M-11 (a)

RURAL MUNICIPALITY OF CANWOOD NO. 494

BYLAW 2018 - 08

A BYLAW OF THE RURAL MUNICIPALITY OF CANWOOD No. 494 RESPECTING BUILDINGS

The Council of the Rural Municipality of Canwood No. 494 in the Province of Saskatchewan enacts as follows:

SHORT TITLE

1. This bylaw may be cited as the Building Bylaw.

INTERPRETATION/LEGISLATION

2. (1) "Act" means *The Uniform Building and Accessibility Standards Act* being Chapter U-1.2 of the Statutes of Saskatchewan, 1983-84 and amendments.

(2) "Administrative Requirements" means *The Administrative Requirements for use with The National Building Code.*

(3) "Authorized representative" means a building official appointed by the local authority pursuant to subsection 5(4) of the Act or the municipal official.

(4) "Local authority" means the Council of the Rural Municipality of Canwood No. 494.

(5) "Regulations" means regulations made pursuant to the Act.

(6) "Zoning Bylaw" means Bylaw 6/99 of The Rural Municipality of Canwood No. 494 as amended from time to time and any subsequent Zoning Bylaw passed by the Council of the Rural Municipality of Canwood No. 494 and substituted therefore.

(7) Definitions contained in the Act and Regulations shall apply in this bylaw.

SCOPE OF THE BYLAW

3. (1) This bylaw applies to matters governed by the Act and the Regulations, including the *National Building Code of Canada*, and the Administrative Requirements.

(2) Notwithstanding subsection (1), references and requirements in the Administrative Requirements respecting matters regulated by the Act and Regulations shall not apply.

(3) Notwithstanding subsection (1), references and requirements in the Administrative Requirements respecting "occupancy permits" shall not apply except as and when required by the local authority or its authorized representative.

GENERAL

4. (1) A permit is required whenever work regulated by the Act and Regulations is to be undertaken.

(2) Notwithstanding subsection (1), no building, demolition or removal permit is required for any building with floor area of less than 10 square meters, provided they do not create a hazard; and provided; however, the construction of the same shall conform to all other requirements of the Act, Regulations and Zoning Bylaw. The above aforementioned building shall not be used for residential occupancy.

(3) No owner or owner's agent shall work or authorize work or allow work to proceed on a project for which a permit is required unless a valid permit exists for the work to be done.

(4) The granting of any permit that is authorized by this bylaw shall not:

(a) entitle the grantee, his successor or assigns, or anyone on his behalf to erect any building that fails to comply with the requirements of any building restriction agreement, bylaw, act and/or regulation affecting the site described in the permit, or

(b) make either the local authority or its authorized representative liable for damages or otherwise by reason of the fact that a building, the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use or occupancy of which has been authorized by permit, does not comply with the requirements of any building restriction agreement, bylaw, act and/or regulation affecting the site described in the permit.

(5) The Rural Municipality of Canwood, the appointed Building Official, and the employees of the Rural Municipality, servants and agents of the Rural Municipality shall not be held liable for any losses, costs, claims or damages whatsoever that may arise as a result of, from or in any way touching upon the issuance of the permit related to the work, and not to limit the generality of the foregoing in relation to:

(a) The fact that a building or the placement, erection, construction, alteration, repair, renovation, reconstruction, demolition or removal thereof authorized by permit, does not comply with the requirements of this Bylaw or any other Bylaw of the Local Authority, federal or provincial act, regulation or code or derogates from a right of any other person;

(b) Faulty subsoil conditions, whether such conditions were unknown to the Local Authority or not;

(c) The fact that the owner or any other party on behalf of the owner has continued to work as to conceal previous work, making that work impossible to inspect by the Local Authority or any other Authorized Representative Municipal Official or Inspector appointed by the Local Authority; or

(d) The owner's failure to call for an inspection of work as required in the Act and Regulations.

BUILDING PERMITS

5. (1) Every application for a permit to construct, erect, place, alter, repair, renovate or reconstruct a building shall be in Form A, and shall be accompanied by two sets of the plans and specifications of the proposed building, except that when authorized by the local authority or its authorized representative plans and/or specifications need not be submitted.

(2) If the work described in an application for building permit, to the best of the knowledge of the local authority or its authorized representative, complies with the requirements of this bylaw, the local authority, upon receipt of the prescribed fee, shall issue a permit in Form B and return one set of submitted plans to the applicant.

