

## **INSPECTIONS DURING CONSTRUCTION**

During construction of your project, periodic inspections will be made to ensure work proceeds in accordance with the permit issued and the National Building Code. You are responsible for notifying the Building Inspector at various stages of construction. In new construction, minimum required inspection stages are as follows:

- Before backfilling your foundation
- After framing and rough plumbing
- Before installing the interior wall cladding
- Before occupancy

Keep in mind that the Building Code is only a minimum set of standards. The inspections of the Building Inspector are to ensure minimum standards are met and are not a substitute for the normal care required by the owner or contractor. You should work together with your contractor to ensure that you both have a clear understanding of what is to be done.

## **OCCUPANCY PERMIT**

When you are ready to move in, call the Building Inspector for an occupancy permit to ensure that all work completed meets the code and no unsafe condition exists. There is no charge for this permit

## **APPEAL**

If a dispute should arise between you and the Building Inspector over a technical requirement of the National Building Code regulations, you or your contractor may make an application to the Nova Scotia Building Advisory Committee for a hearing and ruling in the matter. The National Building Code provides for

minimum standards to protect you and your family.

## **Contact**

### **Cyril LeBlanc** **Building Inspector**

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# **BEFORE** **YOU** **BUILD**



**Nova Scotia**  
**Building Code Act**  
**And Municipal**  
**Regulations**

**PROVINCIAL BUILDING CODE AND**  
**MUNICIPAL BUILDING BY-LAW**

The National Building Code of Canada 2005 was adopted in September 2005 as the Provincial Building Code for all of Nova Scotia. The Building Code Act is a Provincial Act which establishes the requirements for Building Permits in Nova Scotia. The Municipal Building By-Law has specific requirements which are in effect for the Municipality of the County of Inverness. The following sections include requirements from the Building Code Act and the Municipal Building By-Law.

### **WHEN BUILDING / DEVELOPMENT PERMITS ARE REQUIRED**

A building / development permit is required for all types of construction within the Municipality of the County of Inverness as follows:

- New buildings and structures
- Additions to existing structures
- Non-structural repairs exceeding \$2500.00
- Mini/mobile homes
- Decks and verandas
- Relocation of existing building
- Demolition of existing structure
- Wind turbines/ towers

Exemption: New buildings containing less than 200 sq. feet of floor space do not require a building permit but must conform to the National Building Code and Municipal By-Laws. However, a development permit will be required to ensure compliance with the Municipal Land Use By-Law.

Other permits or approvals may also be required from other agencies prior to the issuance of a Building/ Development permit.

**All new building lots must be approved**

**by the Nova Scotia Department of Environment for on-site sewer and the Nova Scotia Department of Transportation for driveway access unless services are already available on the lot.** All industrial, commercial and public buildings plans require approval of the plans by the Fire Marshall's Office prior to the issuance of a Building permit.

### **HOW TO APPLY FOR A PERMIT**

You can obtain an application for a Building/ Development Permit at the Municipal Office in Port Hood or by calling 787-2900. You can also obtain an application from the Department of the Environment for an on-site sewer system as well as a Department of Transportation application for driveway access at the Municipal Office.

With all construction projects, it is important to provide as much information as possible on your application form to avoid delays caused by incomplete information. Please make sure your application indicates exactly where your property is (so we can find it) and where on the property your project is going to be placed (so that we are sure it meets municipal set back requirements). You will be asked to provide a site plan or plot plan.

We also need to see building plans of your proposed structure. They do not have to be drawn by a professional however they have to show a floor plan and have enough details to ensure the plan complies with the Building Code. Plans prepared by architects or engineers are required for larger projects such as commercial and industrial buildings

and residential buildings over three stories in height.

### **OBTAINING APPROVAL**

Your application is reviewed by the Building Inspector to ensure that your proposed project complies with the Building Code and by the Development Officer to ensure compliance with the Land Use Bylaw.

### **PERMIT FEES**

The permit fees for the Municipality of the County of Inverness are as follows:

- Any residential buildings community centres, churches, sheds, garages, barns, and other farm buildings - \$50.00
- Alterations/ Additions - \$50.00
- Any commercial building and industrial structures - \$75.00
- \$20.00 fee for Demolition Permits