

NEW BRUNSWICK CONSTRUCTION NETWORK

Permits & Building Codes

Questions about New Brunswick building permits,
National Building Code 2020 (NB adoption)
requirements, Technical Inspection Services, and
municipal/RSC inspections

19 Expert Answers from Construction Brain

newbrunswickconstructionnetwork.com/construction-brain

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Q1

How much do contractors charge for hvac permit in New Brunswick?

HVAC contractors in New Brunswick don't charge for permits themselves — they obtain required permits and pass the costs through to you as part of their service.

The actual permit fees vary depending on what type of HVAC work you're having done. For most residential HVAC installations, you'll need permits from two different authorities, and your contractor handles both:

NB Power electrical wiring permits are required when installing new HVAC equipment that involves electrical connections (heat pumps, electric furnaces, central air). Your HVAC contractor's licensed electrician obtains this permit by calling 1-800-615-0522. The permit fee is typically \$50-\$150 depending on the electrical load, and contractors usually add a \$25-\$75 service charge for handling the paperwork.

Building permits from your municipality or Regional Service Commission (RSC) are needed for major installations like new ductwork, furnace replacements, or structural modifications for equipment. In Moncton, expect \$100-\$200 for residential HVAC permits. Fredericton charges similar rates. Rural areas served by RSCs often have lower fees — around \$75-\$150. Your contractor typically adds \$50-\$100 for permit application services.

Gas installations require additional permits from NB Technical Inspection Services (TIS) if you're connecting to propane or natural gas. Licensed gas fitters handle this permit process, with fees around \$75-\$125 plus the contractor's administrative charge.

Most reputable HVAC contractors in New Brunswick will quote you a total project price that includes all permit fees and their administrative costs for obtaining them. When getting quotes, ask specifically: "Are all permits and fees included in this price?" This prevents surprise charges later.

What affects the total permit cost includes the complexity of your installation, whether electrical upgrades are needed, and your location. A simple heat pump replacement might involve \$100-\$200 in total permit costs, while a full HVAC system with new ductwork could run \$300-\$500 in permits and fees.

Always verify your contractor is properly licensed through TIS (1-888-659-3222) and has current WorkSafeNB coverage before starting work. Licensed contractors know which permits are required and handle the process correctly, protecting you from code violations and insurance issues.

Q2

How much do contractors charge for building permit deck in New Brunswick?

Contractors typically don't charge separately for building permits on deck projects in New Brunswick — the permit cost is usually included in their overall project quote, though some may itemize it as a separate line item.

The **actual permit fees** vary significantly depending on your location. In major cities like Moncton, Saint John, or Fredericton, deck permits typically range from \$75-\$200 depending on the deck size and complexity. Rural areas served by Regional Service Commissions often have lower fees, sometimes \$50-\$150. The permit cost itself represents a small fraction of your total deck project budget.

What affects contractor pricing for handling permits is the complexity of the application. A simple attached deck with standard dimensions might add \$100-\$300 to your project cost for the contractor's time to prepare drawings and submit paperwork. More complex decks requiring engineered drawings (elevated decks over 24 inches, large spans, or unusual configurations) can add \$500-\$800 to account for additional design work and multiple permit office visits.

Most **reputable deck contractors include permit handling** as part of their service because they understand local requirements and have established relationships with building inspectors. They know exactly what documentation is needed and can navigate the process efficiently. Trying to handle permits yourself often leads to delays when applications are rejected for missing information or incorrect drawings.

Deck construction costs in New Brunswick typically range from \$25-\$45 per square foot for pressure-treated lumber construction, \$35-\$60 per square foot for composite decking, and \$45-\$75+ per square foot for premium materials like cedar or exotic hardwoods. A typical 12x16 foot deck runs \$4,800-\$11,500 installed, with the permit representing less than 5% of the total cost.

Under the **National Building Code 2020** (effective May 1, 2025 for new applications in NB), decks over 24 inches high require building permits from either your municipality or Regional Service Commission. The deck must have proper footings below the 4+ foot frost line, appropriate joist spacing, and code-compliant railings and stairs.

Get quotes from multiple contractors and ask specifically how they handle permits — whether it's included in their base price or charged separately. Most established deck builders prefer to handle permits themselves to ensure the project stays on schedule and meets all local requirements.

Q3

What ceiling height do I need to finish my basement to code in New Brunswick?

Minimum ceiling height for a finished basement in New Brunswick is 1.95 meters (6 feet 5 inches) under the National Building Code of Canada 2020 edition, which New Brunswick adopts. This applies to all habitable rooms

including bedrooms, living areas, and kitchens.