(3) The local authority may, at its discretion, have plan review, inspection and other services for the purpose of enforcement of the Act and Regulations provided by building officials designated by the minister to assist the local authority pursuant to subsection 4(4) of the Act.

(4) The local authority may, at its discretion, have plan review, inspection and other services provided by a person, firm or corporation employed under contract to the local authority.

(5) The permit fee for construction, erection, placement, alteration, repair, renovation or reconstruction of a building, a permit extension permit and renewals shall be based on the following fee schedule:

(a) An administration fee of $50.00 per permit plus $2.00 per $1,000.00 estimated value of construction in excess of $50,000.00;

For example:
A building construction project is valued at $75,000.00

Flat fixed fee of = $ 50.00 plus

M-11 (a)

$2.00 per $1,000 @ $25,000 ($75,000-$50,000)	=	$ 50.00
Total administration fee	=	$100.00

(b) The permit fee shall also be the full cost of those services provided by a person, firm or corporation employed under contract to the local authority in reference to subsection (4).

(i) The fee for services as prescribed in Subsection 5 may be amended from time to time as agreed to by the Local Authority and the Authorized Representative without affecting this bylaw.

(ii) A copy of the fee schedule is available upon request.

(c) Where work for which a permit is required has commenced prior to the issuance of such permit, a special administration fee shall be paid in the amount equal to 100% of the permit fee as per subsection (5).

Permit Extension

(d) An administration extension fee of $50.00 per permit will be required for a single time extension issued in accordance with subsection (8).

Permit Renewal

(e) An administration renewal fee of $100.00 plus the full cost of those services provided by a person, firm or corporation employed under contract to the local authority in reference to subsection (4) for a permit renewal will be required upon a permit's expiry in accordance with subsection (8).

(6) The local authority may estimate the value of construction for the work described in an application for building permit, for the purpose of evaluating a permit fee, based on established construction costs, owner's statement of costs or similar methods selected by the local authority.

(7) Approval in writing from the local authority or its authorized representative is required for any deviation, omission or revision to work for which a permit has been issued under this section.

(8) All permits issued under this section expire:

(a) six months from date of issue if work is not commenced within that period, or

(b) twelve months from the date of issuance;

A one time extension may be granted by the local authority and building official if the construction as listed in the building permit has reached the final stage, that being completion of all concrete work, framing, poly/insulation and interior wall sheathing, all other requests for an extension must be approved by Council.

(9) The local authority may, at its discretion, rebate a portion of a permit fee where work is reduced in scope or discontinued, or where other exceptional circumstances occur.

DEMOLITION OR REMOVAL PERMITS

6. (1) (a) The fee for a permit to demolish or remove a building shall be based on the following fee schedule:

(i) An administration fee of $50.00 per permit plus

(b) In addition, the applicant shall deposit with the local authority such sum as the Council or its authorized representative considers sufficient to cover the cost of restoring the site after the building has been demolished or removed to such condition that it is, in the opinion of the local authority or its authorized representative, not dangerous to public safety.

(c) If the applicant who demolishes or removes the building restores the site to a condition satisfactory to the local authority or its authorized representative, the sum deposited, shall be refunded.

(2) (a) Every application for a permit to demolish or remove a building shall be in Form C.

(b) Every application to remove a building from its site and relocate it to a site within the geographical jurisdiction of the local authority will require a permit on Form A.

(3) Where a building is to be demolished and the local authority or its authorized representative is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated, the local authority, upon receipt of the fee and deposit prescribed, shall issue a permit for the demolition in Form D.

(4) Where a building is to be removed from the local authority, and the local authority or its authorized representative is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated, the local authority, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in Form D.

(5) (a) Where a building is to be removed from its site and set upon another site in the local authority, and the local authority or its authorized representative is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated, and the building when placed on its new site and completed, to the best of the knowledge of the local authority or its authorized representative, will conform with the requirements of this bylaw, the local authority, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in Form D.

(b) In addition, the local authority, upon receipt of the fee prescribed in Section 5(5), shall issue a permit for the placement of the building in Form B.

(6) All permits issued under this section expire six months from the date of issue except that a permit may be renewed for six months upon written application to the local authority.

