

Construction Permits

Fees

Building Permit Fees (Residential, 4 units or less) Minimum Fee \$25.00	
For new construction or addition to existing buildings, fees are based on the floor area.	
all floors at or above the average finished grade surrounding the building	\$0.30 a square foot
all floors below the average finished grade, not more than 5.5 ft	\$0.25 a square foot
basements (finished/unfinished at greater than 5.5 ft below grade)	\$0.10 a square foot
Attached and detached garages	\$0.10 a square foot
Renovation and repairs	\$5.50 per \$1000.00 of the estimated value of construction
Decks and pools	
Solar collectors	\$150.00

Building Permit Fees (all other construction)	
\$5.50 per \$1000.00 of the estimated value of construction	

Plumbing Fee	
New residential construction to contain four units or less	\$50.00 per unit
Other multiple unit residential buildings	\$25.00 per unit
Additions or renovations to residential buildings (no new units)	\$25.00
Non-residential buildings – 5 or less fixtures	\$25.00
– 6 or more fixtures	\$50.00

Development Permit Fee	
Residential New Res-up to 2 units, enclosed adds, Res or Multi-use, Ind, Comm or Institutional (MICI) renovations, and leasehold improvements)	\$200.00
Commercial: Multi-unit, Multi-use, Industrial; MICI, Commercial Institution	\$500.00
Basic Development Permit - Home Occupancy, Deck, Pool, Shed, Fence	\$50.00

Occupancy Permit Fee	
Home or Business Occupancy, Occupancy only	\$50.00
Expired Occupancy Renewal	\$100.00

Lot Grading Fee— \$200.00

Engineering Review (for non-Engineering specific permits - Fee - \$200.00)

Fees (continued)

Solid Waste Charge (New Additions/ICI) fees adjusted annually	
Residential units (new)	\$248.29 per unit
ICI (institutional, commercial, industrial) (all)	\$0.18 a square foot

Blasting Permit Fees	
Less than 50 cubic meters	\$100.00
More than 50 cubic meters	\$600.00 (plus a \$5000.00 security deposit.)

Streets and Services Fees and Deposits	
(Name of valid contractor required at time of application)	
Driveway access/culvert	\$200.00
Lateral connection to main	\$200.00
Sewer cap-off	\$200.00
Future settlement charge	\$90.00 to \$390.00 (varies by street)
Deposit	\$1000.00 (refundable, upon approved reinstatement)

Regional Development Charges (RDC)* – Wastewater New construction or additions/renovations resulting in new units	
Single, two or three unit dwellings	\$4,080.80 per unit
Multiple unit dwellings	\$2,740.84 per unit
ICI (institutional, commercial, industrial)	\$2.24 / a square foot

Regional Development Charges (RDC)* – Water New construction or additions/renovations resulting in new units	
Single, two, three or multiple unit dwellings (need new laterals)	\$182.88 per added unit
Single, two, three or multiple unit dwellings (do not need new laterals)	\$122.83 per added unit
ICI (institutional, commercial, industrial)	\$0.09 per added square foot

Halifax Water Service Lateral Inspection Fee	
Water Laterals – up to 50mm (2") in diameter	\$90.00 per-inspection
Water Laterals – greater than 50mm (2") in diameter	\$165.00 per-inspection
Wastewater/Stormwater Laterals – up to 150mm (6") in diameter	\$90.00 per-inspection
Wastewater/Stormwater Laterals – greater than 150mm (6") in diameter	\$165.00 per-inspection

Demolition Permit — \$50.00

*RDC FEE DEFERRAL OF UP TO 25% IS AVAILABLE ON FEES IN EXCESS OF \$100,000.

Construction Permits

Making an Application and Fees

Construction Permit Application Requirements

To apply for a Construction Permit, the following information **MUST** be provided. If submitted Building Plans do not contain adequate information to enable staff to assess your project thoroughly, revisions and/or additional information may be required before a Permit to Construct is issued. It is also important to note that it is the responsibility of the owner/builder to ensure that all construction complies with the requirements of the Provincial Building Code.