Bathrooms and utility rooms can have slightly lower ceilings at 1.83m (6 feet), but most homeowners stick with the 1.95m standard throughout for consistency. If you're planning a secondary suite in your basement, the same 1.95m minimum applies to all living spaces within the suite.

Measuring your existing ceiling height is crucial before starting any basement finishing project. Many New Brunswick homes built in the 1970s-1990s have basement ceiling heights right at or just below the minimum once you account for a finished ceiling. Remember to measure from the concrete floor to the bottom of the floor joists above, then subtract space for:

- Insulation between joists (if needed): 2-4 inches
- Drywall ceiling: $\frac{3}{4}$ inch
- Any ductwork, plumbing, or electrical that needs to be boxed in

Ductwork and beam considerations are common challenges in New Brunswick basements. If you have a main beam running through the middle of your basement or large HVAC ducts, you may need to create bulkheads or soffits around them. These can drop below the 1.95m minimum in specific areas, but the general living space must meet the height requirement.

Building permit requirements vary depending on your location. If you're in Moncton, Saint John, Fredericton, or another municipality, contact their building department directly. For rural areas, your Regional Service Commission handles permits. The permit will require detailed drawings showing ceiling heights and how you'll meet egress requirements for any bedrooms.

Start by measuring your current ceiling height carefully and identifying any obstructions. If you're borderline on meeting the 1.95m requirement, consult with a contractor about options like lowering the floor slightly or working around mechanical systems before applying for your permit.

Find a Basement Renovations Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

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- Lawrence Landscaping ?
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What are the setback requirements for a detached garage in Fredericton?

Detached garage setbacks in Fredericton are governed by the city's zoning bylaw, with requirements varying by residential zone. Most residential zones require a minimum 1.5-meter (5-foot) setback from side and rear property lines, though this can vary depending on your specific zoning designation.

For **front yard setbacks**, detached garages typically must be set back at least as far as the principal dwelling, or in some zones, a minimum of 6 meters from the front property line. The garage cannot be built in the required front yard setback area in most residential zones.

Height restrictions also apply — detached garages are generally limited to 4.5 meters (approximately 15 feet) in height in residential zones, though some areas may allow up to 6 meters for structures with pitched roofs. The maximum floor area is typically capped at 70 square meters (750 square feet) without requiring additional approvals.

Special considerations include ensuring the garage doesn't obstruct sight lines at corner lots, maintaining adequate drainage away from neighboring properties, and confirming that utility easements don't conflict with your planned location. Some heritage districts or specific neighborhoods may have additional design requirements.

Since Fredericton's zoning bylaw has specific provisions for different residential zones (R1, R2, R3, etc.), and setback requirements can vary between these designations, you'll need to verify your property's exact zoning. The city also requires a **building permit** for detached garages — contact Fredericton's Development Services at (506) 460-2020 or visit fredericton.ca to confirm the specific setbacks for your zone and obtain the necessary permits.

Before finalizing your garage location, consider practical factors like snow removal access, drainage patterns during spring thaw, and positioning for convenient vehicle access during New Brunswick's long winter months.

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Are there separate permit requirements for the Anglophone and Francophone school districts?

No, school district language designation doesn't affect building permit requirements — permits are issued based on geographic location (municipality or Regional Service Commission), not school district boundaries.

Building permits in New Brunswick are handled by either your local municipality or Regional Service Commission (RSC) for rural areas, regardless of whether you're in an Anglophone or Francophone school district. The **National Building Code of Canada 2020** (effective May 1, 2025 for new applications) applies province-wide with the same standards everywhere.

However, New Brunswick's official bilingual status means all permit services are available in both languages. If you're in a predominantly French-speaking area like Edmundston, the Acadian Peninsula, or northern Bathurst County, you can conduct all permit business in French. Staff at municipal offices and RSCs in these areas are bilingual, and all forms and documentation are available in both official languages.

For example, if you're building in **Edmundston** (Francophone school district), you'd get your building permit from the City of Edmundston in either English or French. If you're in rural **Madawaska County** (also Francophone district), you'd work with RSC 1 — Northwest, again in your preferred language. The same NBC 2020 requirements apply in both cases.

Trade licensing and inspections work the same way — NB Department of Justice and Public Safety's Technical Inspection Services (TIS) provides electrical, plumbing, and gas licensing and inspections province-wide in both languages. Call 1-888-659-3222 and specify your language preference.

The only time school district boundaries might indirectly matter is if you're planning a **home-based daycare or educational facility** — those may trigger additional zoning considerations or fire code requirements depending on your municipality's bylaws. But standard residential building permits follow the same process whether you're in District scolaire francophone Sud or Anglophone East School District.

Your next step: Contact your municipality or RSC directly for permit requirements. They'll serve you in your preferred official language regardless of the local school district designation.

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- Master Chimney Sweep Ltd ?

