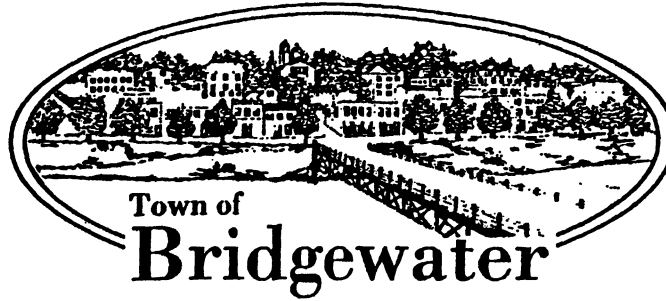


Matthew W. Jones, C.B.I.
BUILDING INSPECTOR
Telephone: (902)541-4371
Fax: (902)543-6876



Karen Dempsey
DEVELOPMENT OFFICER
Telephone: (902)541-4369
Fax: (902)543-6876

Town of
Bridgewater

GENERAL REQUIREMENTS FOR:
Development Permit Building Permit
Footing Permit Occupancy Permit
Demolition Permit

A Development Permit and Building Permit are required by any person or party intending to erect, construct, add to, alter, replace, or relocate any building or part of a building or structure; change or alter the use made of land, buildings or structures.

A Footing Permit is issued upon approval of data submitted for a Development Permit and Building Permit.

An Occupancy Permit is required both for the occupancy of a new building or part thereof, and for any change in the occupancy of an existing building or part thereof, in accordance with the Building Permit

A Demolition Permit is required for the demolition of any building or part thereof.

1. Every application for a Development Permit shall be signed by the owner of the lot or, with the written authorization of the owner, the agent of the owner of the lot, and shall be accompanied by a plan drawn to an appropriate scale and showing:
 - (a) the true shape and dimension of the lot to be used or upon which it is proposed to construct or locate any building or structure; and
 - (b) the proposed location, height and dimensions of any building or structure in respect of which the permit is applied for and the information shall include measurements of the lot frontage, front, side and rear yards; and
 - (c) the location of every building or structure already constructed, or partly constructed, on such lot and the location of every building or structure existing upon abutting lots; and
 - (d) the proposed location and dimensions of parking areas, parking spaces, loading spaces, driveways, curbs, landscaping and fencing; and
 - (d) other such information as may be necessary to determine whether or not the proposed development conforms with the requirements of this By-law.
2. Every application for a Building Permit shall be accompanied by plans, in duplicate, drawn to an appropriate scale and showing, but not limited to Item 1. above and Item 2 as follows:
 - (a) exterior views of building with dimensions for doors, windows, steps, decks, etc.
 - (b) floor plans completely dimensioned to show room sizes and uses;

e.mail: building.official@town.
bridgewater.ns.ca

60 Pleasant Street
Bridgewater, NS
B4V 3X9

e.mail: develop@town.
bridgewater.ns.ca

- (c) section views showing clearly the method and material of construction of the foundation, floor, interior and exterior walls, roof, stairs, etc.;
 - (d) plumbing drawings showing fixtures, clean-outs, backwater valves, piping sizes and materials, ventilation, etc.;
 - (e) electrical layout and mechanical layout; and
 - (f) plans and specifications shall bear the professional seal of N.S. registered designers (Arch and/or P.Eng.) as required.
3. The application shall include Building Permit fee, (.21% of value of construction) and water, sanitary and storm sewer connection charges, if applicable.
 4. At least one copy of the construction drawings upon which the Building Permit was issued shall be available to the Building Inspector on the site until an Occupancy Permit has been issued.
 5. All proposed changes to an approved application shall be approved by the Building Inspector before being made.
 6. All work shall comply with the By-laws of the Town of Bridgewater, including, but not limited to, the Nova Scotia Building Code and Regulations as amended from time to time, the Heritage Property Act By-law, Municipal Government Act, Land Use By-law, Subdivision By-law or Development Agreements, and all permits issued by the Development Officer.
 7. Upon approval of the data submitted for a Building Permit, a Footing Permit will be issued permitting the excavation. Upon approval of excavation by the Building Inspector and/or qualified engineer, footings may be placed. A Certificate of Location of the actual footings, their elevation in relation to the elevation of the proposed average finish grade at centreline of adjacent streets, shall be provided before a Building Permit will be considered.
 8. The list of inspections shall be as follows:
 - 1) excavation
 - 2) service connections (laterals)
 - 3) drainage
 - 4) footing
 - 5) foundation
 - 6) framing
 - 7) building services (electrical, mechanical, plumbing)
 - 8) fire protection
 - 9) insulation and vapour barrier
 - 10) final inspection
 9. No part of the building may be occupied without an Occupancy Permit.
 10. Every application for a Demolition Permit shall include a Building Permit fee and be accompanied with plans and specifications as required and in conformance with, but not limited to, the Nova Scotia Building Code Part 8 "Safety Measures at Construction and Demolition Sites".
 11. An application for which a permit is not issued within six months is considered abandoned.
 12. Permits, unless otherwise stated, are valid for one year and are renewable.

Failure to comply with the required information could produce delays in obtaining necessary approvals.