

A BYLAW RESPECTING BUILDINGS

THE COUNCIL OF THE URBAN MUNICIPALITY OF THE VILLAGE OF
CARONPORT IN THE PROVINCE OF SASKATCHEWAN ENACTS AS FOLLOWS:

Short Title

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

Interpretation/Legislation

- 1.
- (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 section 5(4) of the Act, or the municipal official
 - (4) "Local authority" means the Village of Caronport.
 - (5) "Regulations" means regulations made pursuant to the Act.
 - (6) Definitions contained in the Act and regulations shall apply in this bylaw.

Scope of the Bylaw

- 1.
- (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 Local Authority or its authorized representatives.

General

- 1.
- (1) A permit is required whenever work regulated by the Act and Regulations is to be undertaken, except when the construction is:
 - a) non residential or
 - b) an addition to a primary resident, with material costs of \$10,000 or under, AND
 - c) where the number of fire exits from the primary residence is not reduced in number.

A development permit is required for all construction.
 - (2) No owner or agent of the owner shall work or authorize work or allow work to proceed on a project for which is a permit is required unless a valid permit exists for the work to be done.
 - (3) The grant of any permit which 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 municipality or any municipal official or any inspector appointed by the municipality liable for damages or otherwise by reason of the fact that a building, the placement, erection, construction, alteration, repair, renovation or reconstruction of which has been authorized by permit, does not comply with the requirements of any such building restriction agreement, bylaw, Act and or regulation.

Building Permits

- 1.
- (1) Every application for a permit to erect, place, construct, 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 an inspector plans and 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 municipality, 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 purposes of enforcement of the Act and Regulations provided by an inspector or inspectors designed by the minister to assist the municipality 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 municipality.

(5) If a building permit is required in accordance with section The permit fee for erection, placement, construction, alteration, renovation or reconstruction of a building shall be based on the following fee schedule:

\$2.00 per \$1,000.00 of construction value, plus \$15.00
administration fee plus all costs incurred by the municipality
for inspection services

For purposes of this fee, the value of construction means the total cost of the building to the owner in its completed form and includes the cost of all building work, materials of construction, building systems, and charges for construction, whether real or estimated in the case of a self contracted project. The cost of labor and used material are deemed to be the current market cost of new material and labor.

(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 constructor's contract values, or similar methods selected by the local authority.

(7) Approval in writing from 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) if work is suspended for a period of six months, unless extended by written agreement of the local authority or its authorized representative.

(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

1.

(1) (a) The fee for a permit to demolish or move a building shall be \$10.00 (ten dollars).

(b) (i) In addition, the applicant shall deposit with the local authority such as the Local Authority or its authorized representative considers sufficient to cover the costs 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.

Fee to be \$500.00, based
Upon the extent of the work.

(ii) 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 or portion thereof, shall be refunded.

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

(3) Where a building is to be demolished and the local authority 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 municipality, 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 boundaries of the local authority, and the local authority is satisfied that there are no debts or taxes outstanding with respect to the building or land on which the building is situated, the municipality, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in form "D".

(5) Where a building is to be removed from its site and set upon another site in the municipality, and the municipality 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 municipality, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in form "D".

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 shall expire six months from the date of the issue except that a permit may be renewed for six months upon written application of the municipality.

Enforcement of the Bylaw

7

(1) If any building, or part thereof, or addition thereto is erected, constructed, reconstructed, altered, or placed 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 which order actions within a prescribed time.
- e) eliminating unsafe conditions.
- f) completing actions, upon an owner's noncompliance 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 which actions are being taken in compliance with an order shall give notice in writing to the municipality as required in Section 17.2 of the Act including, but not limited to:

- a) on start, progress and completion of the construction
- b) of change in ownership prior to completion of the construction,
- c) of intended partial occupancy prior to completion of construction.

Special Conditions

8. (1)

An architect or professional engineer registered in the province of Saskatchewan shall be engaged by owner for the 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.

(2) It shall be the responsibility of the owner to ensure that change in property lines will not bring the building or any adjacent building into contravention of this bylaw.

(3) It shall be the responsibility of the owner to ensure that 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 application Acts and regulations.

Penalty


1. (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 not relieve him from compliance therewith.

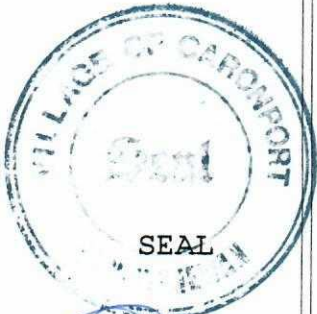
1. Repeal

Bylaw #98-0006 is hereby repealed.

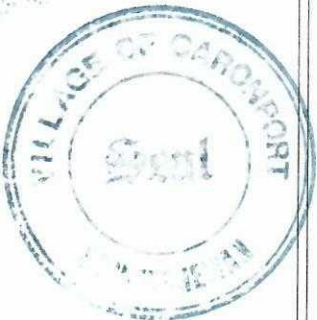
Enacted pursuant to Section 14 of the Uniform Building and Accessibility Standards.


