

HALIFAX  
REGIONAL MUNICIPALITY

# HOMES

*New Home Construction*



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

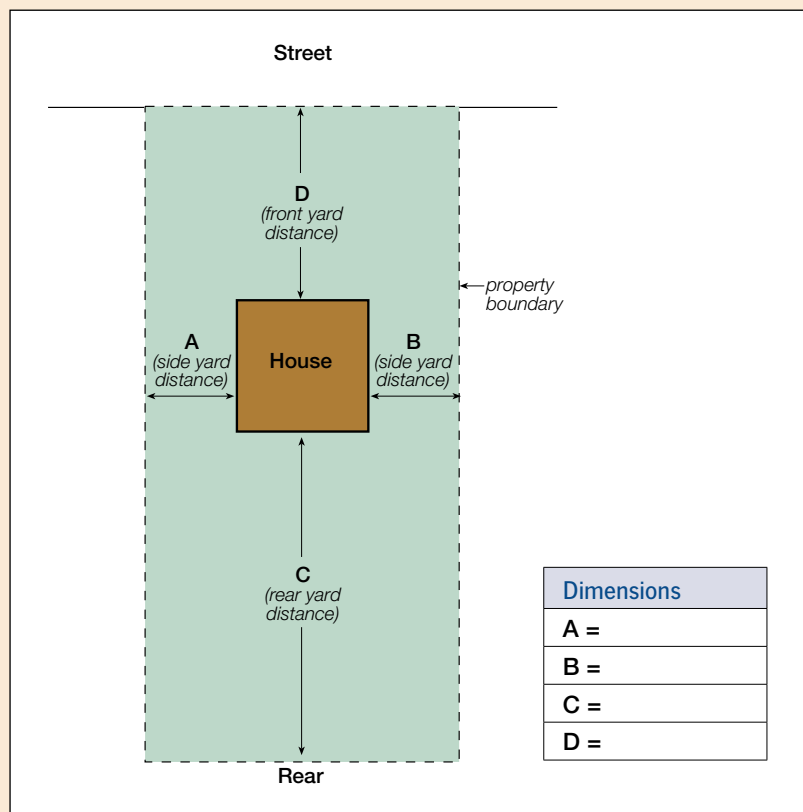
3 copies of a site plan illustrating proposed location on the property.\*

\*If you are on a serviced lot with municipal water and sewer, a lot grading plan is required. Also, you should know the name of the contractor for your streets and services permit.

3 copies of complete building plans.

### Example 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.



# 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.

If you are building on a lot that requires a septic system, you will be required to bring a copy of the approved permit from the Department of the Environment.

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

## Required Inspections

There are inspections that will occur during the construction process.

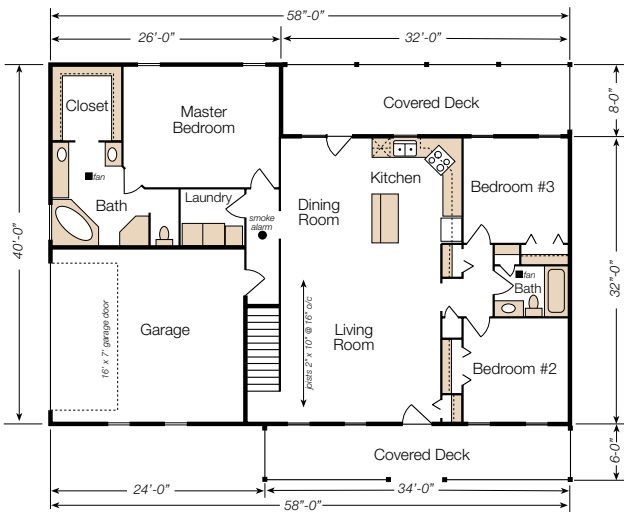
**Footing inspection** - conducted when the footings are placed and the forms have been removed.

**Prior to backfill** – conducted after foundation is installed and dampproofed with drain tile in place and with 6” of stone. A surveyors location certificate will be required to be submitted before an inspection can be done.