- Arctic Fox Construction Inc. ?
- Leger Steel Roofing ?

Browse all contractors ?

Q6

What permits do I need to convert my attic into a bedroom in Fredericton?

Converting an attic to a bedroom in Fredericton requires a building permit from the City of Fredericton Development Services department, plus electrical and potentially plumbing permits depending on your scope of work.

The City of Fredericton handles all building permits within city limits — contact Development Services at (506) 460-2020 or visit fredericton.ca for applications. Your conversion must comply with the National Building Code of Canada 2020 edition (effective May 1, 2025 for new applications in NB), which sets specific requirements for bedroom conversions.

Key code requirements include minimum ceiling height of 2.3 meters (7'6") over at least 50% of the floor area, with no point below 1.4 meters (4'7"). You'll need a proper egress window — minimum 0.35 square meters (3.8 sq ft) opening with maximum sill height of 1.5 meters from the floor. The stairs must meet code for rise, run, and handrail requirements, which often means rebuilding pull-down stairs with a permanent staircase.

Fire safety is critical — interconnected smoke alarms throughout the home (hardwired with battery backup), carbon monoxide alarms if you have fuel-burning appliances, and proper fire separation between floors. The attic bedroom needs adequate insulation and vapor barrier, plus ventilation to prevent moisture issues common in Fredericton's climate.

For electrical work, you'll need a wiring permit from NB Power (1-800-615-0522) if adding more than 10 outlets or 5 kW of load. All electrical work must be done by a licensed electrician, followed by inspection from NB Technical Inspection Services (TIS) at 1-888-659-3222. If adding a bathroom, plumbing work requires a TIS permit and licensed plumber.

Structural considerations are significant in older Fredericton homes, especially those built before 1970. Many attics weren't designed for living loads — floor joists may need reinforcement, and you might need an engineer's assessment. Expect permit fees around \$800-\$2,500 depending on project scope, with the full conversion typically costing \$25,000-\$60,000 including proper stairs, insulation, electrical, and finishing.

Start by scheduling a pre-application meeting with city planning staff to review your specific home's feasibility before investing in detailed drawings.

Find a General Contractors Contractor

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- [Thirty Four Renovations ?](#)
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How long after a renovation is done before I get the final inspection in New Brunswick?

Final inspections in New Brunswick typically happen within 1-3 business days of your contractor's request, but the timeline depends on which authority is handling your inspection and their current workload.

For **electrical work**, your licensed electrical contractor contacts NB Power first to arrange a rough-in inspection (if needed), then calls **Technical Inspection Services (TIS) at 1-888-659-3222** for the final electrical inspection once wiring is complete. TIS aims for same-day or next-day scheduling in urban areas like Moncton, Saint John, and Fredericton, but rural areas may see 2-3 day waits, especially during busy construction seasons.

Building permit final inspections are scheduled through your local building authority — either your municipality (like City of Moncton at 856-4375 or City of Fredericton at 460-2020) or your Regional Service Commission for rural areas. Most municipal building departments can schedule within 1-2 business days, while RSCs serving rural areas might need 2-4 days depending on travel distances and inspector availability.

Plumbing and gas installations also require TIS final inspections before use. Your licensed plumber or gas fitter handles scheduling these through the same TIS number. Gas work inspections are prioritized for safety reasons and often happen within 24 hours.

What affects timing? Spring and summer construction seasons create longer waits. Northern New Brunswick locations may need extra time due to inspector travel. Weather can delay inspections requiring exterior access. Some municipalities offer expedited inspections for an additional fee if you need faster turnaround.

Critical timing note: Never occupy, use, or energize systems before final inspection approval. Using electrical, plumbing, or gas systems before TIS sign-off violates provincial regulations and can create insurance issues. Your contractor should coordinate all inspection scheduling and will receive the approval certificates you need for your records.

If your contractor seems unclear about inspection requirements, that's a red flag — licensed professionals know these processes inside and out.

Find a General Contractors Contractor

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- [Macca Roofing Inc. ?](#)
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Q8

Do I need a permit to install a wood stove in my house in Miramichi?

Yes, you absolutely need permits to install a wood stove in Miramichi — both a building permit from the city and inspections from the province.

For your **building permit**, contact the City of Miramichi's Planning & Building department directly. Wood stove installations require compliance with the National Building Code of Canada 2020 (which New Brunswick adopted, effective May 1, 2025 for new applications). The code has strict requirements for clearances to combustible materials, chimney specifications, and floor protection.

Provincial inspections are mandatory through NB's Technical Inspection Services (TIS). Call **1-888-659-3222** to arrange your solid fuel burning appliance inspection. TIS inspectors will verify that your installation meets safety standards for chimney connections, clearances, and venting. This inspection must happen before you can legally operate the stove.

