

Information About New Brunswick's 2002 Provincial Building Regulation



INTRODUCTION

New Brunswick's current *Provincial Building Regulation* was established in 1981, and has been amended from time-to-time since that date to reflect changes in the National Building Code along with various provincial standards. This Regulation identifies a series of requirements that apply to building activities, including lot sizes, occupancy, sewage disposal, and parking standards.

The *2002 Provincial Building Regulation* is a companion piece of legislation to the 1981 Regulation. In overall terms, the *2002 Provincial Building Regulation* extends the requirement for a development and building permit to all unincorporated areas of the Province, sets the permit fee structure, and makes building inspections mandatory. The primary purpose of this Regulation is to ensure that structures are built to standards that protect the safety of the people who use them.



CREATING CONSISTENCY ACROSS THE PROVINCE

The *2002 Provincial Building Regulation* applies to everyone who is building in an unincorporated area. This requirement means that no matter where you build, a permit is required, and all structures (other than small buildings: please see below) will be inspected to ensure that they meet the National Building Code. Those building in unincorporated areas will also see a change in the fees for obtaining a development and building permit. These rates better reflect the cost of providing inspection services.

In Municipalities

It should be pointed out that each municipality has the authority to adopt its own building by-laws. Accordingly, the *2002 Provincial Building Regulation* does not apply in municipalities. Anyone undertaking building activities in these areas should contact their municipal office to determine the building requirements that may be in place.



In Unincorporated Areas

As noted above, the *2002 Provincial Building Regulation* applies to all unincorporated areas. When you or your contractor plans a construction, a development and building permit must be obtained. The fee for this permit is \$25.00 plus \$2.50 per \$1,000 of estimated construction costs. Once you begin to construct, you are required to notify the building inspector at various stages of the project so that building inspection can take place. Inspections are not required for accessory buildings such as sheds and garages or for structures that are designed for overnight accommodation and are less than 56.08 square meters. Where an inspection is not required the cost of the permit is a flat rate of \$25.00.

GETTING A PERMIT

If you intend to build, you will need to go to the District Planning Commission office serving your area to apply for a permit. The Planning Commission will help you fill in the application form and inform you of the other permits that may be necessary for your particular type of construction. Once all of the required permits are obtained and the Planning Commission is satisfied that you have met the require-

ments for that structure, a development and building permit will be issued. A development and building permit will only be issued if the structure conforms to the building code, unless it is exempted from the requirements. This permit must be displayed on the property where the construction is to take place.



HAVING AN INSPECTION

The Planning Commission will also inform you of the stages of construction at which you must ask for a building inspection. In order to allow time for the Planning Commission to prepare for an inspection, and to ensure that your construction project is not unnecessarily delayed, you will be required to contact the Planning Commission in advance of each of these stages of your project. The Building Inspector or Development Officer will review various aspects

of your construction to make sure that it complies with the National Building Code, and advise of you of anything that may need to be modified in order to comply.

FOR MORE INFORMATION

If you have any questions about New Brunswick's Provincial Building Regulations, please contact:

The Sustainable Planning Branch,
New Brunswick Department of the
Environment and Local Government
P.O. Box 6000, Fredericton, NB, E3B 5H1

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If you live in an unincorporated area and need more information or wish to obtain a development and building permit, please contact the District Planning Commission serving your area:

