

Type of Work

Permitting & Inspections – Type of Work Descriptions

All permit applications require customers to answer questions about the type of work they are applying for.

The type of work three letter pre-fix **MUST** be consistent with the type of permit being applied for (ex. Lot grading LOT, deck permit DEC)

Things to Know:

- All permit applications begin with type of work
- All questions in the application are linked to business rules so it's important to select the correct type of work
- *Example:* If you have selected a **Deck Permit** application, the Type of Work selected should be **DEC – Deck Construction**.

 **Deck Permit** GP-2020-01970 (Draft)

APPLICATION INSTRUCTIONS

- All measurements must be entered in metric.
- All areas should be entered in square metres. Square metres is a unit of area (length in metres multiplied by width in metres).

APPLICATION

*Select the type of permit you are applying for. Deck

*What type of work will be done? DEC - Deck Construction

*Are you applying for a Residential or Commercial Permit? Residential Commercial

*Enter a description of the work that will be done.

Type of Work

Type of Work Description	
Building Permits	Addition is required for construction to an existing structure resulting in an increase to the floor area or height of a building. This includes the attachment of any covered structure to the primary residential building, such as an attached garage or porch.
	New Building is required for construction of a new structure such as: detached garage, single-unit dwelling, semi-detached dwelling, commercial or industrial buildings.
	Renovation is required for construction to an existing building. This can include changes to interior or exterior walls, plumbing, structural repairs or changes, drywall repairs, altering a garage, or renovations to an existing space.

Type of Work Description		
General Permits	BLASTING	BLA - Blasting is required for the controlled detonation of explosives to alter existing topographical conditions, as per By-Law B-600 respecting Blasting. A Blasting Permit shall not be issued to an applicant unless the application contains a contractor as a qualified blaster.
	DECK	DEC - Deck Construction is required for construction of a new deck or replacement of an existing deck that is more than 0.6 meters (24 inches) above the ground.
	DEMOLITION	DEM - Demolition is required for the removal of a structure from a site. Permits are required for demolition projects such as demolition of a house, accessory structure, and commercial or industrial buildings.
	DEVELOPMENT	DEV - Basic & Land Use Only is required to review plans for and confirm that the applicable land use by-law requirements are met before any work takes place. A change of use may be required if a business changes over to a different business and the proposed use is different than the current land use approval.
DEV - Commercial is required to review plans for and confirm that the applicable land use by-law requirements are met before any work takes place for on a new Multi-use, Industrial, Commercial &/or Institutional buildings. A Development Permit is not a building permit and a building permit must be obtained prior to construction.		
DEV - Residential is required to confirm that the applicable land use by-law requirements are met before any work takes place for new Residential-up to 2 units, additions, lease hold improvements and residential or MICI (Multi-Unit Residential, Institutional, Commercial and Industrial Projects) renovations. A Development Permit is not a building permit and a building permit must be obtained prior to construction.		

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General Permits	FENCE	<p>FEN - Fence Construction is required when constructing a fence 2 meters or more (6.5 feet) or when the fence is located within the area of Bedford - Refer to the Bedford Land Use By-Law. A fence is a structure that encloses an area or creates a visual separation. A fenced enclosure is required when installing a swimming pool, however, construction of that fence is covered in the Swimming Pool Permit.</p>
	GRADE ALTERATION	<p>GRA - Change of Grade Contour is required for any alteration to the grade of land through raising and/or lowering the levels of land.</p>
		<p>GRA - New Commercial Accessory Structure is required for any alteration to the grade of land through raising and/or lowering the levels of land in order to build the commercial accessory structure.</p>
		<p>GRA - New or Addition to Commercial Building is required for any alteration to the grade of land through raising and/or lowering the levels of land for the development of Multi-unit Residential, Institutional, Commercial, and Industrial projects which require a building permit.</p>
		<p>GRA - New or Addition to Residential Building is required for any alteration to the grade of land through raising and/or lowering the levels of land in order to build a structure used or intended to be used for a residential use but excludes commercial residential uses such as a hotel, motel or hostel.</p>
		<p>GRA - Parking Lot Excavation or Regrading is required for any alteration to the grade of land through raising and/or lowering the levels of land in order to excavate or regrade a parking lot.</p>
		<p>GRA - Retaining Wall is required for a retaining wall over 1m in height for large-scale construction. A retaining wall is rigid wall that is structurally designed and constructed to support fill materials between areas of land of different elevations.</p>
		<p>GRA - Topsoil Removal is required for any alteration to the grade of land when hauling away soil.</p>