The installation itself must be done by someone qualified to work with solid fuel systems. While homeowners can technically install their own wood stove (unlike electrical or gas work which requires licensed trades), most insurance companies and municipalities strongly recommend professional installation due to fire safety risks. A certified WETT (Wood Energy Technology Transfer) technician is your best bet — they understand both the technical requirements and local code compliance.

Key code requirements you'll need to meet include: minimum 18 inches clearance from combustible walls (unless using approved heat shields), non-combustible floor protection extending 18 inches in front and 8 inches on sides, proper chimney height (typically 3 feet above roof penetration and 2 feet higher than anything within 10 feet), and approved chimney materials rated for solid fuel.

Costs to expect: Building permit fees vary but typically run \$200-\$500 in Miramichi. Professional installation ranges from \$2,500-\$5,000 depending on chimney work needed. If you're adding a new chimney rather than connecting to an existing one, costs jump significantly — often \$8,000-\$15,000 total.

Start by calling Miramichi's building department to confirm their specific permit requirements and fee schedule, then contact TIS to understand the inspection process timeline.

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- Leger Steel Roofing ?
- East Coast Air HVAC Inc ?
- Atlantic Business College ?

Browse all contractors ?

Q9

How long does the building permit process take in the city of Fredericton?

Building permit processing in Fredericton typically takes 3-6 weeks for most residential projects, though complex renovations or new construction can extend to 8-10 weeks depending on the scope and completeness of your application.

The City of Fredericton's Development Services department processes all building permits and has streamlined their review process significantly in recent years. **Simple projects like deck additions, interior renovations, or accessory buildings** often get approved on the faster end of that timeline, while **new home construction, major additions, or projects requiring multiple disciplines** (structural, mechanical, electrical reviews) take longer.

What affects your timeline most is application completeness. Fredericton's building officials are thorough but fair — if your plans are professionally drawn, include all required details (structural calculations, energy compliance, site plans), and clearly show code compliance, you'll move through much faster. Incomplete applications get returned for revisions, which can add 2-4 weeks to your timeline.

For projects requiring **National Building Code 2020 compliance** (effective May 1, 2025 for new applications), plan for additional review time as staff ensure Tier 2 energy efficiency requirements are met. This particularly affects new construction and major renovations where building envelope improvements are involved.

Expedited processing is available for an additional fee if you're facing tight construction deadlines, though this typically only saves 1-2 weeks. The city also offers pre-application meetings for complex projects — a smart investment that can prevent delays later.

Your next step: Contact Fredericton Development Services at (506) 460-2020 or visit fredericton.ca to download application forms and requirements. They'll give you a more precise timeline based on your specific project scope. Submit early in your planning process, especially if you're hoping to start construction in spring — permit applications spike in February and March as homeowners prepare for the building season.

Remember that after permit approval, you'll still need separate permits from **NB Power for electrical work** (1-800-615-0522) and inspections from **Technical Inspection Services** for electrical, plumbing, or gas installations (1-888-659-3222). Factor these into your overall project timeline.

Find a General Contractors Contractor

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- [Rowen Construction Inc ?](#)
- [Larmondin Carpentry ?](#)

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What's the process for getting an electrical permit through NB Power?

All electrical wiring permits in New Brunswick are issued by NB Power, regardless of which utility serves your area — this includes customers of NB Power, Saint John Energy, Edmundston Energy, and Perth-Andover Electrical Light Commission.

The process is straightforward but must be completed before any electrical work begins. Licensed electrical contractors are required to obtain a wiring permit for any installation exceeding 10 outlets or 5 kW of electrical load. Working without a permit will result in additional special inspection fees on top of the standard permit cost.

Getting Your Permit Contact NB Power at **1-800-615-0522** or apply online at nbpower.com during business hours (Monday to Friday, 8am-4:30pm). You'll need to provide details about the scope of work, including the type of installation, electrical load calculations, and property information. The contractor typically handles this application process as part of their service.

For larger installations, plan review is mandatory before permits are issued. This applies to services exceeding 600 amperes at 120/240 volts, services over 400 amperes at 120/208V or 347/600V, and any installation above 600 volts. The plan review ensures the proposed electrical system meets National Building Code requirements and NB Power's connection standards.

After Installation Once the electrical work is complete, the contractor contacts **Technical Inspection Services (TIS) at 1-888-659-3222** to schedule the final inspection. This is a separate step from the permit — TIS handles all electrical inspections province-wide, while NB Power issues the permits. The electrical system cannot be energized until TIS provides final approval.

Timeline and Costs Standard permits are typically processed within 1-2 business days. Plan review for larger installations can take 5-10 business days depending on complexity. Permit fees vary based on the scope of work, starting around \$50 for basic residential installations and increasing for larger commercial or industrial projects.