Mayor John E. Klassen


Administrator
Brian Shauf



Certified a true copy of
the Bylaw #99-0003 passed on the 20th day of May, 1999



Village of Caronport - Attach a site plan

Application for Building Permit

Not valid unless signed by Building Inspector or His Agent & Fees Paid

Building Address (Street)		
Legal Description		
Lot	: Block	: Plan
Owner		
Name :		
Mailing Address:		
City :		
Phone	:	Fax #:
Contractor (all contractors & sub contractors require a valid Town of Bienfait licence)		
Name :		
Mailing Address:		
City :		
Phone	:	Fax #:

Request for Building Permit:

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 this building is not granted to me until this application, signed by the Building Inspector, is returned to me.

I further acknowledge and fully understand that neither the granting of this building permit nor the approval of the drawings and specifications nor the inspections made by the Building Inspector shall in any way relieve the owner of the building or his agent from full responsibility for carrying out the work in accordance with the requirements of the Town's Building & Zoning Bylaws

Signed, Owner or Authorized Agent - Date _____

Valuation of Project \$ _____ Fee \$ _____

Commencement Date _____

Completion Date _____

Attach a site plan

[Handwritten mark]

Class of Work				Zoning Information			
New		Removal		Gross Floor Area			
Alterations		Repair		Lot Size Frontage		Depth	
Addition		Demolition		Site Area		Side Yard	
				Front Yard		Rear Yard	
Size of Building				Foundation Specifications			
Width		Length		Footing Material			
Depth		Length		Wall Footing Side			
# of Storeys		Floor Area		Post Footing Size			
Use of Building				Piles Slab Thickness			
				Wall Material			
				Wall Thickness			
				Depth in Ground Grad Beam			
				Granular Fill Thickness			
				Framing Specifications			
				Member	Size	Span	Spacin
				Beam(s)			xxxxxx
				Posts Number			xxxxxx
				Joists 1st Floor			
				Joists 2nd Floor			
				Studs Exterior		xxxxxxxxxxx	
				Interior		xxxxxxxxxxx	
				Bearing			
				Trusses			
				Basesment Height			
				1st Floor		2nd Floor	
				Exterior Wall Cladding			
				Insulation Walls		Attic	
				Varpour Barrier			
				Exterior Sheathing			
				Exterior Finish			
				Interior Covering			
				Roof Sheathing			
				Roof Covering			
				Plumbing & Heating			
				Furnace			
				Class & Type of Flue			
				Number of Plumbing Fixtures			
				Toilet Room Ventilation [] natural [] mechanical			



Form B

Village of Caronport, Saskatchewan
Building Permit # _____

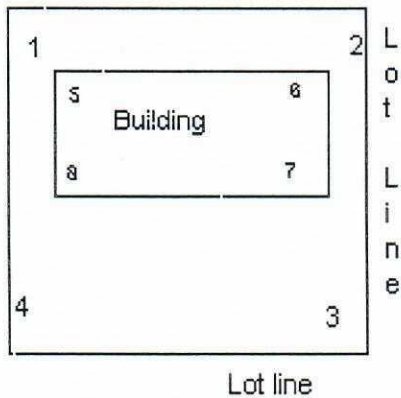
_____ 19 _____

Permission is hereby granted to _____
to _____ a building to be used as a _____
on civic address or location _____
Lot _____ Block _____ Plan No. _____ in accordance with the
application dated _____. This permit expires six months
from the date of issue if work is not commenced within that period or if work
is suspended for a period of six months.

Grade lines of the building site are to be as indicated below and as shown on
the diagram.

Street Name: _____

Indicate
Which
Direction
North



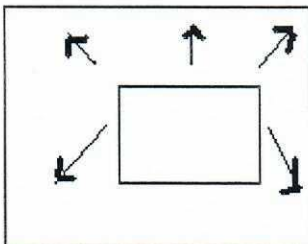
Street Elevation

Elevations:

- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

NOTE: if street elevation
Unknown use Elev. 100.0

1. Minimum clearance (if required) from Line Lines are as per diagram.
2. Direction of slope from building to Lot Lines are as per diagram.



This permit is issued under the following conditions:

Any deviation, omissions, or revision to the approved application requires
approval of Local Authority or its authorized representative.

Estimated cost of building \$ _____ Permit Fee \$ _____

Authorized Municipal Official

FORM C

VILLAGE OF CARONPORT, Saskatchewan
APPLICATION FOR A PERMIT TO MOVE OR DEMOLISH A BUILDING

_____, 19____

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 _____, 19 and will be
completed on _____, 19.

OR

I hereby make application for a permit to move a building now situation 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 _____ heights _____
The building mover will be _____
and the date of the move will be _____ 19 _____.
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 provisions of the Building Bylaw of the
municipality and to become 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) (b) of the said bylaw. I
acknowledge that it is my responsibility ensure compliance with any other
applicable bylaws, Acts and regulations, and to obtain all permits and
approvals prior to demolishing or moving the building.

Signature of Owner or Agent



VILLAGE OF CARONPORT, Saskatchewan
PERMIT TO MOVE OR DEMOLISH A BUILDING

_____, 19____

Permission is hereby granted to: _____ to

☐ move

or

☐ demolish

civic address or location _____

lot _____ block _____, Plan _____

☐ to civic address or location _____

lot _____ block _____, Plan _____

in accordance with the application dated _____ 19____. This
permit expires six months from the date of issue.

This permit is issued under the following conditions:

Authorized Municipal Official

Handwritten signature