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General Permits	LOT GRADING	<p>LOT - Residential Accessory Structure is required if lot grading is necessary to level the land to build the structure. Lot grading includes shaping and grading the land to direct surface runoff away from buildings and towards a Municipal right-of-way (lane or street). This permit is for a residential accessory structure; common examples include: detached garages, garden sheds, gazebos, carports, playhouses, and greenhouses.</p>
		<p>LOT - Retaining Wall is required for construction of a retaining wall over 1m in height on a residential serviced lot. Lot grading includes shaping and grading the land to direct surface runoff away from buildings and towards a Municipal right-of-way (lane or street).</p>
		<p>LOT - Swimming Pool is required if lot grading is necessary to level the land to install the swimming pool. Lot grading includes shaping and grading the land to direct surface runoff away from buildings and towards a Municipal right-of-way (lane or street).</p>
	MOBILE HOME	<p>MOB - Mobile Home Installed in a Park is required for the installation of a mobile home that resides on a plot of land, among a group of mobile homes (a mobile home park), that is rented or leased to the mobile home resident.</p>
		<p>MOB - Mobile Home Installed on a Private Lot is required for the installation of a mobile home that will reside on a private lot, that is not part of a formalized mobile home park.</p>
	OCCUPANCY ONLY	<p>OCC - Certificate of Occupancy is issued under the Nova Scotia Building Code Act which specifies the authorized use and classification for a building, unit or suite, such as 'office' or 'retail'. The legislation requires that the owner and occupiers of existing buildings (except for single dwellings, sheds or pools etc.) to obtain occupancy permits before building spaces can be occupied and used.</p> <p>An occupancy permit shall not be issued for any building unless a valid building permit is in effect.</p> <p>An occupancy permit is required after a change of use or tenant (Except for a change of a residential tenant, like in the selling of a home), including any change in the number of either commercial or residential units.</p> <p>The permit remains valid for as long as there is no change of operator and the activities practiced on the premises under the same conditions cited in the permit applications. A new permit is required if there is a change of operator, if the floor area of the premises is altered, if the uses are changed, or if new uses are added.</p>

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General Permits	RIGHT of WAY (for direct work on roads) NOT CURRENTLY AVAILABLE ONLINE	ROW - Capital Project is required for any commercial construction work, undertaken as a Municipal Capital Project, that takes place within the public right of way, the public property designated for traffic and pedestrians.
		ROW - Driveway Access is required for any commercial construction work that takes place in the public right of way, should a contractor or applicant wish to build a driveway access connecting an area of land between the street up to and through the legal property line.
		ROW - Emergency & Routine Work is required for any commercial construction work that takes place in the public right of way, either fully or partially, to conduct emergency or routine repair work.
		ROW - Special Move is required for any commercial work, such as moving activities that takes place in the public right of way. This ensures minimal disruption of the movement of people and goods, and protection of the physical asset.
		ROW - Street Closure is required for any commercial related construction work that takes place in the public right of way, that requires closing the street, either fully or partially.
		ROW - Temporary Work is required to temporarily occupy a street before starting a commercial demolition, renovation and/or construction project if you are planning to occupy any portion of the public right of way. Examples of equipment or materials that might occupy the public right of way include things such as scaffolding, mobile cranes, swinging booms, concrete mixers, disposal bins in the roadway, storage trailers, or construction site fencing.
		ROW - Utility Work is required for commercial utility owners, prior to the installation of any new utility infrastructure or modifying existing utility infrastructure within the road Right of Way (ROW), within any Municipally owned easement (Utility Right of Way) or within any Municipally owned property.