Remember that only licensed electrical contractors can perform this work in New Brunswick — homeowners cannot do their own electrical installations unless they hold a valid electrician's licence issued by TIS. This ensures safety and code compliance while protecting your home insurance coverage.

Find a Electrical Contractor

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- First united design & construction inc. ?
- Blue Energy Ltd ?

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Q11

What are the ventilation requirements for a kitchen range hood in New Brunswick?

Kitchen range hoods in New Brunswick must comply with the National Building Code of Canada 2020 edition, which became effective May 1, 2025 for new applications. The code requires mechanical ventilation for all cooking appliances, with specific airflow rates based on your cooking surface type and size.

For **residential gas cooktops**, you need a minimum of 100 cubic feet per minute (CFM) per linear foot of cooking surface. A standard 30-inch gas range requires at least 250 CFM, though most contractors recommend 300-400 CFM for better performance. **Electric cooktops** have slightly lower requirements at 40 CFM per linear foot, so that same 30-inch electric range needs minimum 100 CFM, though 200-250 CFM provides better results.

Professional-style ranges over 40,000 BTU/hour trigger higher ventilation requirements and may need makeup air systems to prevent backdrafting of other appliances. This is particularly important in New Brunswick's well-sealed homes where negative pressure can pull combustion gases back down chimneys or flues.

The range hood must exhaust directly to the exterior - **never into an attic, crawl space, or basement**. Ductwork should be as straight as possible with minimal bends, using rigid metal ducting rather than flexible duct where possible. In New Brunswick's climate, ensure the exterior termination has a proper damper and weatherproof cap to prevent cold air infiltration and ice buildup.

Installation requires electrical work that must be done by a licensed electrical contractor with a wiring permit from NB Power (1-800-615-0522). The electrical circuit typically needs to be dedicated 15-amp or 20-amp depending on the hood's power requirements. Final electrical inspection by Technical Inspection Services (TIS) at 1-888-659-3222 is required.

For homes built before 1990, consider having the existing electrical system evaluated before installation, as older wiring may not handle modern range hood loads safely. If you're planning a major kitchen renovation in municipalities like Moncton, Saint John, or Fredericton, you'll need a building permit that covers the ventilation modifications.

Professional installation is strongly recommended - improper ductwork routing or electrical connections can create safety hazards and code violations that affect your home insurance coverage.

Find a Kitchen Renovations Contractor

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- [PERMA-DRY ?](#)
- [Arrow Windows and Doors ?](#)

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Q12

Can my contractor pull the building permit on my behalf in New Brunswick?

Yes, your contractor can absolutely pull the building permit on your behalf in New Brunswick — this is actually the most common approach for major renovations and new construction projects.

Most licensed contractors routinely handle permit applications as part of their service, since they're familiar with the technical requirements, code compliance details, and submission process. They'll prepare the necessary drawings, structural calculations, and documentation required by your local building authority. This saves you time and ensures the application meets all technical standards from the start.

Authorization requirements vary by jurisdiction across New Brunswick. Some municipalities and Regional Service Commissions require a simple signed authorization letter from you as the property owner, allowing the contractor to act on your behalf. Others accept the contractor's application directly when they're listed as the "agent" on the permit forms. A few require you to be present for the initial application or to sign specific forms in person.

The permit will typically be issued in your name as the property owner, even when the contractor handles the application process. You'll remain legally responsible for ensuring the work complies with the National Building Code of Canada 2020 edition (mandatory in NB as of May 1, 2025 for new applications) and any local zoning requirements.

Who handles your permit depends on your location. If you're in an incorporated area like Moncton, Saint John, Fredericton, or Dieppe, contact your municipal building department directly. For rural or unincorporated areas, you'll work with your Regional Service Commission (RSC) — there are 12 RSCs across the province handling building permits for areas outside municipal boundaries.

Electrical, plumbing, and gas permits work differently. While your general contractor can pull the building permit, the licensed electrical contractor must obtain their own wiring permit from NB Power (1-800-615-0522), and licensed plumbers and gas fitters must get their trade-specific permits from Technical Inspection Services (1-888-659-3222). These specialized permits cannot be pulled by general contractors — they require the appropriate trade licence.

Before starting your project, confirm with your contractor exactly which permits they'll handle and which ones you might need to coordinate directly. Most reputable contractors will clearly outline permit responsibilities in their contract and factor permit costs into their quote.

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What are the fire separation requirements for a basement apartment in New Brunswick?

Fire separation requirements for basement apartments in New Brunswick are governed by the National Building Code of Canada 2020 edition (effective May 1, 2025 for new applications), with specific provisions for secondary suites that prioritize life safety.

