

## Why do I need a permit?

Construction within the Town of Grand Falls-Windsor must conform to the National Building Code of Canada as well as all applicable Town regulations, policies and by-laws.

## Where do I apply?

An application can be picked up at the Town Hall, 5 High Street or on line at

<http://grandfallswindsor.com/inside-town-hall/regulations-permits-and-applications>

An application for a Building Permit shall be submitted to:

**The Engineering Department**  
5 High Street, P.O. Box 439  
Grand Falls-Windsor, NL.  
A2A 2J8  
Phone# 489-0427  
Fax# 489-0465

## What information will I need to submit for a patio/deck?

Permit for a patio/deck only requires the submission of an Application for Permit.

## What does a Permit Cost?

**Patio / Deck** \$ 25.00

## General Information regarding patios/decks:

1. Structural aspects of patios/decks to be designed using the same loads as for residential housing.
2. Every structure to which access is provided for other than maintenance purposes, shall be protected by guards on all open sides where the difference in elevation between adjacent levels exceeds 600mm(24") and every exterior stair with more than 6 risers shall be

protected with guards on all open sides where the difference in elevation between the adjacent ground level and the stair exceeds 600mm (24").

3. Guard height shall be at least 0.9 m (36") when height of patio/deck is 1.8m (6') or less. Guard height shall be at least 1.07m (42") when height of patio/deck is greater 1.8m (6').
4. Opening through a guard on a patio/deck shall be of a size as to prevent the passage of a spherical object having a dia. of 100mm (4").
5. Guards must be vertical. Horizontal guards are not permitted as they may facilitate climbing.

## What information will I need to submit for a fence?

If you are just repairing a fence you will need a general repair permit (complete application). If you are replacing, changing the size of, or relocating a fence on your property you will need to submit the following:

- Completed **Application for Permit**.
- **Plot Plan** from a licensed Surveyor or a sketch showing the location of the fence.

## How does the Process Work?

Obtaining a Building Permit to build a fence consists of 2 stages:

### Stage 1 – Application Submission

Completed application and plot plan or sketch will be forwarded to the appropriate staff for review.

### Stage 2 – The Building Permit

When all information is in compliance with the Town's regulations a Building Permit will be issued and the applicant will be notified.

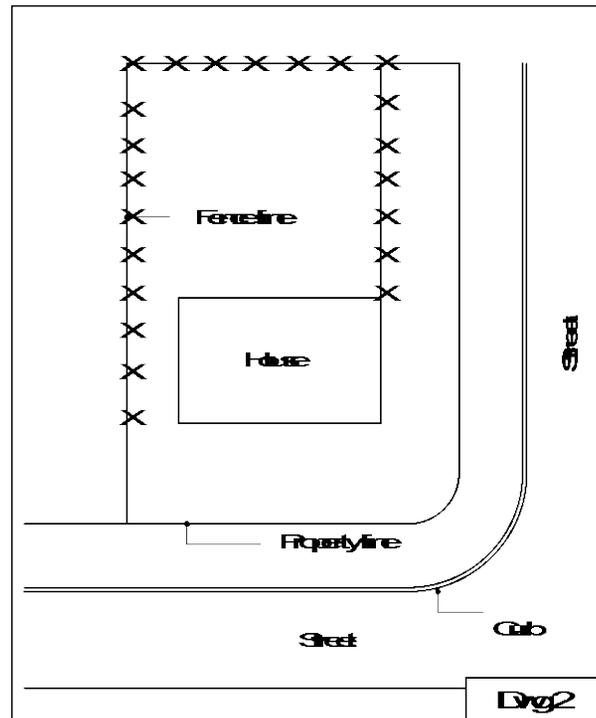
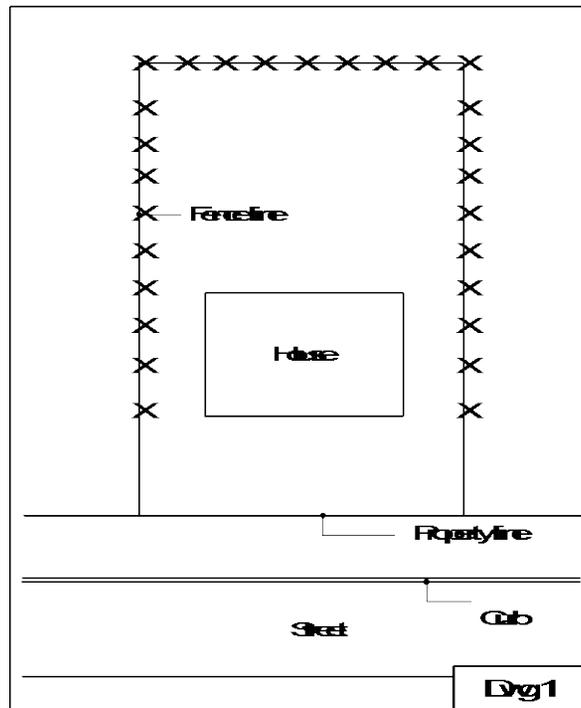
## General Information regarding fences:

1. **Property owner is responsible for ensuring that all fences are erected within legal property boundaries.**
2. No fence shall be permitted to be erected that obscures a clear view of street intersection, pedestrian pathways, driveways or other points of access or egress of vehicles or pedestrian traffic.
3. A fence shall not extend in front of the building line.
4. No person shall erect a fence on a corner lot closer than the building line setback established for the lot provided the fence does not create a visible obstruction at the intersection of the two streets. In such cases, Staff will determine the height and location of the fence.
5. Section 1 does not apply to hedges or walls not exceeding **750 mm (30")** in height.
6. Hedges, ornamental fences and privacy fences for corner lots extending in front of the building line exceeding **750 mm (30")** but not exceeding **1520 mm (60")** may be approved provided they do not totally obstruct the standard horizontal site clearances and are not a hazard to traffic or pedestrians.
7. There are circumstances where fences in front of the building line at a height greater than 750 mm (30") can be approved. Any person wishing to erect a fence in front of the building line, greater than 750 mm (30") must make a request to the Authority stating reasons for erecting a fence, height, type of materials for construction and location. Approval of such a request will be at the discretion of the Authority.
8. Unless otherwise approved, the maximum height of a fence erected or constructed for residential purposes shall not exceed **1.8m(6')**. Any variance approved by must not exceed **2.5 m (8')**.

9. The maximum height of a fence erected or constructed on properties bordering on playgrounds shall not exceed of **2.5 m (8')** high.
- 10 Maintenance – Every person who owns a fence shall maintain such fence in a good state of repair. A good state of repair shall mean:
- (a) The fence is complete and in a structurally sound condition, plumb and securely anchored
  - (b) Protected by weather resistant materials.
  - (c) Fence components are not broken, rusted, rotten or in a hazardous condition.
  - (d) The fence does not present an unsightly appearance to abutting properties or to the neighborhood.
11. Where, in the opinion of the Authority, a fence creates a safety hazard or obstruction due to its location, height or construction materials, the Authority may issue an order to the property owner stating that the fence or portions thereof be removed, reconstructed or repaired within a specified time, in order to correct the safety hazard or obstruction and the cost to remove, reconstruct or repair said fence or part thereof will be at the owner's expense. In the event that the property owner does not remove the fence within the specified time as ordered, the Authority may remove the fence and the cost to remove, reconstruct or repair said fence will be at the owner's expense.

**Permit fee structure subject to change.**

**These pamphlets have no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. THIS IS A GUIDE ONLY!**



# BUILDING PERMIT

## PROCESS GUIDE

Revised September 2015

### Requirements for Residential

- Fences
- Patio / Deck