

BYLAW NO 2021.01

A BYLAW RESPECTING BUILDINGS
Section 14 of the Uniform Building and Accessibility Standards Act

The Council of the Rural Municipality of Nipawin 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 of Canada and National Farm Building Code of Canada*.
- (3) "Local authority" means the Council as elected by the Rural Municipality of Nipawin Constituents.
- (4) "Municipal Official" means the Administrator or appointed designate.
- (5) "Authorized representative" means a Building Official appointed by the local authority pursuant to subsection 5(4) of the Act.
- (6) "Municipality" means the identified land boundaries which are under the control of the Rural Municipality of Nipawin No. 487
- (7) "Regulations" means regulations made pursuant to the Act.
- (8) 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*, *National Farm Building Code of Canada* and the *Administrative Requirements*.
- (2) The building standards apply to buildings in all of the rural municipality, including farm buildings.
- (3) Notwithstanding with subsection (2), the following shall be exempt from requiring a building permit:
 - (i) All accessory buildings less than 10 square meters (107.6 square feet) in size.
 - (ii) Farm Buildings with a building area less than 50 square meters (538 square feet) and circular storage bins.
- (4) With respect to application of this bylaw to farm buildings, the current edition of the *National Farm Building Code of Canada*, 1995 and the current edition of the *National Building Code of Canada*, adopted by regulation, shall apply.

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 to proceed on a project for which a permit is required until a valid building permit is obtained.
- (3) A building or part of a building for which a permit has been granted shall not be occupied prior to the approval of the authorized representative.
- (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, municipal official 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 a building 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 a form provided by the local authority, and shall be accompanied by two sets of plans and specifications of the proposed building except as permitted by the authorized representative.
- (2) If the work described in an application for building permit, to the best of the knowledge of the authorized representative, complies with the requirements of this bylaw, the municipal official, upon receipt of the prescribed fee, shall issue a permit in a form provided by the local authority to the applicant.
- (3) The local authority shall have plan reviews, inspections and other services for the purpose of enforcement of the Act and Regulations provided by the authorized representative.
- (4) The permit fee for construction, erection, placement, alteration, repair, renovation or reconstruction of a building shall be calculated in accordance with an approved fee structure set by the local authority.
- (5) The municipal official or its authorized representative 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 municipal official or its authorized representative.
- (6) Approval in writing from the authorized representative is required for any deviation, omission or revision to work for which a permit has been issued under this section.
- (7) All permits issued under this section expire six months from date of issue if work is not commenced within that period unless by prior written agreement of the local authority.
- (8) All permits issued under this section are expected to be completed within a 24 month period. Projects that are not completed within the 24 months may be subject to penalties prescribed in Section 9 of this bylaw.
- (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 calculated in accordance with an approved fee structure set by the local authority.
 - (b) In addition, the applicant shall deposit with the local authority a security deposit as prescribed in accordance with an approved fee structure set by the local authority 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 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 authorized representative the local authority shall refund the security deposit, or portion thereof.
- (2) Every application for a permit to demolish or remove a building shall be in a form provided by the local authority.
- (3) Where a building is to be demolished and the municipal official 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 municipal official, upon receipt of the fee and security deposit, shall issue a permit for the demolition in a form provided by the local authority.
- (4) Where a building is to be removed from the municipality, and the municipal official 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 municipal official, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in a form provided by the local authority.
- (5) (a) Where a building is to be removed from its site and set upon another site in the municipality and the municipal official 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 municipal official and its authorized representative, will conform with the requirements of this bylaw, the municipal official, upon receipt of the prescribed fee and security deposit, shall issue a permit for the removal in a form provided by the local authority.

- (d) In addition, the municipal official, upon receipt of the fee prescribed in Section 5(4), shall issue a permit for the placement of the building in a form provided by the local authority.
- (e) 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, municipal official 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) obtain a restraining order.

- (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, municipal official or its authorized representative may take any measures allowed but not limited to 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 municipal official 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, municipal official 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, municipal official or its authorized representative.

- (3) It shall be the responsibility of the owner to arrange for all permits, inspections and certificates required by all 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 BYLAW(S)

10. (1) Bylaw 10-2019 is now hereby repealed.



