating.

What Do I Need to Apply?

If your building requires an on-site sewage system, approval from the Department of Environment will be required prior to building permit approval. It is also important that you inquire about the quantity and quality of water if you are planning to have a private well as a water supply. If your lot is located in a rural area, it is your responsibility to obtain a driveway permit and location of structure permit from the Department of Transportation for your new construction. The Building Inspection Department requires you to provide a set of building plans with such details as the foundation (wall height and thickness and the footings width and thickness), columns, carrying beams, floor joists, bearing walls and roof trusses/rafters. A site plan is also required with setbacks from any adjacent properties and street lines. Please be sure to indicate distances from any other existing structures on the lot. There are areas in the county that are regulated by a land use bylaw which you should take in to consideration when planning your building and its location.

How Do I Apply?

To apply for a Building Permit in Annapolis County, you must visit the Building Inspection Department at 396 Main Street in Lawrencetown between 8:30am and 4:30pm with the required information.

When you apply, you must have the following:

a completed application signed by all registered owners, a set of building plans, a detailed site plan, Department of Environment approval (if applicable) and Department of Transportation approval (if applicable).

How Do I Get Approved?

After your application is completed and all of the above required information and approvals are submitted, it will be reviewed by the appropriate staff to make sure that your proposed project complies with land use, engineering regulations, and the Building Code.

When Will My Permit Be Issued?

When all of the required approvals and plans are submitted to the Building Inspection Department, your permit will be reviewed and approved, if found satisfactory, within seven days. The permit is valid for up to 3 years as long as an inspection is scheduled prior to 1 year from the date of issuance or prior to one year from the last inspection.

When Do I Need An Inspection?

Provincial Building Code Regulations require a total of seven mandatory inspections. It is your responsibility to notify the Building Inspection Department that you are ready for the appropriate inspection, 48 hours in advance. The Building Inspector will conduct inspections during the following stages of construction:

Stage 1: Footings

Stage 2: Subfloor Plumbing & Radon Gas Protection

Stage 3: Subfloor & Foundation Insulation

Stage 4: Pre-backfill

Stage 5: General Framing & Roof Tight

Stage 6: Pre-drywall

Stage 7: Final (before occupancy)

Before you move into the new building you are required to call the Building Inspection Department for a final inspection to ensure that all work completed complies with the Building Code and no unsafe conditions exist. This is mandatory!