

# Rocky Harbour Development Regulations

## Building Specifications

Office Use Only							
File No.	Zoning	Variance	Discretionary Use	Receipt Date			
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NAME	ADDRESS	TELEPHONE:
		FAX:
EMAIL ADDRESS	TYPE of DEVELOPMENT <input type="checkbox"/> Residential <input type="checkbox"/> Accessory Building <input type="checkbox"/> Commercial <input type="checkbox"/> Land <input type="checkbox"/> Extension	LOCATION of DEVELOPMENT

1. DESCRIBED PROPOSED DEVELOPMENT.....
2. SIZE OF LAND TO BE DEVELOPED Front.....Side.....Area.....
3. SIZE OF BUILDING.....Set back from Road Center.....
4. LIST ANY BUILDING TO BE DEMOLISHED.....
5. EXCAVATION: Yes.....No.....Depth from finished grade to footing.....
6. FOUNDATION TYPE.....Walls Thickness..... Size of Footing.....x.....  
 Piers Size.....x..... Size of Footing.....x.....
7. CONCRETE: Type..... reinforced: Yes  No  Waterproofing  or Damp Proofing
8. DRAINS: .....  perimeter  under floor  sump pump
9. 8. EXTERIOR WALLS:  frame    solid masonry  other (specify).....
10. 9. EXTERIOR FINISH:  wood    brick  stucco    other (specify).....
11. 10. CHIMNEYS:         brick    prefabricated   size of flue(s).....x.....x.....

MEMBER	SPAN	SIZE/THICKNESS	MATERIAL & GRADE
▪ BEARING PARTIONS (studs)			
▪ OTHER PARTIONS (studs)			
▪ COLUMNS UNDER GIRDERS			
▪ GIRDERS			
▪ FLOOR JOISTS (other floors)			
▪ CEILING JOISTS			
▪ RAFTERS			
▪ TRUSS			
▪ ROOF SHEATHING			
▪ WALL SHEATHING (exterior)			
▪ SUB FLOORING			
▪ TILE UNDERLAY			
▪ BASEMENT FLOOR			

12. INTERIOR FINISH:  gyproc  plaster  paneling  other (specify).....
13. WINDOWS: Type of frame Wood.....Metal..... Flashing.....
14. DOORS: Type of frame Wood.....Metal..... Exterior Size..... Interior Size.....
15. INSULATION: Type and Thickness, Exterior Walls..... Ceiling..... floor (if applicable).....
16. ROOFING: Type..... Grade or weight..... Eavestroughing  yes  no
17. PLUMBING:  3 piece    extra plumbing specify.....  
 (All plumbing must be installed to the specifications of the National Building Code of Canada)
18. ELECTRICAL SERVICE: Source of power.....  
 (All wiring must be installed in compliance with the Electrical Code of Newfoundland and Labrador)
19. HEATING SYSTEM: Type of system..... Location of fuel storage.....
20. WATER SUPPLY: (Show location on plot plan)  dug well  drilled well  other (specify).....
21. SEWAGE DISPOSAL: (Show location on plot plan) Type.....
22. GARBAGE DISPOSAL: Method of disposal.....
23. PARKING:  garage  carport  parking pad number of cars.....
24. ESTIMATED CONSTRUCTION VALUE: (Materials & Labour).....

# Rocky Harbour Development Regulations

## Building Specifications

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**PLOT PLAN:**

Rear

Front

Side

Side

**Stipulation:**

When footings have been framed but before pouring, contact the Town Office (458-2376) so that the site can be inspected to confirm that the building size complies with the Town regulations

**Electrical Wiring:**

All wiring must be installed in accordance with Newfoundland and Labrador Electrical Code Regulations and a separate permit obtained from the Chief Electrical Inspector or the Newfoundland and Labrador Power Commission.

**Plumbing:**

All plumbing systems must be installed in accordance with the specifications set out in the National Building Code of Canada

**Note to Applicant:**

- All work undertaken needs to be in accordance with the **National Building Code** and responsibility for compliance with the code is with the home owner and/or developer/ contractor.
- Application must be accompanied by a copy of the required plans and specifications, survey of the property and a location plan
- Application to construct an accessory building (shed/ garage) must be accompanied by a scaled plot plan showing. The location of proposed development in relation to existing structures and distance to all boundaries from the proposed development.
- Construction must be 50 feet from centre of Main road, 40 feet from centre of by-road and 7.5 feet from boundary
- All construction must be 15 feet from any existing building and 7.5 from boundary.
- Sump pumps, floor drains, weeping tile, roof drains, etc. shall not be connected to the sewer system
- All culverts to be installed at the property owner’s expense and installed as per Town’s specifications, minimum size to be determined by the town.

**Expiry & Renewal:**

This permit is valid for 1 year from the date it is issued. If extension is required there will be a fee at the cost of the permit at the time or renewal.

Expected Date of Completion.....

I.....of.....in the Province of Newfoundland and Labrador, do solemnly declare that plans, specifications and statements herein contained in this said application conform, to the best of my knowledge, to the requirements of the Rocky Harbour Development Regulations and, where applicable, the National Building code of Canada, and are made with full knowledge of the circumstances connected with same and that the above Regulations will be complied with in the development whether specified herein or not. I make this solemn declaration, conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath.

Dated at.....this.....day of.....20.....

SIGNATURE.....WITNESS TO SIGNATURE.....