

### ***Building Inspection Requirements***

Building inspection requirements are in accordance with Section 2.1.1.11(1) of the Nova Scotia Building Code Regulations 2009. Required renovation inspections will vary based on the extent of your project.

***Footing Inspection*** - conducted when the perimeter footings and interior footings are placed and the forms have been removed.

***Note:*** A Surveyors Location Certificate required before proceeding to next stage for new dwellings, commercial buildings and farm buildings or when specified by the Development Officer or the Building Inspector.

***Foundation Inspection*** - conducted after foundation is installed and damproofed with drain tile in place, top and sides covered with a minimum of 6" of crushed stone or other approved course clean granular material.

***Subfloor Plumbing Inspection*** - conducted after installation of all sanitary drain, waste and vent piping, storm drainage piping and water service and water distribution piping prior to covering pipes.

***Subfloor Insulation & Foundation Insulation Inspection*** - conducted when subfloor insulation and foundation insulation installation is completed. Required vapour barrier or damproofing materials must be installed as well.

***General Framing Inspection*** - conducted when building framing is completed and all mechanical, ventilation, plumbing, electrical and chimney systems are roughed in. Truss specifications are required to be submitted to the inspector at this time.

***Insulation & Vapour Barrier Inspection*** - conducted when insulation and vapour barrier on building walls and ceiling are installed before they are covered.

***Prior to Occupancy Inspection*** - conducted prior to occupying the building, when plumbing, heating and electrical systems are completed and operating. All building code requirements related to fire and life safety such as, but not limited to smoke alarms, guards and handrails must be in compliance with the code. Documentation on heating, ventilation and other design systems may be required.

## **Frequently Asked Questions**

### ***How long will it take to get a permit?***

With a complete application, every effort is made to issue a building permit within 2 business days.

### ***How much will my permit cost?***

The permit fee for repairs, renovations and alterations to all existing residential buildings is based on the estimated value of construction. A base fee of \$20.00 will be applied to all applications and \$2.20 per \$1000 of estimated cost of construction.

Additions will be charged at the same rates as new construction. Single family dwelling additions will be 11¢ per square foot, with a base fee of \$20.00. Where accessory buildings will be charged at 4.4¢ per square foot, with a base fee of \$20.00.

### ***Does my permit expire?***

Yes, a building permit is valid for one (1) year from the date it is issued and is renewable, provided the permit meets all the requirements of the Land Use By-Law, Building Code and all exterior permits are still valid for example NSE/DTIR, at time of renewal. The fee to renew a permit is \$15.00 and permits can not be renewed more than 3 times

### ***What work requires a permit?***

- All structural repairs, alterations and additions
- All interior and exterior renovation with a value in excess of \$5000
- Additions (including decks, exterior stairs, sunrooms, wheelchair ramps)
- Any change to a plumbing system
- The demolition of existing structures
- Addition of a chimney/wood stove

### ***How do I request an inspection?***

An inspection can be requested by calling the inspector assigned to your project. Their contact information can be found on the issued permit you receive in the mail.

### ***Where do I go to make an application?***

Applications can be made at the Municipal office located at:  
87 Cornwallis St.  
Kentville, NS  
690-6152



Visit our website at [www.county.kings.ns.ca](http://www.county.kings.ns.ca)