The most critical requirement is a **minimum 45-minute fire-rated separation** between the basement apartment and the main dwelling unit above. This applies to all floor/ceiling assemblies, walls, and any shared mechanical spaces. The fire rating must be continuous — you can't have gaps around pipes, ducts, or electrical penetrations without proper fire-stopping materials.

Egress and life safety requirements are equally important. The basement apartment must have a separate entrance that doesn't pass through the main dwelling, and all bedrooms require egress windows with minimum opening dimensions (3.8 square feet of clear opening, minimum width 15 inches, maximum sill height 60 inches above floor). If the bedroom window well is deeper than 24 inches, it needs a permanent ladder or steps.

Smoke and carbon monoxide detection must be interconnected throughout both units — when one alarm sounds, they all sound. Install smoke alarms in each bedroom, outside sleeping areas, and on each level. Carbon monoxide alarms are required near fuel-burning appliances and attached garages. These systems often require hardwired installation by a licensed electrician.

The **heating system separation** is another key consideration. You'll need either completely separate HVAC systems for each unit, or if sharing ductwork, install fire-rated dampers and ensure proper fire separation around shared mechanical rooms. Many contractors recommend separate systems to avoid complex fire-rated ductwork requirements.

Ceiling height must be minimum 1.95 meters (6'5") throughout habitable rooms, though some storage areas can be lower. Sound control between units requires specific insulation and construction techniques to meet the NBC's sound transmission class requirements.

Before starting construction, contact your local building permit authority — either your municipality (like Moncton at 506-856-4375, Saint John at 506-658-2835, or Fredericton at 506-460-2020) or your Regional Service Commission if you're in a rural area. They'll review your plans to ensure compliance with both NBC requirements and local zoning bylaws, which vary significantly across New Brunswick.

Your next step: Have a qualified contractor or building designer prepare detailed drawings showing the fire separation details, then submit for building permit review before starting any work. This ensures your basement

apartment meets all life safety requirements and can be legally occupied.

Find a Basement Renovations Contractor

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- Brunswick insulation & roofing ?
- Lawrence Landscaping ?

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Q14

Do I need a permit to put up a fence in Moncton?

Yes, you'll need a permit for most fences in Moncton — the city requires permits for fences over 1.2 meters (4 feet) in height, and there are specific setback requirements from property lines that vary by zone.

Moncton's fence regulations are quite detailed and depend on your property's zoning. In most residential areas, you can build up to 1.2m without a permit, but anything taller requires approval from the City of Moncton's Planning & Development department. Front yard fences are typically limited to 1 meter (3.3 feet) in height, while backyard fences can often go up to 2 meters (6.6 feet) with proper permits.

The **setback requirements** are crucial — fences generally must be set back at least 0.6 meters (2 feet) from the front property line and may need to respect sight triangle requirements at intersections. Corner lots have additional restrictions to maintain visibility for drivers. Pool fences have their own specific requirements under the National Building Code, including minimum heights of 1.2m and self-closing, self-latching gates.

Material choices matter in New Brunswick's climate. Cedar naturally resists our freeze-thaw cycles and coastal moisture, while pressure-treated lumber needs proper drainage. Vinyl fencing performs well but can become brittle in extreme cold. For coastal areas of Greater Moncton, consider galvanized or stainless steel hardware to resist salt air corrosion.

Before you start planning, **contact Moncton's Planning & Development office at (506) 856-4375** or visit moncton.ca to confirm your property's zoning and specific requirements. They'll need a site plan showing the fence location, height, and materials. The permit process typically takes 2-3 weeks and costs vary based on fence length

and complexity.

Timing your installation is important — while you can install fences year-round, spring through fall offers the best working conditions. Frozen ground makes post-hole digging challenging, and concrete doesn't cure properly below -10°C without heated protection.

Your first step should be calling 811 (Click Before You Dig) to locate underground utilities before any excavation. Even a simple fence post can hit gas, electrical, or cable lines.

Find a Fencing Decks Contractor

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Q15

How much should I set aside for building permit fees in Fredericton?

Building permit fees in Fredericton typically range from \$200 for minor renovations up to \$8,000+ for major new construction projects. The City of Fredericton uses a fee structure based on construction value, square footage, and project complexity.

For common residential projects, you can expect these approximate ranges:

Minor renovations (bathroom updates, flooring, interior walls): \$200-\$500. A simple bathroom renovation permit might cost around \$250, while finishing a basement could run \$400-\$600 depending on whether you're adding plumbing or electrical rough-in.

Major renovations and additions: \$800-\$3,000. Kitchen renovations typically cost \$600-\$1,200 in permit fees, while a second-story addition or large deck might reach \$2,000-\$3,000. The fee calculation considers both the construction value and square footage being added or modified.

