Frequently Asked Questions

How long will it take to get a permit?
Permit processing times vary based on the volume and complexity of current permit applications.

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 is $0.30 a square foot. All floors below grade, but not below 5.5 ft of the mean finished grade surrounding the building are $0.25 a square foot. Basements are $0.10 a square foot. Attached and detached garages are $0.10 a square foot. A Development Fee of $50 will apply. An Engineering Review fee of $200 will be added to all non-engineering permits.

Plumbing permit fees vary throughout Halifax, but the average residential plumbing permit fee is $50.00.

Depending on whether your residence will be serviced by the municipal sewer and/or water systems or a new driveway is to be installed, there are additional charges and deposits for sewer redevelopment, sewage treatment, solid waste, lot grading, site disturbance and Streets and Services Permit. Fee Estimates can be done within the online permit system prior to making an application.

Does my permit expire?
Yes, a building permit is valid for 2 years from the date it is issued. Also, if construction has not commenced in the first 12 months, the permit may be canceled.

Where can I make an application for a permit?
Apply for Permits Online at https://www.halifax.ca/home-property/building-development-permits

How do I request an inspection?
An inspection can be requested within your customer portal of the Online Permit System.
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.

Application Requirements
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. Apply for Permits Online at Halifax.ca
If you are building on a lot that requires a septic system, you will be required include a copy of the notification receipt from the Nova Scotia Environment Department.

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.

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.

Dimensions

A =  
B =  
C =  
D =  
E =  
F =  

Sample Elevation Drawings

Sample Cross Section

Roof System: asphalt shingles
- 25 yr asphalt shingles
- felt paper
- 1/2" sheathing
- engineered roof trusses
- R60 insulation
- 1x4 strapping
- poly, vapour barrier
- 1/2" drywall

Exterior Walls:
- vinyl siding
- 16" width
- 10/32" OSB
- 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
- 2x6 span (8' or 10')
- R10 insulation (min)
- 6" concrete slab
- R10 continuous under slab insulation may be required in non-heated areas (1.5" drywall)

Note: All dimensions are in feet and inches. The total effective RSI value of an assembly is calculated by adding the insulation values of all components in the assembly.