

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 ft2
Residential Additions	\$25 + 0.10¢ per ft2
Residential Renovations	\$25 + \$1 per \$1,000 of Estimated Value
Commercial & Industrial	\$25 + 0.15¢ per ft2
Accessory Buildings	\$25 + 0.06¢ per ft2
Agricultural Buildings (less than 50,000 ft2)	\$25 + 0.03¢ per ft2
Agricultural Buildings (greater than 50,000 ft2)	\$25 + 0.01¢ per ft2
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.

Building Permits

**P.O. Box 100
752 St. George Street
Annapolis Royal, NS
B0S 1A0**

Phone: (902)532-3101

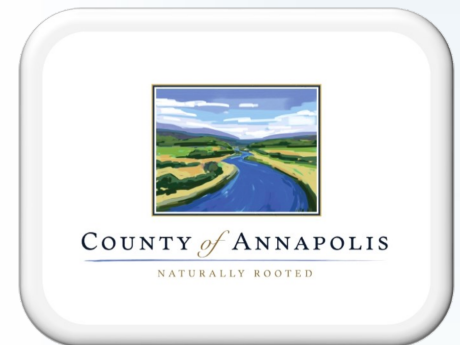
Fax: (902) 532-2096

**E-mail:
planning@annapoliscounty.ca**

AnnapolisCounty.ca



COUNTY of ANNAPOLIS
NATURALLY ROOTED



**Community Development
P.O. Box 100**

**752 St. George Street
Annapolis Royal NS B0S 1A0**

Phone: (902)532-3101

Fax: (902) 532-2096

planning@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?

A development/building permit **application** is to be completed and signed by all registered owners. For new buildings and additions to existing structures, a detailed **site plan** is required showing distances from the proposed structure to property boundary lines and any other existing structures on the lot. A set of **building plans with construction details** must be provided for review and approval. These details include information regarding the foundation (wall - height/thickness and footings - width/thickness), columns, carrying beams, floor joists, bearing walls and roof trusses/rafters etc. If your building requires an on-site sewage system, **septic approval** is required. A letter of suitability signed by a qualified person must be submitted for permit approval. If you are erecting a structure within 100 meters of any highway, it is your responsibility to obtain a **Work Within Highway Right-of-Way Permit** from the Department of Transportation. Please note, there are areas in the county that are regulated by a land use bylaw which should be taken in to consideration when planning your building and its location.

How do I apply?

Please submit your completed application (signed by all registered owners) and supporting documents by mail or in person at PO Box 100, 752 St. George Street, Annapolis Royal, NS B0S 1A0. Please feel free to contact our office via e-mail at planning@annapoliscounty.ca if you have any questions regarding electronic submissions. While most items can be sent electronically, the originally signed application form should be submitted at the time of fee payment.

How can I pay the permit fee?

Once the application and building plans have been reviewed and approved by the Building Official, a permit fee will be calculated. You will be notified of the amount at that time. Permit fees can be paid in person by cash, debit or cheque (made payable to the County of Annapolis). A permit fee payment can be submitted by mail. Please note, only cheques can be accepted with this payment method.

How long is my permit valid?

A development/building 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 a new building, you must schedule a final inspection to ensure all work completed complies with the National Building Code and that no unsafe conditions exist. Once the final inspection has passed, an occupancy permit will be issued and your development/building permit file will be closed.