Type of Work

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General Permits	RIGHT of WAY – DEVELOPMENT (when a project's work impacts the Right of way)	<p>ROWD - Street Closure is required for work that takes place in the public right of way related to a building permit or development work (new building, renovation, landscaping etc), should a homeowner or designate need to close a street, either fully or partially, to conduct construction and/or to do repair work.</p> <p>TEMPORARY CLOSURE - CRANE PARTIAL CLOSURE - CRANE PARTIAL CLOSURE - MOVIE TEMPORARY CLOSURE - MOVIE PARTIAL CLOSURE - GENERAL TEMPORARY CLOSURE - GENERAL</p>				
		<p>ROWD - Driveway Access is required for work that takes place in the public right of way related to a building permit or development work (new building, renovation, landscaping etc), should a homeowner or designate wish to build a driveway connecting an area of land between the street up to and through a legal property line.</p> <p>CULVERT (Driveway) CURB/ SIDEWALK CUT</p>				
		<p>ROWD -Temporary Work is required for work that takes place in a public right of way related to a building permit or development work (new building, renovation, landscaping etc), should a homeowner or designate wish to temporarily use the road Right of Way during construction. Examples of equipment or materials that might occupy the public right of way include things such as scaffolding, mobile cranes, swinging booms, concrete mixers, disposal bins in the roadway, storage trailers, or construction site fencing.</p> <p>MONITOR WELLS & BORE HOLES OVERHEAD BANNER TEMPORARY WORKPLACE ON ROW REFUSE CONTAINER NEW ENCROACHMENT</p>				
		<p>ROWD - Utility Work is required for utility work that takes place in the public right of way related to a building permit or development work (new building, renovation, landscaping etc), prior to the installation of any new utility infrastructure or modifying existing utility infrastructure within the road Right of Way (ROW), within any Municipally owned easement (Utility Right of Way) or within any Municipally owned property.</p>				
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General Permits	SIGN	SIG Billboard Installation is required for anyone who wants to erect a sign advertising a business, use, products or services not located on the same lot as the sign is located.
		SIG - Fascia Sign Installation is required for a sign attached to and parallel to a wall of a building. This also includes signs located on a parapet, mansard roof and painted signs.
		SIG - Ground Sign Installation is required for on-site permanent ground signs that are affixed to the ground by a self-supporting structure and has a permanent foundation below grade or above grade.
		SIG - Projection Sign Installation is required for a sign attached to a building wall and projecting horizontally from a building at a right angle. Additional approvals may be required for registered heritage buildings and for signs that project into the street.
		SIG - Roof Sign Installation is required for a sign entirely supported by the roof structure. This does not include the sign erected on a parapet or a mansard roof as those are covered under a Fascia Sign Installation permit.
General Permits	SOLAR	SOL - Solar Panel Installation is required when property owners want to install solar collectors on their home or on private property. Permits and inspections will help to ensure that the required minimum plumbing and structural standards are met. For more information, see the solar collector guide, or the Solar City program.
	SWIMMING POOL	<p>SWI - Swimming Pool Installation is required for an inground or above ground swimming pool when these three conditions apply:</p> <ul style="list-style-type: none"> - Pools have a surface area of more than 9.3 square meters (100 square feet) - Designed or intended to be used for swimming purposes - Contains or is capable of containing a water depth of more than 0.6 meters (24 inches) A fenced enclosure is required when installing a swimming pool. The construction of that fence is covered in this Swimming Pool Permit. A fence for a swimming pool must be at least 1.5 meters (5 feet) in height.
Water Permit	WATER	The Water Permit is considered Halifax Water's Permit because the primary responsibility for permit approval and completion rests with the HW Engineering Approvals staff. A Water Permit is required when installing, altering or relocating sewer and water equipment such as: Sewer Lines, Water Lines, Storm or sanitary sewers, or Water Connections.
		A Building Permit is required and must be issued prior to the Water Permit being issued.