

Building Permits are required for all aspects of construction with the exception of painting, landscaping, asphaltting and concrete walks.

Application for a Building Permit can be made at:

Town Hall
Engineering Department
100 Elizabeth Drive
Gander, NL A1V 1G7

Phone: 709-651-5915

Office Hours
8:30 am to 4:30 pm

Building Permit Fee:

\$5.00 for each \$1000.00 of construction value with a minimum charge of \$10.00. Fee to be paid upon receipt of application.

Sufficient time should be allotted for processing of the Building Permit application and review of submitted drawings, normally 3-4 weeks.

GENERAL INFORMATION

- 1) The builder shall provide a copy of the survey of the property.
- 2) Builders must present two complete sets of plans. Upon review, one set will be stamped and returned to the owner. Information to be provided on plans:
 - a) Plans should be drawn to scale.
 - b) White print copies only (photo copies not accepted).
 - c) Shall be of quality workmanship.
 - d) To be submitted on standard size sheets.
 - e) Shall include – site plan, elevations, foundation plan, floor plans, mechanical, electrical, sections and details, etc.

- f) All plans shall bear the stamp of a Registered Provincial Engineer of the province of Newfoundland and Labrador.
- g) All plans shall be completed in accordance with the current **National Building Code of Canada** and all applicable Provincial codes and Municipal regulations.
- h) At no time shall changes be made to an approved drawing without first having received the approval of the Engineering Department of the Town of Gander.

3) Sideyards

As per the current edition of the Gander Development Regulations.

4) Easements

Builders should check their lot survey to determine if there are any utility easements on the lot.

It is very important that the building not be located on an easement. If the building is located incorrectly, it may be necessary to relocate the building at the expense of the builder/owner.

In the event an easement is located on a property, the Town will, where possible, establish the sideyard, where the easement is located, as being 0.3 metres (1.0 foot) larger.

5) Drainage of Excavation

Laterals (storm and sanitary) must be capped at all times. Great care must be taken to ensure that silt, sawdust, concrete, etc., must not be allowed to enter the sewer system through building laterals during construction. This can result in blockages in the system and much expense and inconvenience both to the builder and building owners who experience flooding. Costs will be charged to the builder/owner where responsibility can be proven.

Water from excavations must not be pumped out into the street. It should be pumped onto the ground at a point where it is sloping away from the excavation or directly to a catch basin or other Town approved area.

6) Stripping of Lots

All stumps, rocks, and other stripping material removed from the site shall be disposed of at a dump site approved by the Town. Great care should be taken during stripping and basement excavation that materials are not pushed onto the street, where they can contaminate granular materials used in the street construction. If this occurs the builder is responsible for street cleaning or reparation.

7) Occupancy Permit

Please note that an Occupancy Permit is required for the occupancy of any building or part thereof. This permit is required **prior** to occupancy.

OTHER APPROVALS

Government Service Centre

The Government Service Centre situated in the Fraser Mall, 230 Airport Boulevard, is responsible for the handling and processing of all Provincial Government permits, licences and approvals.

The Centre controls approvals for Fire & Life Safety, Building Accessibility, Health, Environment and Lands, Highways, Development & Tourism, etc.

The Department should be contacted a minimum of two to three weeks prior to expected commencement of construction.

UNDER NO CIRCUMSTANCES WILL A PERMIT BE ISSUED OR CONSTRUCTION BE PERMITTED TO COMMENCE UNTIL ALL APPROVALS HAVE BEEN RECEIVED FROM APPLICABLE AGENCIES.

IF CONSTRUCTION DOES START WITHOUT SUCH APPROVALS, A STOP WORK ORDER WILL BE ISSUED.

FURTHER INFORMATION

Fire Safety Information: 709-256-8887

National Building Code can be obtained from:
Newfoundland & Labrador Association of
Fire Chiefs & Firefighters
PO Box 572
Gander, NL A1V 2E1

Other Permits may be required from:

Government Service Centre
PO Box 2222
Fraser Mall, 230 Airport Boulevard
Gander, NL A1V 2N9
Phone: 709-256-1420

Building Permit Process Guide – Mandatory Inspections is available at the Engineering Department in the Town Hall.

These pamphlets shall not be used as an official interpretation of the various codes and regulations currently in effect. **THIS IS A GUIDE ONLY!** Users are advised to contact the Building Inspection Division for assistance as the Town of Gander accepts no responsibility for persons relying solely on this information.



TOWN OF GANDER

Commercial

BUILDING PERMIT

REGULATIONS

New Buildings
Major Renovations
Extensions

Revised:
June 4th, 2002
March 19th, 2009
February 7th, 2013



TOWN OF GANDER

www.gandercanada.com