

Building Code Act By-law

The Nova Scotia Building Code Regulations (NSBCR) were amended, effective June 1, 2011, primarily to adopt the 2010 National Building Code of Canada. The regulations also added new requirements for additional inspections. As of June 20, 2013, the West Hants Building Code Act By-law was amended to incorporate these changes as well as the following:

1. Introduce two new definitions for “NSBCR” (Nova Scotia Building Code Regulations), and “tents and air supported structures”.
2. Eliminate the requirement for building permits for accessory buildings 100 ft² and under in area (please note that a development permit is still required), and roofs that are resurfaced using the same material.
3. Clarify sections dealing with location certificates and footing permits.
4. Add two additional inspections, consistent with the NSBCR, to ensure compliance with the Energy Code and provisions for underground plumbing.
5. Add a new inspection to view the site and footing forms prior to pouring footings.
6. Incorporate new building permit fees.

Inspections

For a building being constructed under the scope of Part 9 of the National Building Code of Canada, inspections are required at the following stages of construction;

- Prior to pouring footings (when footing forms are in place)
- Footings in place
- subfloor plumbing
- subfloor and foundation insulation
- pre-backfill
- except for manufactured and modular homes,
 - the framing, roof, plumbing, and mechanical systems
 - insulation and vapour barrier before wall framing is covered, and
- for manufactured and modular homes,
 - superstructure installation and anchorage systems
 - foundation insulation and vapour barrier before wall framing is covered, and plumbing connections below the first floor, and
- before occupancy.

You are responsible for notifying the Building Official at least 48 hours before an inspection is required.

CHANGES TO BUILDING CODE ACT BY-LAW

**Building Code Act
By-law Amendments
Effective June 20, 2013**

**MUNICIPALITY OF THE
DISTRICT OF WEST HANTS**



Permit Fees

Do I need a permit?

Development and/or building permits are required in West Hants for most construction projects, regardless of size. Whether you are renovating an existing building, constructing a new house or just putting up a baby barn, you need to obtain a permit before starting the job. Permits are required for small-scale projects such as signs, awnings, decks, porches, swimming pools, fences and garden sheds. Permits are also required for repairs, alterations or additions, or demolition of existing buildings. Even if no construction occurs, a development permit is needed for a "change of use" such as a new business.

New construction of, and additions to, residential buildings, community centres, cottages and churches - \$25.00 + \$0.12ft²

New construction of, and additions to, commercial, industrial and other buildings not otherwise specified - \$50.00 + \$0.15ft²

New construction of, and additions to sheds, decks, storage buildings, garages, barns, and other farm, forestry or fishing buildings not designed for human occupancy - \$25.00 + \$0.06ft²

Repairs, renovations or alterations to all existing buildings - \$25.00 + \$2.50 per \$1,000 of value of construction; except that for non-structural repairs, renovations or alterations where the estimated value of construction is less than \$5,000.00, the fee shall be \$25.00.

Relocation of mobile homes and mini-homes where there is no finished basement - \$50.00

Additional fee where construction has been started prior to issuance of a building permit. This fee reflects heightened municipal costs and risks where a builder requests a permit (and therefore the associated inspection services) after already having started construction. It does not preclude prosecution for non-compliance, and does not prevent the Building Official from requiring construction work to be undone in whole or in part in order to inspect conditions not otherwise observable. - \$50.00 + applicable building permit fees

Tents or Air supported structures - \$50.00

Pools - \$25.00

Demolition of building/structure - \$25.00

Renewal or amendment of an approved permit, whether or not construction has commenced - \$25.00

PLEASE NOTE:

Construction may not begin until after building and development permits have been issued.

Building Officials:

*Tim Leslie, C.R.B.O./M.F.I.
Senior Building Official
Phone (902)798-6902
Cell (902)798-7550
tleslie@westhants.ca*

*Jody den Haan, C.B.O.
Assistant Building Official
Phone (902)798-6907
Cell (902)790-4459
jdenhaan@westhants.ca*

**West Hants
Planning Department
76 Morison Dr.,
P.O. Box 3000
Windsor, Nova Scotia
B0N 2T0
(902)798-6900**