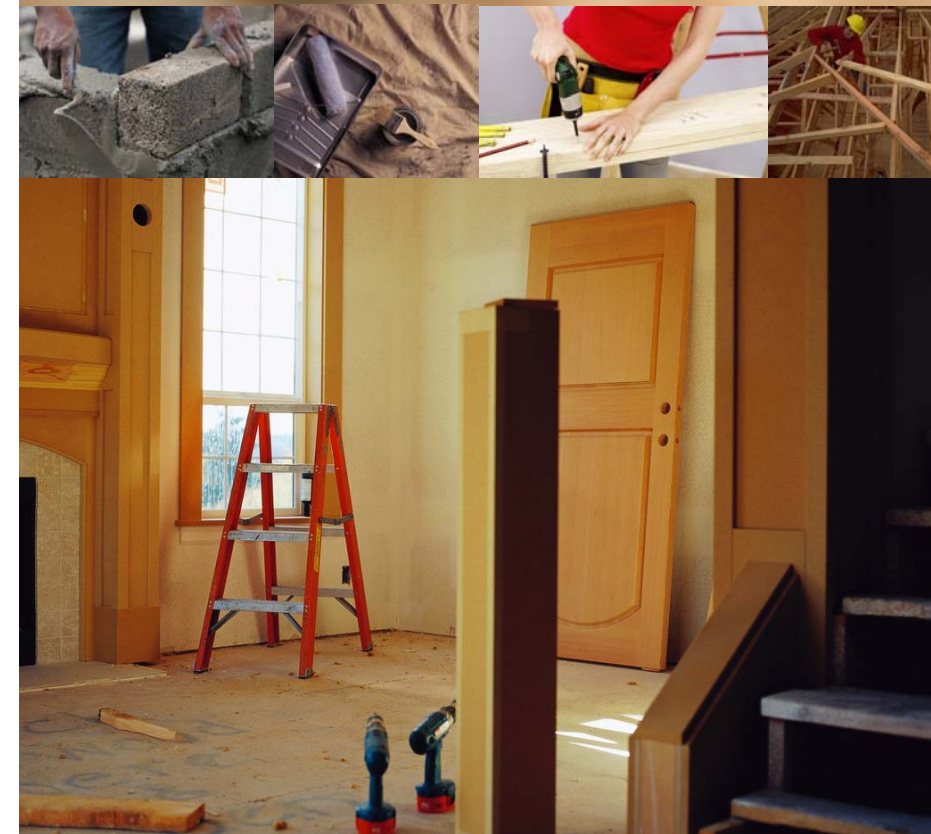
Please note that all diagrams and sketches are for example purposes only and may not represent building code requirements.



**MUNICIPALITY**  
*of the County of Kings*

# **Residential Renovations**

**Additions & Renovations**



All homes need to be built to meet minimum public health, fire and structural safety and property protection standards. Permits and inspections help to ensure that these standards are met so that your home will provide a safe and healthy environment.

### Application Requirements

All applications for permits shall be submitted with:

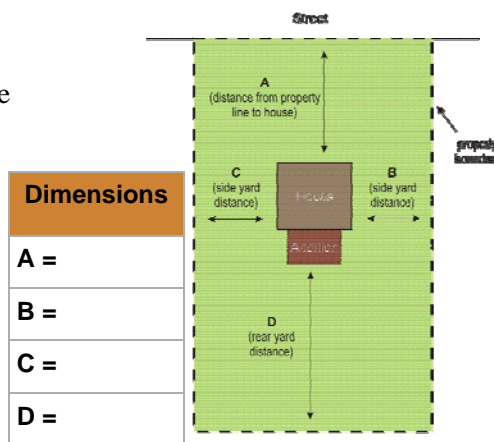
- A full set of “construction drawings” to scale. The drawings shall include:
  - Foundation plan complete with columns, beams and floor joists.
  - Floor plan showing a layout of rooms and fixtures.
  - Cross section showing footing through to trusses.
- Informal site plan indicating proposed location on the property (setbacks to conform to the requirements of the Land Use By-law)
- Nova Scotia Environment Approval for an on-site septic system or Environmental Services/Village Sewer for connection permission
- Department of Transportation/Municipal Approval to erect a structure and install a culvert (requires a deposit to those departments of \$300.00)
- Deed/ Land Registry Printout or Survey of Parcel

As of January 1, 2010 there are now energy and water conservation measures in the Nova Scotia Building Code Regulations. Please ensure you pick up our pamphlet or a copy of the changes at [www.county.kings.ns.ca](http://www.county.kings.ns.ca).

All applicable fees and deposits are required at time of application.

