

Building Permit & Inspection FAQ

More detailed information regarding the City's Building, Plumbing and Development Permit procedures is available at Fredericton.ca or contact us at buildinginspection@fredericton.ca or 506-460-2818.

When do I need a Building Permit?

A Building Permit is required for all Work on a building totaling \$5,000 or more (market value for materials and labor), or structural work regardless of total. Further details are provided in the City of Fredericton R-15 Building By-law. It is always best to review the by-law or contact the Building Inspection office to verify permit requirements.

Do I need a Building Permit to build a shed or detached garage?

Some small, secondary buildings that are accessory (complimentary use) to the main building require a Development Permit rather than a Building Permit. The parameters determining which permit is required (size, use, etc.) are currently under amendment so it is best to contact the Building Inspection office to see which permit is required.

What is the difference between a Building Permit and a Development Permit?

A Building Permit is subject to the requirements of the R-15 Building By-law and must comply with the National Building Code of Canada and other pertinent Legislation, including the City's Z-5 Zoning, R-2 Maintenance and Occupancy Standards, and S-16 Dangerous and Unsightly By-laws.

A Development Permit is subject to the same by-laws and regulations as a Building Permit, except it is not subject to the R-15 Building By-law or the National Building Code of Canada.

How much does a Building or Development Permit cost?

The Building Permit fee consists of a \$50 application fee plus \$8 per \$1000 of estimated construction value (market value of materials and labor). For example, the fees for a building permit to build a mid-sized shed with a market value of \$10,000 would be \$50+\$80= \$130. The construction value does not include cost of the building lot or landscaping which does not impact the building.

The Development Permit fee is tiered based on size:

- a. \$50 where the proposed building area is 20m² (215 ft²) or less

- b. \$150 where the proposed building area is greater than 20m²

What drawings do I need in order to apply for a Building or Demolition Permit?

Drawing requirements range from a simple hand-drawn site plan to full construction drawings depending on the construction project being applied for. Detailed drawing requirements are available at <https://www.fredericton.ca/en/city-hall/permits-payments/permits-licenses/checklists>

Can I use unstamped lumber in construction of new buildings, additions or renovations?

Work requiring a Building Permit must use stamped lumber and sheathing panels (ex. OSB) throughout. Work requiring a Development Permit can be done using unstamped lumber, subject to reasonable quality components being used. If in doubt of materials to be used it is best to contact the Building Inspection office.

Why do Building Permits require the use of stamped lumber?

Using stamped lumber and sheathing products ensures that the materials meet a minimum required level of quality which is necessary to provide durable, properly performing construction. The Province of New Brunswick has determined that small secondary buildings pose less of a risk, and therefore have exempted them from Building Permits and Building Code requirements.

The City requires Development Permits for these buildings to prevent the location and use of these buildings from negatively impacting neighboring properties.

What inspections are required?

The number of inspections depends on the project. A new house requires a minimum of 5 inspections: pre-backfill, framing, pre-drywall, pre-occupancy and final. A small renovation such as new siding may require only a final inspection if no issues are found. The building inspector may drop in for unscheduled supplementary inspections which do not need to be requested.

How do I request inspections?

The best way to request inspections is via email. The email address of the inspector is provided on the building permit. Alternatively, inspections can be requested via telephone.

Who do I contact regarding Building or Development Permits issued prior to January 1, 2023?

The City of Fredericton is responsible for all Building and Development Permits within the City limits regardless of issue date.

Who do I contact regarding Plumbing Permits and plumbing inspections?

Plumbing Permits are currently in transition, so it is best that the City of Fredericton Building Inspection Division be contacted for any questions, including inspection requests.