

Advantages of Building Permits for Homes

Municipal by-laws and provincial legislation require building permits for most new construction, renovations, and demolition projects in the province of New Brunswick. A building permit is your local authority's formal permission for you to start your construction project. The plans review, building permit, and inspection process protects each homeowner's interests, as well as those of the community. It also helps to **ensure that all construction is safe, legal, and sound.**

In order to be aware of one's responsibilities, **always** contact your local municipality or district planning commission **well in advance of any construction on any property for applicable rules.**

There are several **significant advantages** of **building permits** and other construction related permits such as electrical, plumbing, and natural gas permits **before** starting construction:

- It will ensure that construction in your community complies with the zoning by-law, including proper land use and appropriate set backs from the property lines
- It will ensure that your drawings, plans, and specifications will be reviewed by qualified professionals to ensure required codes and local by-laws are being followed
- It will ensure compliance with all required codes and local by-laws as qualified inspectors will be on-site at appropriate stages of construction
- It will **improve safety** for you, your family, visitors to your home, and future owners of your home
- **Money can be saved** as you obtain the services and advice of qualified professionals will ensure that your building is constructed properly **the first time**
- Your home's **dollar value can increase** and **liabilities can be decreased** when you show prospective buyers that all required permits and inspections are completed
- **It is the law!** Most jurisdictions have significant penalties for not obtaining permits or for starting construction without permits. Working without a permit may cause you to lose your investment

When hiring a contractor, ask to see all required permits prior to starting any work. Permits must be posted on the construction site. Building permits help assure you that your home will be properly inspected.

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