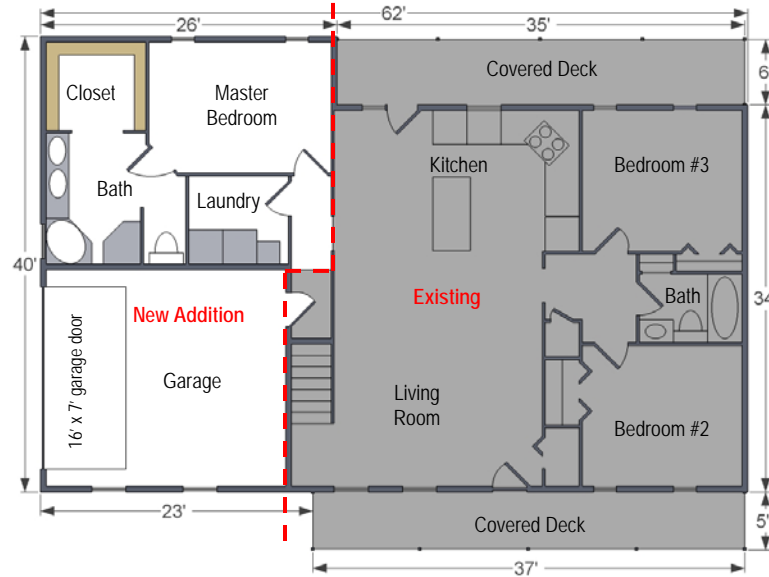
### Example Site Plan

Indicate: distances to the property lines from the house on the drawing, lot dimensions, location of driveway, watercourses (such as lakes, ponds, streams or brooks) and lot identification.

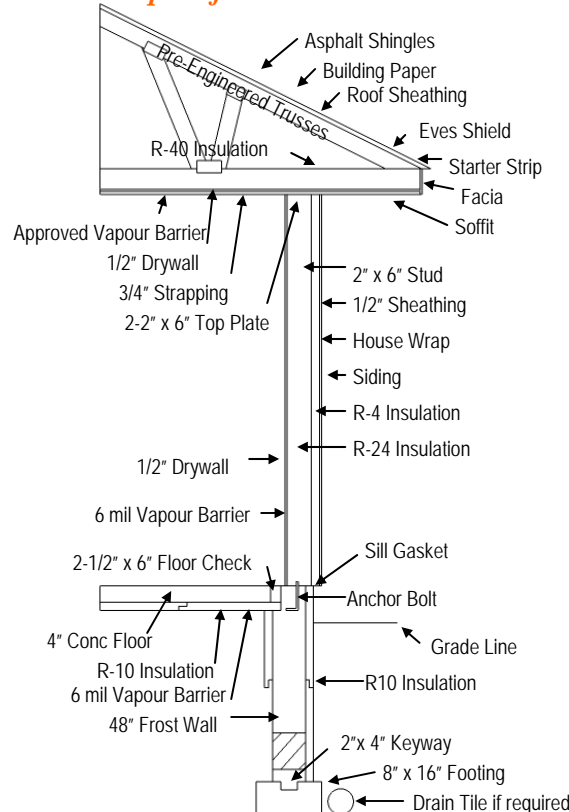


### Example of Detailed Floor Plans

A fully dimensioned floor plan with construction detailing information is required for each floor of your dwelling.



### Example of Cross Section



- Roof System:**
- asphalt shingles
  - felt paper
  - 1/2" sheathing
  - engineered roof trusses
  - R40 insulation
  - 1x4 strapping
  - 1/2" drywall
- Exterior Walls:**
- cladding
  - sheathing membrane
  - 1/2" sheathing
  - R24 insulation
  - 2x6 studs @ 16" o/c
  - approved vapour barrier
  - 1/2" drywall
- Interior Walls:**
- 1/2" drywall
  - 2x4 studs @ 16" o/c
  - 1/2" drywall

### Example Elevation Drawings

