

R.M. of St. Andrews No. 287

BUILDING BYLAW No. 99-2017 A BYLAW RESPECTING BUILDINGS

The Council for the Rural Municipality of St. Andrews No. 287 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 Rural Municipality of St. Andrews No. 287.
- (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

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) 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.
- (3) 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, 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.

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 shall be based on the following fee in "*Schedule A*".
- (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 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) If work is suspended for a period of six months, or
 - (c) If work is suspended for a period of longer than six months by prior 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.

ENFORCEMENT OF BYLAW

6. (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) No person shall occupy a building without first receiving final approval from the local authority or authorized representative.
- (4) Approval for occupancy shall not be granted until the building has passed the final inspection and the building official(s) are satisfied that the building conforms to the minimum requirements of the National Building Code.
- (5) 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

SPECIAL CONDITIONS

7. (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.
- (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.

AMENDMENTS

8. (1) The local authority may from time to time make amendments, by a resolution of Council at a properly convened Council meeting, to the Forms and Schedules annexed hereto and forming a part of this bylaw.

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.
10. This bylaw shall come into force when approved by Ministry of Government Relations.
 11. Bylaw 25-95 and Bylaw 78-10 are hereby been repealed.

(SEAL)

REEVE

ADMINISTRATOR

Schedule A

Rural Municipality of St. Andrews No. 287

Development Permit Fee \$ 50.00
(All residences require Development Permit, including farm residences)

Building Application Fee \$ 50.00
(Building Permits will not be issued without approved Development Permit)

Saskatchewan Assessment Management Agency (SAMA) Inspection Fee \$ 25.00

Building Plan Review Services

Fees to be determined by inspectors of:

MuniCode Services Ltd.

409 Central Street West
Box 1570
Warman, Sask. S0K 4S0

Single Family Dwelling (Stick Built)

Single Family Dwelling – Additions

Ready to Move Homes (RTM –with garage)

Ready to Move Homes (RTM – no garage)

Detached Garage

Mobile Homes

Decks over 3 ft in height

Basement Developments

Permit Cancellations 75 % refund within 3 months
(Required in writing) 50% refund over 3 months

All accessory farm buildings and structures are exempt from Development and Building Permits

Commercial Building Plan Review Services

Fees to be determined by inspectors of:

MuniCode Services Ltd.

409 Central Street West
Box 1570
Warman, Sask. S0K 4S0

FORM A
Bylaw No. 99-2017
RURAL MUNICIPALITY OF ST. ANDREWS NO. 287
rm.287@sasktel.net
APPLICATION FOR BUILDING PERMIT
Date: _____

I hereby make application for a permit to:

_____	construct	A building according to the information
_____	alter	below and to the plans and documents
_____	reconstruct	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 _____

Fee for building permit \$ _____

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

FORM B
Bylaw No. 99-2017

RURAL MUNICIPALITY OF ST. ANDREWS NO. 287
rm.287@sasktel.net

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 is not commenced within that period or if work is suspended for a period of six months, unless otherwise authorized by the local authority or its authorized representative.

Required Inspections: (Must call for the following inspections) (failure to call for the inspections as required may require work to be removed/uncovered so the proper inspection can be done)

- Footings/Foundation: (as stated in Permit)
- Backfill: (as stated in Permit)
- Framing/Poly & Insulation: (as stated in Permit)
- Final Inspection: Prior to occupying and all work completed

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.

Estimated value of construction \$ _____ Permit fee \$ _____

Date

Signature of Authorized Representative