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

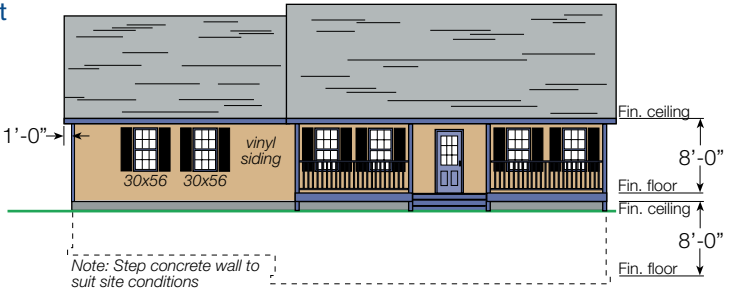
## Detailed Floor Plans

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

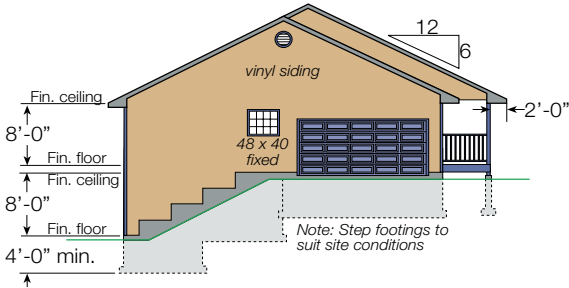


# Example Elevation Drawings

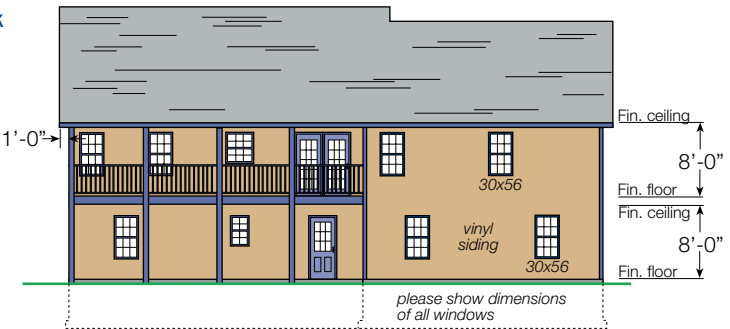
Front



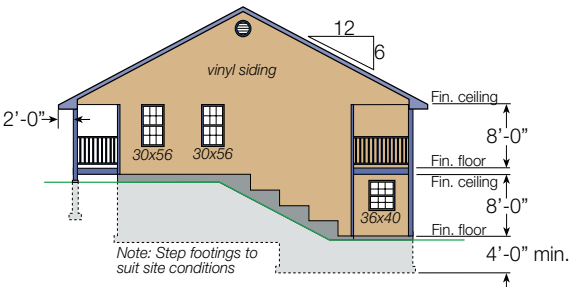
Left



Back



Right



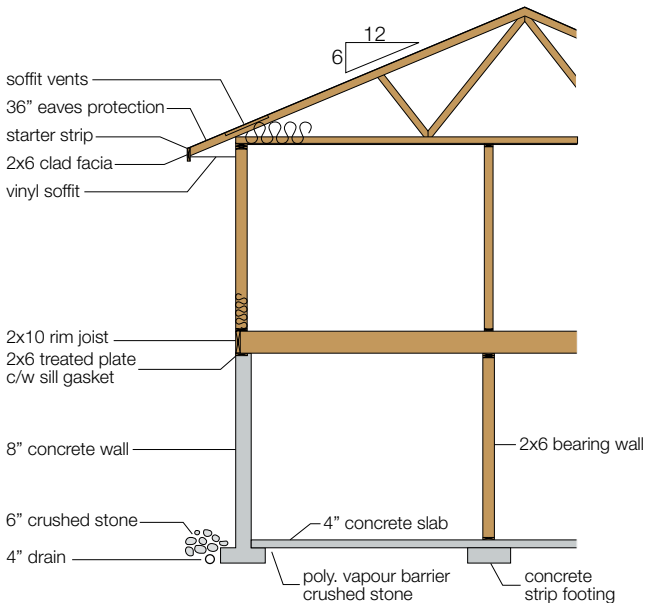
**Rough-in plumbing** – conducted when plumbing has been installed, but before insulation is placed in the walls. This is often done at the same time as the framing inspection.

**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.

## Example Cross Section



### Roof System:

- 25 yr asphalt shingles
- felt paper
- 1/2" sheathing
- engineered roof trusses
- R40 insulation
- 1x4 strapping
- poly. vapour barrier
- 1/2" drywall

### Exterior Walls:

- vinyl siding
- sheathing membrane
- 1/2" sheathing
- R20 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

## Frequently Asked Questions

### *How long will it take to get a permit?*

With a complete application, every effort is made to issue a building permit within 5 days.

### *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.

Plumbing permit fees vary across the municipality, 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.

### *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 cancelled.

### *Where can I make an application for a permit?*

The following HRM Customer Service Centres accept applications. They are located at:

- 636 Sackville Drive (Acadia Centre) in Sackville, 869-4380
- 6960 Mumford Road (West End Mall) in Halifax, 490-5650
- 40 Alderney Drive (Alderney Gate) in Dartmouth 490-4490

### *How do I request an inspection?*

An inspection can be requested by calling the inspection line for your region before 9:30 am.

- Western Region, 490-7097
- Central Region, 869-0062
- Eastern Region, 490-4553