

BUILDING PERMIT REQUIREMENTS

As stated on the website, anyone who wants to construct, erect, alter, replace, relocate, or add to any structure and make any change or alteration to the use made of structures in the Region of Queens Municipality as outlined in the Nova Scotia Building Code Regulations must apply for a building permit.

All decks require a building permit.

**A BUILDING PERMIT
MUST BE APPROVED
AND ISSUED PRIOR TO
STARTING WORK
WHERE A PERMIT IS
REQUIRED.**



For exemptions, please refer to the Region of Queens website, or contact the Building Inspector.

BUILDING PERMIT APPLICATIONS MUST BE SUBMITTED WITH THE FOLLOWING INFORMATION BEFORE THE APPLICATION WILL BE REVIEWED:

1. Detailed plans showing the floor layout, both basement and any other floors if more than one storey in height. Details must show all window and door sizes and headers used, floor ceiling joists sizes and direction, size and location of beams must also be shown. Details showing the size of footings and foundation wall must also be shown. (Roof truss drawings will be reviewed during the framing inspection stage.)
2. Any decks and steps must be shown and must meet the requirements of the Nova Scotia Building Code.
3. Elevation views showing all four sides of the building and any decks complete with framing details and dimensions.
4. Approvals from the Nova Scotia Department of Environment for any On-Site Septic Disposal System.
5. Approvals from Nova Scotia Transportation and Infrastructure Renewal for driveway access.
6. Drawings and design specifications from a Qualified Nova Scotia Engineer for any engineered slabs on grade or any specialized construction methods being used. These will include a Schedule A-3 and a Schedule A-9 at the completion of the project.
7. An approved [Development Permit](#).

If additional information is required, please contact the Building Inspector at (902) 354-3453.

BUILDING PERMIT FEE STRUCTURE

Type of Construction	Fee
New Residential Construction including Additions	\$20.00 + \$0.10 per square foot of livable space, excluding unfinished basements
Commercial/Industrial	\$30.00 + \$0.10 per square foot
Residential/Commercial	\$15.00 + \$2.00 for every \$1,000 or part thereof of estimated value of work (locating/relocating)
All Other New Construction	\$0.08 per square foot of usable space
Temporary/Partial Building Permit *	\$4.00 for every \$1,000 or part thereof of the estimated value of work

** The fee for any Partial Building Permit shall be deducted from the fee calculated for the full Building Permit in relation to the same structure on condition that the full Building Permit application is complete with six (6) months of the issuance of the Partial Building Permit*

RELATED PERMITS FEE STRUCTURE

Type	Fee
Mobile/Mini Homes - locating/relocating	\$30.00
Mobile/Mini Homes - concrete foundation	\$50.00
Renovations/Repairs	\$15.00 + \$2.00 for every \$1,000 or part thereof of estimated value of work
Demolition Permits	\$20.00
Occupancy Permits	No Charge
Nova Scotia Power Service Installation	\$20.00
Change of Occupancy of an Existing Building	\$20.00

per the Region of Queens Municipality Building Code Act Bylaw