New home construction: \$3,000-\$8,000+ depending on home size and value. A typical single-family home in Fredericton's current market might see permit fees around \$4,000-\$6,000, while luxury builds or complex designs

can push higher.

Additional considerations that affect your total permitting costs: If your project requires electrical work, you'll need a separate wiring permit from NB Power (1-800-615-0522) - typically \$150-\$400 depending on the scope. Plumbing permits come through NB's Technical Inspection Services at 1-888-659-3222, adding another \$100-\$300. For projects involving structural changes, plan review fees may apply on top of the base permit cost.

The City of Fredericton's Development Services department at (506) 460-2020 can provide exact fee calculations once you describe your specific project. They're generally helpful in walking homeowners through the process, and getting your permit fees sorted upfront prevents any surprises during construction.

Pro tip: Submit your permit application early in your planning process. Fredericton's review times can stretch 2-4 weeks during busy construction seasons, and you cannot legally start work until the permit is issued.

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Do I need a development permit for an addition in Saint John?

Yes, you'll need both a development permit and a building permit for an addition in Saint John. The City of Saint John requires development permits for most construction projects, including additions, to ensure compliance with zoning bylaws before construction begins.

Development permits verify that your proposed addition meets zoning requirements like setbacks, lot coverage, height restrictions, and parking requirements. **Building permits** ensure the construction meets the National Building Code of Canada 2020 edition (effective May 1, 2025 for new applications in NB). You typically need the development permit approved first, then apply for the building permit.

Contact the **City of Saint John Growth & Community Services** at (506) 658-2835 or visit saintjohn.ca to start the process. They'll review your property's specific zoning designation and any restrictions that might affect your addition plans. Saint John's zoning can vary significantly between neighborhoods — from the historic Uptown core with heritage considerations to newer suburban areas with different setback requirements.

Timeline and costs in Saint John typically run 4-8 weeks for permit approval, with development permit fees around \$200-500 and building permit fees ranging from \$800-3,000+ depending on the addition's size and complexity. The city may require detailed drawings, a site plan showing property lines and setbacks, and potentially a survey if lot boundaries aren't clearly established.

Key considerations for Saint John additions: The city's older housing stock often presents challenges with foundation work due to the area's bedrock and clay soils. Many Saint John homes were built before modern zoning, so existing structures may already be non-conforming — this can affect what additions are permitted. If you're in a heritage conservation area (particularly Uptown or South End), additional approvals may be required.

Your next step is to contact Growth & Community Services with your basic addition plans. They can provide a pre-application consultation to identify any potential zoning issues before you invest in detailed architectural drawings.

Find a General Contractors Contractor

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- [Bedrock Excavation ?](#)
- [Atlantic Post and Beam Construction Ltd. ?](#)
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Can I convert my basement into a legal rental unit in Fredericton?

Yes, you can likely convert your basement into a legal rental unit in Fredericton, but you'll need to navigate both zoning approval and building code compliance. The City of Fredericton permits secondary suites in many residential zones under their updated zoning bylaw, making basement conversions more feasible than in some other New Brunswick municipalities.

Start with zoning verification — contact Fredericton's Development Services at (506) 460-2020 to confirm your property is in a zone that allows secondary suites. Even if permitted, you may need to meet specific conditions like minimum lot size, parking requirements, or neighbour notification procedures.

Once zoning is confirmed, your basement conversion must meet **National Building Code of Canada 2020 requirements** (NB's adopted standard, effective May 1, 2025 for new applications). Key requirements include a separate entrance from the main dwelling, egress windows in all bedrooms (minimum opening size for emergency escape), interconnected smoke and carbon monoxide alarms throughout both units, and minimum 1.95m (6'5") ceiling height in habitable rooms.

Fire separation is critical — you'll need minimum 45-minute fire-rated separation between the units, which typically means upgrading the floor/ceiling assembly above the basement. The heating system must either be completely separate for each unit or use fire-rated ductwork if sharing a furnace.

Electrical, plumbing, and mechanical work requires licensed contractors and permits. All electrical work needs a licensed electrician with an NB Power wiring permit (1-800-615-0522), followed by Technical Inspection Services (TIS) inspection at (506) 453-2950. Plumbing modifications require a licensed plumber and TIS plumbing permit. If you're adding a separate entrance, that's structural work requiring a building permit from the City of Fredericton.

Basement-specific challenges in Fredericton include moisture management (clay soils and seasonal flooding risk), adequate natural light for bedrooms, and proper drainage around new entrance wells. Consider radon testing before finishing — New Brunswick has some of Canada's highest radon levels, and basement conversions can trap this radioactive gas.