Please note that **INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED**. Please use the checklist on the next page as a guide.

Site Plans

A site plan must show lot dimensions and the footprint of the proposed building or addition and any projections such as decks, roof overhangs and doorsteps. It must also indicate the proposed building's exact distance from all property boundaries and the location of the driveway entrance. This information can be depicted on the lot grading plan.

Building Plans

(a) A floor plan of the interior layout of each level (both existing and proposed) must show the following information:

- rooms showing dimensions and labeled as to use;
- location of all plumbing and electrical fixtures;
- size, spacing and span of the floor framing members;
- location and size of exterior steps, decks, stairs, etc.; and
- the floor area of each room and the total floor area of the dwelling, including the basement and any attached garage.

(b) Detailed notes are required on all heating, ventilation and other mechanical systems.

(c) Building elevations must show the finished grade and the size and location of windows, and the height of the building from finished grade to the highest point of the roof.

(d) A typical cross section, taken through the wall from the footing to the roof, must show

- footing and foundation wall size;
- floor assembly construction; and
- roof assembly construction.

Complete Application Checklist

In order to avoid delays in receiving your permit, please ensure you provide ALL of the following information when applying:

- four (4) copies of the Site Plan or Lot Grading Plan (for serviced lots);
- four (4) sets of detailed construction plans and specifications (see corresponding brochures for Homes, Decks, Pools, etc.);
- copy of notification receipt from Nova Scotia Environment for the design and installation of the on-site sewage disposal system, where required;
- the name of the contractor for the Streets and Services permit;
- applicable fees and deposits shall be made in person by cash, debit card, credit card or cheque (made payable to Halifax Regional Municipality).

Inspectors need to be able to identify your property for inspection. Please ensure your civic number is posted and is visible from the street.

Please Note:

Any discrepancy between this document and the related by-laws, the by-law will prevail. All fees and applicable deposits must be paid at the time of the application.

How to contact us:

The following Municipal Customer Service Centres accept applications:

Dartmouth
40 Alderney Drive
(Alderney Gate)

Halifax
7071 Bayers Road, Suite 2005
(Bayers Road Centre)

To request an inspection once your permit has been issued call 902.490.7097 before 8 a.m.

Forms and information also available online at:

halifax.ca/permitsinspections

Additional Requirements



Approval from Nova Scotia Environment (NSE) for On-Site Sewage Disposal Systems

Notification to NSE is required prior to commencing installation of on-site sewage disposal systems for new home construction, where central sewer services are unavailable. A Qualified Person or Professional Engineer, holding a certificate of qualification from NSE, must design and inspect these systems. The Installer must hold a certificate of qualification as an installer from NSE. Contact NSE for a list of names of qualified persons, installers, and professional engineers. If you propose to construct an addition to an existing dwelling and it does not increase the number of bedrooms in your dwelling, this approval is NOT required. Please note that your Permit to construct WILL NOT be issued without a copy of the notification receipt from NSE.



Nova Scotia Transportation and Infrastructure Renewal (NSTIR)

If your property fronts on a street, road or highway owned and maintained by Nova Scotia Transportation and Infrastructure Renewal, you will need approval for your driveway location, and permission to build a structure within 100 metres of the centerline of a listed public highway. Although your Permit can be issued without this approval, it is recommended you contact your nearest NSTIR Office as soon as you submit your Construction Permit Application to the municipality.

HALIFAX Construction and Demolition Debris

Home improvements add convenience and value to a home. The waste created by these projects, however, can be an environmental burden. Construction, demolition and renovation waste (C&D for short), such as leftover lumber, old roofing and insulation, and used building materials, account for 1/4 of all solid waste, taking up precious landfill space and wasting valuable resources. C&D waste can be reduced and diverted from landfills. This material includes, waste lumber, gyproc and shingles. Construction and demolition debris needs to go to a licensed recycling and disposal facility. For more information, visit our website at:

halifax.ca/recycle/cdrdebris.php