

Renos

Frequently Asked Questions

How long will it take to get a permit? Current Permit processing times can be found on Halifax.ca: <https://www.halifax.ca/home-property/building-development-permits/permit-volume-processing-times>

How much will a permit cost? The permit fee is based on the floor area for new residential construction.

- All floors at or above the mean finished grade surrounding the building (fee per square meter).
- All floors below grade, but not below 5.5 ft of the average finished grade surrounding the building (fee per square meter).
- Basements (fee per square meter).
- Attached and detached garages (Fee per square meter).
- A Development Fee will apply.
- An Engineering Review fee will be added to all non-engineering permits.
- A Plumbing permit may apply. For renovation type work, including structural alterations and repairs, the permit fee is part of the estimated value of construction when complete.

Depending on the complexity of your project, additional fees may be required. Fee Estimates can be done within the online permit system prior to making an application.

See most current Fees list on Halifax.ca:
<https://www.halifax.ca/home-property/building-development-permits/permit-fees>

Does my permit expire?

Yes. A building permit expires 2 years from the date of issuance. Also, if construction has not commenced within the first 12 months, the permit may be canceled.

What work requires a permit?

- all structural repairs or alterations
- all interior and exterior renovations with a value in excess of \$5000
- additions (including decks, exterior stairs, sunrooms)
- any change to a plumbing system - the demolition of existing structures

Where can I make an application for a permit?

Apply for Permits Online at <https://www.halifax.ca/home-property/building-development-permits/house-home/home-improvement-permits>

Or in person at: 5251 Duke Street, Duke Tower, 3rd Floor, Suite 300, Halifax, NS 8:30 a.m - 4:30 p.m. Monday to Friday. Closed weekends and holidays.

Required Inspections

There are inspections that will occur during the construction process.

Footings inspection - conducted when the footings are placed and the forms have been removed.

Prior to backfill - conducted after foundation is installed and damproofed with draitile in place and with 6" of stone.

Underground plumbing - conducted to review plumbing under the concrete slab and any exterior storm or sewer services.

Rough-in plumbing - conducted when plumbing has been installed, but before insulation is placed in the walls. This is often done at the same time as the framing inspection.

Framing inspection - conducted when all of the mechanical, plumbing, and electrical is installed. The building must be weather tight.

Prior to drywall - conducted when all insulation and vapour barrier is completed.

Final building inspection - this will include an inspection on the structure and the plumbing system. Required plumbing fixtures are to be installed and the building must be supplied with hot water and a heating system. A house should not be occupied prior to the issuance of an Occupancy Permit to ensure all health and life safety issues have been addressed.

How do I request an inspection?

Once your permit is issued, an inspection can be requested within your customer portal of the online Permit System.

HALIFAX

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Additions & Renovations

SEPT 2023

HALIFAX

All homes need to be built to meet minimum public health, fire and structural safety and property protection standards. Permits and inspections help to ensure that these standards are met so that your home will provide a safe and healthy environment.

Application Requirements

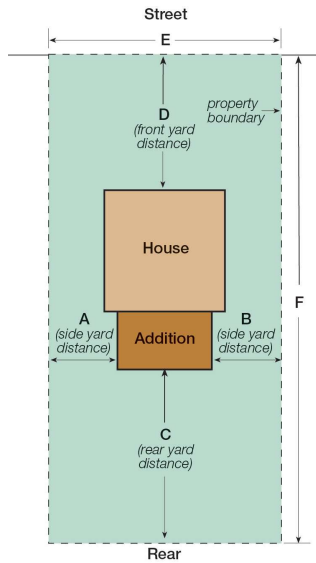
Digital copy of a site plan illustrating proposed location on the property. A lot grading plan will be required for all urban and rural serviced lots. Also, you must know the name of the contractor for your streets and services permit.

Digital copy of complete building plans.

If you are building on a lot that requires a septic system, you may be required include a copy of the notification receipt from the Nova Scotia Environment Department.

All applicable fees and deposits are required at time of application.

Sample Site Plan



Indicate: distances to the property lines from the house on the drawing, lot dimensions, location of driveway, watercourses (such as lakes, streams or brooks) and lot identification.

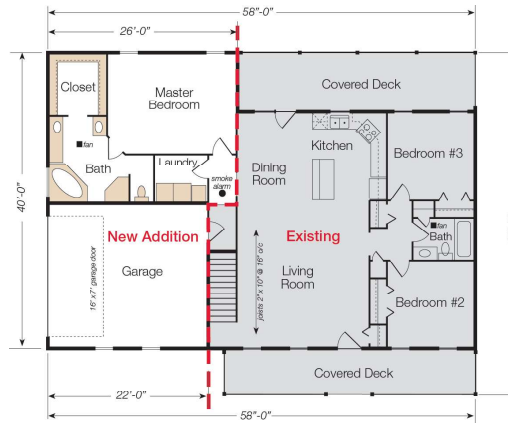
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Complete Building Plans

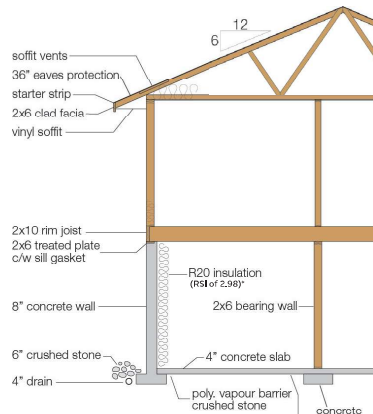
Complete building plans will include elevations, floor plans, and a cross section (including material specifications). Examples of each are illustrated in this pamphlet.

Detailed Floor Plans

A fully dimensioned floor plan with construction detailing information is required for each floor of your dwelling.



Sample Cross Section



R10 (RSI of 1.96): underslab insulation may be required R13 (RSI of 2.32 if heated floor slab).

- Roof System:** (RSI of 6.97)
 - 25 yr asphalt chingloo
 - felt paper
 - 1/2" sheathing
 - engineered roof trusses
 - R50 insulation
 - 1x4 strapping
 - poly. vapour barrier
 - 1/2" drywall

- Exterior Walls:** (RSI of 2.97)
 - vinyl siding
 - sheathing membrane
 - 1/2" sheathing
 - R24 insulation
 - 2x6 studs @ 16" o/c
 - poly. vapour barrier
 - 1/2" drywall

- Interior Walls:**
 - 1/2" drywall
 - 2x4 studs @ 16" o/c
 - 1/2" drywall

- Floor System:**
 - 3/4" T&G subfloor
 - engineered joists
 - 1x4 strapping @ 16" o/c

*The total effective RSI value of an assembly is calculated by adding the insulation values of all of the components in the assembly.

Sample Elevation Drawings

