

Q. What is a Building Permit?

A building permit is a license which grants legal permission to start construction of a building project.

Q. Why is a Building Permit Necessary?

Why is a Building Permit Necessary?

Permits ensure that planned construction within the municipality meets the standards set out in the National Building Code of Canada and City of Fredericton Bylaws. The permit and related review process provides for the following:

- * Ensures the structure and related land use is appropriately located in relation to lot lines and neighbouring land uses;
- * Allows a check to see if the structure can safely and efficiently access roads and utilities as may be required or preferred, and provides for the coordination of these connections and installations;
- * Helps ensure that the structure is safe for the owners, future owners, and visitors, by the enforcement of minimum standards and appropriate materials.

The Building Permit process also serves the developer/builder by ensuring that the project is reasonably planned and coordinated before construction begins.

Q. When is a Building Permit Not Necessary?

A building permit is not necessary when you undertake non-structural work in one and two family homes only if the work is valued at less than \$1,500.00 and is not located within a heritage preservation area.

Some examples of work (one and two family dwellings only and valued at less than \$1,500.00) that may not require building permits are: Reroofing; Residing; Installation of Storm Doors/Windows; Painting/Wallpapering; Insulating; Installing Eavstrouthing and Downspouts.

Q. What Information is Required to Apply for a Building Permit?

New Houses or Larger Buildings

- complete drawings as noted in “A” to “D”.
- P.Eng or Architectural stamp required for new commercial buildings.

Alterations

- floor plans as noted in “B” and “D”.

Additions

- complete drawings as noted in “A” to “D”.

Accessory Buildings

- site plan only as noted in “A” and a materials list (specifications).

Repairs Only

- drawings not usually required but you should contact the Development Division Office for an interpretation.

Information Required on Drawings

“A” (Site Plan)

- Scale: 1:50, 1:100, 1:200 (refer to Information Sheet from Engineering Department).
- Size of site, adjoining properties and streets.
- Size and location of building including front, side and rear yard setbacks from all property lines, existing buildings, proposed buildings or additions including accessory buildings.
- Location of all easements (power, water/sewage, etc.).
- Fully dimensioned.
- Location of electrical service connection and meter if new construction.

“B” (Floor Plans - including existing and proposed)

- Scale: not less than 1/4"=1'0" (1:50).
- Fully dimensioned including all exterior and interior dimensions.
- All rooms and use of each room.
- Size of all windows and doors.
- Location of all plumbing fixtures.

“C” (Elevations)

- Scale: not less than 1/8"=1'0" (1:100)
- Full view of front, rear and both sides of existing building and including additions and dormer additions.
- Exterior finish materials.
- Sundeck additions require details of guards indicating height and construction.
- Full notes as may be required.

“D” (Structural Details)

- Scale: not less than 1/2"=1'0" (1:20).
- Cross sectional drawing including all dimensions and details.
- Wall section showing size & spacing of all framing members

Fee Schedule

- Value of Construction
\$1.00 - \$1,000.00 - \$7.50
\$1,000.00 + - \$7.25/\$1,000
(Example: \$6,000 = \$43.50, \$6,450 = \$50.75)

Other Departments and Jurisdictions

- Engineering - Water/Sewer Connections: 460-2038
- Plumbing Permits: 460-2077
- Building Inspection Division: 460-2029
- Planning & Development Division: 460-2075
- N.B. Power Electrical Entrance Installation: 458-3444
- Province of N.B. Electrical Permits: 453-2740
- Province of N.B. Well & Septic Approval: 453-2830
- Building Permits outside City Limits: 453-2956
- Fire Prevention Office: 460-2500
- C.M.H.C. 452-3050
- Provincial Fire Marshall: 457-6482

A Checklist to Help You

- ___ Complete application for permit
- ___ 3 copies of site plans
- ___ 2 complete copies of: floor plans
 elevations
 structural
- ___ Written Department of Health approval for:
well and/or septic system
- ___ Written Department of Environment approval for:
watercourse alteration permit (construction within 30 m of high water mark)
- ___ Written Fire Marshall's approval for:
occupancy > 50 persons, daycares
- ___ Permit Fee
- ___ Receipt for payment of water and sewer services
connection and/or curb cut
- ___ \$500.00 deposit (cash, cheque, certified cheque/money order/irrevocable letter of credit) returnable after receipt and approval
of Surveyor's Real Property Report and completion of final inspection
- ___ Plumber applied for permit

For further information please contact:

Development Services Department

Ground Floor, City Hall
P.O. Box 130
Fredericton, N.B.
E3B 4Y7

Phone: (506) 460-2029
Fax : (506) 460-2126
or visit our website
www.fredericton.ca

Other brochures are available detailing subdivisions, variances, and rezonings. As well, building codes and by-laws are available for your review.

**This pamphlet is for information purposes only. Building By-Law
R-1 and the NBCC 2005 should be referred to for all matters of official interpretation.**