

**Free building & fire codes**

NBC 2020 and NFC 2020 as free PDFs from the National Research Council.

**NB laws & regulations**

Every act and regulation on these cards, free on laws.gnb.ca.

**Saint John permits page**

Forms, by-law links and the permit process.

**Book an inspection**

City online form. An inspector confirms within 2 business days.

**Heritage Area map**

Is the building in a Heritage Conservation Area? Check before any outside work.

**PlanSJ map**

City planning map: zoning and other layers for an address.

**Landlord entry rules**

Province's plain-language page on notice to enter.

**Tenancy forms**

Official NB landlord and tenant forms, including the standard lease.

No phone? Every link is listed in the sources file. The Building Code and Fire Code PDFs are big; download them on Wi-Fi.

**Radon: free test kits**

Free 90-day test kits at NB public libraries since Oct 2025. About 1 in 4 NB homes is high. Kits ran short at first, so ask the branch.

**Lead paint (Health Canada)**

Built **before 1960**: probably lead paint. **1960–1990**: outside may have it, inside smaller amounts. **Never** sand, heat-gun or torch it.

**Mould (CMHC)**

Small areas: clean yourself with precautions. Medium or large areas: trained professionals.

**Asbestos guide (WorkSafeNB)**

Plain-language asbestos page with the Code of Practice.

**Free safety courses**

WorkSafeNB e-courses, free to any NB worker or employer: hazard ID, inspections, incident reporting and more.

**Rental rebates (NB Power)**

Rental Owner's Rebate Program (July 2026) for energy upgrades in rentals, apartments included. **Check the rules before buying or starting.**

**Tenants' rights booklet**

Free plain-language guide from Legal Information NB.

Old paint or old ceiling? Lead and asbestos both hide in pre-1990 buildings. Test first, then pick the method. Never dry-sand or torch old paint.



Date _____ Building / unit _____ Owner contact _____

WORK DONE

FIRE PROTECTION TOUCHED?

☐ Fire door ☐ Fire-rated wall/ceiling ☐ Alarm / panel ☐ Sprinkler ☐ Exit / sign / light
☐ Extinguisher

What I did, and how it was restored:

PERMITS & INSPECTIONS

Permit # _____ Inspector _____ Date _____

Electrical permit # _____ Contractor _____

HAZARD CHECKS

☐ Asbestos report seen ☐ Hot work: fire watch till ____ ☐ Tenant notice given

ALARM TEST

☐ Smoke alarms tested ☐ CO alarms tested By _____ Date _____

PHOTOS TAKEN

☐ Before ☐ During (inside walls) ☐ After



CODES IN FORCE

- **NFC 2020** and **NBC 2020** adopted by NB (Reg 82-20 s.2), fire regulations in force May 1, 2025; plans reviewed under the edition in force the day they're filed (OFM Bulletin 2025-01). NB uses its own Barrier-Free Design rules instead of NBC 3.8; NBC Parts 2 (farm) and 7 (plumbing) excluded
- **NPC 2020** (Reg 84-187 as amended 2025) • **CSA C22.1-24** electrical (Reg 84-165) • city by-laws **BC-3**, **M-14**, **M-34**

READ IN THE ORIGINAL

- **NBC 2020**, **NFC 2020** and **National Plumbing Code 2020**, NRC free PDFs (nrc-publications.canada.ca). NB adopted the NPC 2020 by Reg 2025-23
- **NB Reg 82-20** (adopts the codes) • **Reg 82-239** (extinguishers) • **Reg 84-86** (property maintenance), laws.gnb.ca
- **OFM Bulletin 2025-01**, April 27, 2025
- **City of Saint John** By-laws **BC-3** (Building, 2025), **M-14** (Property Standards), **M-34** (Fire Protection), records.saintjohn.ca; city application packages
- gnb.ca: electrical wiring permits • landlord entry
- WorkSafeNB asbestos Code of Practice (June 2023) and OHS guide
- Fire Prevention Act F-13 • Residential Tenancies Act R-10.2 • Building Code Administration Act 2020 c.8 • Reg 84-165 (electrical, CSA C22.1-24) • Reg 91-191 (OHS) • Provincial Offences Procedure Act

KNOWN LIMITS

- **Canadian Electrical Code 2024** is a paid CSA standard: GFCI, AFCI and tamper-resistant rules are left to the electrician
- By-law M-14 is the 2018 consolidation on the city records site; its fine clause was read from the French text (\$1,000)
- Bedroom escape window + child-fall limiter: city no-tools rule (M-14 s.13(6)) vs NBC limiter (9.8.8.1(4)). Ask One-Stop, 506-658-4455
- No NB licence found for fire-alarm technicians (industry uses CFAA); Sprinkler System Installer is a compulsory trade

Limits. This is a memory aid, not legal or engineering advice. It summarizes and cites the codes (which are copyrighted); it does not reproduce them. Some city forms are stamped 2020 and the Building By-law may have changed since. Check the date at the bottom of each card. Re-verify every year and whenever NB adopts a new code edition.

Compiled 2026-10-08. Code text verified against the NRC 2020 PDFs; provincial and city rules against gnb.ca and saintjohn.ca.