

The construction code is complex. It includes the National Building Code of Canada, National Energy Code of Canada for Buildings, and the National Fire Code of Canada.

It requires specialized people working in specific roles. Luckily, the following summary clarifies roles and responsibilities. It is based on the Ministry of Government Relation's "**Five Principles for Compliance with the Construction Codes Act, and Building and Energy Regulations**".

Note: Failure to comply with the construction codes may result in a penalty from the Province of up to \$5,000. And in cases of continuous contravention, up to \$1,000 per day.

1. Government of Saskatchewan

Set minimum standard

The Government sets the minimum standard for constructing and renovating buildings.

The most recent construction codes are under **The Construction Codes Act (CCA)**, which came into effect January 1, 2024.

2. Municipality

Administer and enforce construction codes

The Municipality is to administer and enforce the construction codes.

A) Administrator:

- Issue and revoke permits.
- Manage permit fees.
- Apply interests on title.
- Enforce Orders.
- Etc.

B) Council:

- Approve Building Bylaws.
- Appoint Building Officials.
- Report observed construction or renovation activity to Administration.

3. Building Official (PBI)

Administer and enforce construction codes for Municipality

PBI, a provincially licensed Building Official, works for the Municipality.

PBI:

- Complete plan reviews.
- Inspect construction and renovation projects.
- Enforce the construction codes.

Because of this role, PBI:

- Cannot design, assist, or layout work for projects.
- Can enter land or buildings at a reasonable hour.
- Can issue Orders.

4. The Owner

**Comply with
standards**

Arrange inspections

**Allow Building
Official into building**

The Owner is the person, firm or corporation controlling the property.

They are to:

- Comply with minimum standards.
- Report unsafe conditions.
- Obtain permit (before starting work).
- Notify Building Official/Municipality when work is to begin.
- Arrange for inspections listed on Plan Review.
- Have plans available for Building Official.
- Allow a Building Official into the building upon request.
- Complete the project before the permit expires.

5. Contractor, Designer and Tradespeople

Work for Owner

Contractors, designers, and tradespeople work for the owner. Therefore, the Owner should set terms in the contract requiring compliance with the minimum standards.

There are types of buildings where a professional engineer or architect is mandatory. Consult with the Building Official for clarification.