ENFORCEMENT OF BYLAW

7. (1) If any building or part thereof or addition thereto is constructed, erected, placed, altered, repaired, renovated or reconstructed in contravention of any provision of this bylaw, the local authority or its authorized representative may take any measures as permitted by Part V of the Act for the purpose of ensuring compliance with this bylaw including, but not limited to:
   (a) entering a building,
   (b) ordering production of documents, tests, certificates, etc. relating to a building,
   (c) taking material samples,
   (d) issuing notices to owners that order actions within a prescribed time,
   (e) eliminating unsafe conditions,
   (f) completing actions, upon an owner's non-compliance with an order, and adding the expenses incurred to the tax payable on the property, and
   (g) obtaining restraining orders.

(2) If any building, or part thereof, is in an unsafe condition due to its faulty construction, dilapidated state, abandonment, open or unguarded condition or any other reason, the local authority or its authorized representative may take any measures allowed by subsection (1).

(3) The owner of a building for which a permit has been issued or for which actions are being taken in compliance with an order shall give notice in writing to the local authority as required in Section 17.2 of the Act including, but not limited to:
   (a) on start, progress and completion of construction,
   (b) of change in ownership prior to completion of construction, and
   (c) of intended partial occupancy prior to completion of construction.

SPECIAL CONDITIONS

8. (1) Notwithstanding the requirements of the Regulations, an architect or professional engineer registered in the province of Saskatchewan shall be engaged by the owner for assessment of design and inspection of construction or certification of a building or part of a building where required by the local authority or its authorized representative.

M-11 (a)

(2) An up-to-date plan or survey of the site described in a permit or permit application prepared by a registered land surveyor shall be submitted by the owner where required by the local authority or its authorized representative.

(3) It shall be the responsibility of the owner to ensure that change in property lines and/or change in ground elevations will not bring the building or an adjacent building into contravention of this bylaw.

(4) It shall be the responsibility of the owner to arrange for all permits, inspections and certificates required by other applicable bylaws, acts and regulations.

PENALTY

9. (1) Any person who contravenes any of the provisions of this bylaw shall be liable to the penalties provided in Section 22 of the Act.

(2) Conviction of a person or corporation for breach of any provision of this bylaw shall not relieve him from compliance therewith.

REPEAL OF BYLAWS

10. Bylaw 2014-11 is hereby repealed.

BYLAW EFFECTIVE DATE

11. This bylaw shall come into force on the date of approval pursuant to Section 23.1(4) of *The Uniform Building and Accessibility Standards Act.*

Read a first time the 22nd day of May, 2018.
Read a second time the 22nd day of May, 2018.
Read a third time and adopted the 22nd day of May, 2018.

RURAL MUNICIPALITY OF CANWOOD #494 CANWOOD, SASK. (SEAL)

Reeve

Administrator

Certified a true copy of Bylaw 2018-08 adopted by Resolution of Council on the 22nd day of May, 2018.

Lorna Benson
ADMINISTRATOR

APPROVED ON CONDITION
In accordance with Clause 23.1(3)(d) of
The Uniform Building and Accessibility Standards Act

Executive Director
Building Standards and Licensing
Ministry of Government Relations

June 6/2018
Date

M-11 (a)

FORM A to Bylaw 2018 - 08
Rural Municipality of Canwood No. 494 in Saskatchewan

APPLICATION FOR BUILDING PERMIT

I hereby make application for a permit to _____ construct / _____ alter / _____ reconstruct a building according to the information below and to the plans and documents attached to this application.

Civic address or location of work _____

Legal description — Lot _____ Block _____ Plan _____

Owner _____ Address _____ Telephone _____

Designer _____ Address _____ Telephone _____

Contractor _____ Address _____ Telephone _____

Nature of work _____

Intended use of building _____

Size of building _____ Length _____ Width _____ Height _____

Number of storeys _____ Fire escapes _____

Number of stairways _____ Width of stairways _____

Number of exits _____ Width of exits _____

Foundation Soil Classification and Type _____

Footings _____ Material _____ Size _____

Foundations _____ Material _____ Size _____

Exterior Walls _____ Material _____ Size _____

Roof _____ Material _____ Size _____

Studs _____ Material _____ Spacing _____

Floor Joists _____ Material _____ Spacing _____

Girders _____ Material _____ Spacing _____

Rafters _____ Material _____ Spacing _____

Chimneys _____ Number _____ Size _____

Material _____ Thickness _____

Heating _____ Lighting _____ Plumbing _____

Estimated value of construction (excluding site) $ _____

Building area (area of largest storey) _____ square metres

I hereby acknowledge that I have read this application and certify that the information contained herein is correct.