Budget \$40,000-\$80,000 for a basic legal conversion including separate entrance, bathroom addition, fire separation, and code upgrades. Higher-end finishes or complex layouts can push costs to \$100,000+. Factor in 4-6 months for permits and construction.

Your first practical step is calling Fredericton Development Services to verify zoning compliance and understand their specific secondary suite requirements — this determines whether your conversion is even possible before you invest in design and permits.

Find a Basement Renovations Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- Nordic Outdoor Living and Leisure ?
- Hickory Dickory Decks Moncton ?
- Thirty Four Renovations ?

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Do I need technical inspection services approval for gas work in New Brunswick?

Yes, absolutely — all gas work in New Brunswick requires both a licensed gas fitter and Technical Inspection Services (TIS) approval. This is a strict provincial requirement that applies to propane, natural gas, and medical gas installations throughout the province.

Here's what you need to know about the **two-step process**:

Step 1: Licensed Gas Fitter Required Only contractors holding a valid compressed gas licence from TIS can legally perform gas work in New Brunswick. This includes installing, altering, or repairing any gas appliance, piping, or system. Homeowners cannot do their own gas work — even simple appliance connections require a licensed professional.

Step 2: TIS Permit and Inspection Before any gas work begins, your contractor must obtain a gas installation permit from TIS. After the work is completed, TIS conducts a mandatory inspection before the system can be put into service. No gas system can be legally operated without passing this inspection — it's both a safety and insurance requirement.

Getting Started Contact TIS at **1-888-659-3222** (Monday-Friday, 8:15am-4:30pm) or email TISFTN@gnb.ca to discuss permit requirements for your specific project. They have Service New Brunswick centres in Fredericton, Saint John, Moncton, Miramichi, Bathurst, Campbellton, Edmundston, and Woodstock for in-person service.

Why This Matters Gas work carries serious safety risks — leaks can cause explosions, carbon monoxide poisoning, or fires. TIS licensing ensures your contractor has proper training, and their inspection verifies the

installation meets safety codes. Working without permits can void your home insurance and create liability issues if something goes wrong.

Common Gas Projects Requiring TIS Approval This includes furnace installations, water heater replacements, gas fireplace installations, BBQ gas line connections, pool heater hookups, and converting from oil to gas heating systems.

Find verified, TIS-licensed gas contractors in our New Brunswick Construction Network directory to ensure your project meets all provincial safety requirements.

Find a General Contractors Contractor

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What happens if I do renovation work without a permit in New Brunswick?

Renovating without a required permit in New Brunswick can lead to serious legal, financial, and safety consequences that often cost far more than the original permit fees.

Immediate Legal Consequences If municipal building inspectors or Regional Service Commission (RSC) officials discover unpermitted work, they can issue a **stop-work order** immediately halting your project. You'll face penalty fees on top of the original permit cost — typically 2-3 times the standard fee. In incorporated areas like Moncton, Saint John, or Fredericton, municipal bylaw officers have authority to investigate complaints and issue violations. In rural areas, your RSC handles enforcement.

For electrical, plumbing, or gas work done without proper permits, **NB Department of Justice and Public Safety — Technical Inspection Services (TIS)** can impose additional penalties. Since all electrical work requires both an NB Power wiring permit (1-800-615-0522) and TIS inspection, unpermitted electrical work triggers a special inspection fee plus the original permit cost. The same applies to plumbing and gas installations — TIS requires permits and inspections for all new or modified systems.

Insurance and Liability Risks Your home insurance may **deny claims** related to unpermitted work, even if the work itself didn't cause the damage. Insurance companies can argue that unpermitted modifications created unknown risks. If someone is injured during unpermitted work, you could face personal liability since the work wasn't inspected for code compliance.

Real Estate Complications When selling your home, unpermitted work creates major headaches. Buyers' home inspectors will flag obvious unpermitted additions or modifications. You may need to obtain **retroactive permits** and bring work up to current National Building Code 2020 standards (effective May 1, 2025 for new applications in NB) — often requiring expensive upgrades to meet today's energy efficiency and safety requirements. Some buyers will simply walk away rather than deal with permit issues.

WorkSafeNB Considerations If you hire contractors for unpermitted work and they're injured, you could be liable for WorkSafeNB coverage if the contractor isn't properly registered. Always verify contractor coverage at worksafenb.ca or 1-800-999-9775 before starting any work.

The Smart Approach Permit fees in New Brunswick typically range from \$500-\$8,000+ depending on project scope — a fraction of potential penalty costs. Contact your municipality (if in an incorporated area) or Regional Service Commission (if rural) early in your planning process. Most building officials are happy to discuss permit requirements and help you understand what work needs permits versus what you can tackle as DIY projects.

Remember, permits aren't just bureaucracy — they ensure your renovation meets safety standards and protects your family and investment.

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