

Building Permits are required for all aspects of construction with the exception of painting, landscaping, asphaltting, concrete walks and minor cosmetic repairs not exceeding \$5,000.00.

Application for a Building Permit can be made at:
Town Hall
Engineering Department
100 Elizabeth Drive
Gander, NF A1V 1G7
Phone: (709) 651-5915

Office Hours: 8:30 a.m. to 4:30 p.m.

Building Permit fee:

- **Minor Construction (under \$20,000 value)** \$1.00 for each \$1000.00 construction value with a minimum charge of \$10.00.
- **Major Construction (over \$20,000 value)** \$2.00 for each \$1000.00 construction value. Fee to be paid upon receipt of application.

Sufficient time should be allotted for processing of Building Permit application and review of submitted drawings, normally 2-3 days.

GENERAL INFORMATION

- 1) The builder should 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.
- c) Shall be of quality workmanship.
- d) To be submitted on standard size sheets.
- e) Shall include – elevations, foundation plan, floor plan, wall section and details (stairs, roof or truss, etc.)
- f) At no time shall changes be made to an approved drawing without first having received approval of the Engineering Department of the Town of Gander.
- g) All construction shall be completed in accordance with the current **National Building Code of Canada.**

3) **Plot Plan**

The Town will provide for the home owner/builder, a plot plan which includes the following information:

- a) Location of house on the lot.
- b) Lot grades.
- c) Drainage direction of water over the entire lot.
- d) Driveway location.
- e) Utility easements.

The Town of Gander will no longer be performing Footing Location Inspections. Footings shall be located by a surveyor, and a house placement verification (see enclosed form) completed and forwarded to the Town of Gander prior to any further construction taking place. The Town of Gander shall be provided with a Location Certificate for the property prior to the erection of the first floor exterior walls.

4) **Sideyards**

The Town requires a minor sideyard of 1.50 meters, a major sideyard of 3.00 meters (a minimum distance of 4.50 meters must be maintained between houses at all times) and an average rearyard of 12.0 meters, the driveway being located in the major sideyard. Careful consideration should be given to this when choosing a lot for a new home.

Houses located on corner lots shall be located a minimum distance of 8.00 meters from the lot line on the secondary street. Driveways on corner lots will not be permitted on the two sides near the intersection.

5) **Lumber Requirements**

All materials shall be identified by a grade stamp.

6) **Ventilation Requirements**

Due to new construction standards and higher levels of air tightness in homes, it is now required by the National Building Code of Canada that all dwelling units be equipped with a mechanical ventilation system capable of providing adequate air changes to each room, as per the current NBCC. **A Heat Recovery Ventilator Unit serving a residential property shall NOT be installed/mounted within an attached garage of that residence. A copy of the certificate of compliance shall be forwarded to the Town of Gander prior to final approval of occupancy being granted.**

7) **Plumbing Protection**

Sanitary sewer pipe shall be SDR-35 and GREEN in colour and the storm sewer pipe shall be SDR-28 and WHITE in colour.

A pressure reducing valve shall be installed on the water service if water pressure in your area exceeds 550 KPA (80 PSI). Please check with the Engineering Office for further information.

Backflow Prevention Devices shall be installed as per the current edition of the **National Plumbing Code of Canada.**

8) **Concrete**

Concrete mix for foundations shall achieve a minimum strength of 15 MPA (2200 PSI) after 28 days. If concrete mix is not supplied by an accredited batch plant, the owner must supply the Town, through an independent Engineer, certification of strength and integrity of concrete mix.

9) **Grading**

The Town sets the finished grade of the land, as per the grading plan of the subdivision.

Every home builder should visit the building site to determine the site characteristics prior to the completion of a grading plan.

The building site should be graded precisely as is outlined on the overall grading plan and so that water will not accumulate at or near the building, or flow on to other properties.

Adequate surface water drainage shall be provided over the entire building site.

Driveways, walks, terraces, retaining walls or other const. shall not be constructed to interfere with the flow of surface drainage.

10) **Easements**

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

It is very important that the house not be located on an easement. Mortgage companies require a location certificate, after the foundation is poured, to establish that the house is located correctly on the lot and that it does not encroach on any easements. If the house is located incorrectly, it may be necessary to move the house 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 foot) larger.

11) 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 house laterals during construction. This can result in blockages in the system and much expense and inconvenience both to the builder and home 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 onto 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.

12) 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.

13) Occupancy Permit

An Occupancy Permit is required for the occupancy of any building or part thereof. This permit is required prior to occupancy.

IMPORTANT: From the date of purchase of the lot, the applicant has one (1) year to commence construction of the project. From the date of issuance of a building permit, the applicant has one (1) year to establish substantial completion of the project.

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.



TOWN OF GANDER

Residential

BUILDING PERMIT

REGULATIONS

New Buildings
Major Renovations
Extensions

Revised:
August 10th, 2006
March 19th, 2009
May 19, 2011
January 17, 2013



TOWN OF GANDER

www.gandercanada.com