I hereby acknowledge that I understand that permission to begin building is not granted to me until a Building Permit (Form B to Bylaw 2018-08), signed by the Building Official or Administrator, and is returned to me.

I hereby agree to comply with the Building Bylaw of the local authority and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the local authority and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the local authority or its authorized representative.

_____ _____

Date Signature of Owner or Owner's Agent

M-11 (a)

FORM B to Bylaw 2018 - 08
Rural Municipality of Canwood No. 494 In Saskatchewan

BUILDING PERMIT # _____

Permission is hereby granted to _____

to _____ a building to be used as a _____

on civic address or location _____

Lot _____ Block _____ Plan _____ in accordance with the application dated _____. This permit **expires six months** from the date of issue if work has not commenced within that period or twelve months of the date of issue, unless otherwise authorized by the local authority or its authorized representative *(extensions and permit renewal may be issued in certain circumstances for a prescribed fee).*

This permit is issued subject to the following conditions:

The attached information provided by the building official shall be completed and compliant. It is the responsibility of the applicant to construct their building in compliance with Bylaw No. 2018-08, the Uniform Building and Accessibility Standards Act and Regulations and the National Building Code of Canada.

It is also the responsibility of the owner to search their title for any easement(s) that may be registered against it. No building or improvement shall be placed or constructed within an easement.

It is the owners' responsibility to ensure all new permanent buildings structures and improvements are located above flood proofed up to an estimated safe building elevation (determined by Saskatchewan Water Security Agency). Such elevations may verified by a Saskatchewan Land Surveyor.

_____

_____

_____

Any deviation, omission or revision to the approved application requires approval of the local authority or its authorized representative.

Estimated value of construction $ _____ Permit fee $ _____

_____ _____

Date Signature of Authorized Representative

M-11 (a)

FORM C to Bylaw 2018 - 08
Rural Municipality of Canwood No. 494 in Saskatchewan

APPLICATION FOR A PERMIT TO DEMOLISH OR MOVE A BUILDING

I hereby make application for a permit to **DEMOLISH A BUILDING** now situated on

Civic address or location _____
Lot _____ Block _____ Plan _____

The demolition will commence on _____, 20 _____.
and will be completed on _____, 20 _____.

OR

I hereby make application for a permit to **MOVE A BUILDING** now situated on

Civic address or location _____
Lot _____ Block _____ Plan _____

to Civic address or location _____
Lot _____ Block _____ Plan _____

or Out of the municipality _____

The building has the following dimensions: length _____ width _____ height _____
The building mover will be _____
and the date of the move will be _____, 20 _____.
The building will be moved over the following route: _____
_____
_____
_____

The site work (filling, final grading, landscaping, etc.) which will be done after removal of the building includes ____
_____
_____
_____

I hereby agree to comply with the Building Bylaw of the local authority and to be responsible and pay for any damage done to any property as a result of the demolition or moving of the said building, and to deposit such sum as may be required by Section 6(1) of the Building Bylaw. I acknowledge that it is my responsibility to ensure compliance with any other applicable bylaws, acts and regulations, and to obtain all required permits and approvals prior to demolishing or moving the building.

_____ _____
Date Signature of Owner or Owner's Agent

M-11 (a)

FORM D to Bylaw 2018 - 08
Rural Municipality of Canwood No. 494 in Saskatchewan

DEMOLITION OR MOVING PERMIT # _____

Permission is hereby granted to _____ to

_____ Demolish **OR** _____ Move

a building now situated on

Civic address or location _____

Lot _____ Block _____ Plan _____

to Civic address or location _____

Lot _____ Block _____ Plan _____

or Out of the municipality _____

in accordance with the application dated _____, 20 _____. **This permit expires six months from the date of issue.**

This permit is issued subject to the following conditions:

_____

_____

_____

_____

_____

_____

_____

Any deviation, omission or revision to the approved application requires approval of the local authority or its authorized representative.

Permit fee $ _____ Deposit fee $ _____

_____ _____

Date Signature of Authorized Representative