[Signature]
 REEVE

[Signature]

"Certified to be a TRUE AND CORRECT COPY of Bylaw No. 2021.01 adopted by the Rural Municipality of Nipawin No. 487 on the _____ day of April, 2021."



[Signature]
 Rural Municipality of Nipawin Building Bylaw #2021.01
 Administrator

(Sample)
APPLICATION FOR BUILDING PERMIT

I hereby make application for a building permit to: construct alter/addition or reconstruct (check one) a building according to the information below and to the plans and documents attached to this application.

Owner			
Applicant/Owner/Company:			
Address:		City	Postal
Home Phone:	Cell Phone:	Email:	
()	()		
Contractor Name & Company Name (if owner is contractor, indicate self)			
Phone:		Mailing Address or Email Address:	
()			
Contractor			

Land Location			
Quarter	Section	Township	Range
OR			
Lot	Block	Plan	Subdivision

Estimated Start Date:	Estimated Completion Date:
Estimated Value of construction:	Build Area(area of largest storey)
\$	M ²

Type of Construction:

<input type="checkbox"/> New Residence	<input type="checkbox"/> Residence Addition	<input type="checkbox"/> Pole Shed
<input type="checkbox"/> Mobile Home	<input type="checkbox"/> Basement Development	<input type="checkbox"/> Deck
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Commercial/Industrial Building
<input type="checkbox"/> Other, describe: _____		

Building Size	Length ft or m	Width FT or M	Height FT or M	Floor Area FT ² or M ²

Building Specifications	
Number of Exits	Width of Exits
Number of Fire Escapes	Foundation <input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space <input type="checkbox"/> Basement Foundation Soil Classification & Type:
Number of Stair Ways	Width of Stair Ways
	Number of Stories



Building Specifications Continued			
<u>Footings</u>	Material:	Size	
<u>Foundation</u>	Material:	Size:	
<u>Exterior Walls</u>	Material:	Size:	
<u>Roof</u>	Material:	Size:	
<u>Studs</u>	Material:	Spacing:	
<u>Floor Joists</u>	Material:	Spacing:	
<u>Girders</u>	Material:	Spacing	
<u>Rafters</u>	Material:	Spacing:	
<u>Chimneys</u>	Material:	Number:	Size:
<u>Heating/Cooling</u>	Type:		
<u>Lighting</u>	Material:		
<u>Plumbing</u>	Material:		

Submission		
<u>Site Plan</u>	Required for new buildings, additions, and garages	<input type="checkbox"/> Site Plan Submitted
<u>Building Blueprints</u> <u>OR</u> Permit application <u>checklist</u>	Please contact the office for the appropriate checklist	<input type="checkbox"/> Blue Prints Submitted <input type="checkbox"/> Permit Application Checklist
<u>Fees</u>	Call the office for the correct fee amount.	<input type="checkbox"/> Development Fees

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



(Sample)
APPLICATION FOR A DEMOLITION PERMIT

Applicant/Owner/Company:			
Address:	City:	Postal:	
Home Phone: ()	Cell Phone: ()	Email:	

Contractor Name & Company Name (if owner is contractor, indicate self)		
Phone: ()	Mailing Address or Email Address:	
Date of Demolition:	Completion Date:	

Land Location				
Quarter	Section	Township	Range	Meridian
OR				
Lot	Block	Plan	Subdivision	

Building Size	Length FT or M	Width FT or M	Height FT or M	Floor Area FT ² or M ²
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The site work (filling, final grading, landscaping, etc.) which will be done after removal of the building includes:

Confirmation of Current Taxes	The applicant must contact the Municipality and have them confirm that the property taxes are current.	Taxes Confirmed <input type="checkbox"/> Initials _____ Date _____
Water and Sewer Disconnect	The applicant must take this application to the Utility Billing Department to arrange for the disconnection of all water and sewer lines	Water & Sewer Disconnected <input type="checkbox"/> Initials _____ Date _____
Fees	Please contact the office for fee amount. **Applications will not be reviewed until payment is received.	<input type="checkbox"/> Demolition/Removal fee

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 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 the building.

Date _____

Signature of Owner or Owner's Agent _____

(Sample)

APPLICATION FOR A REMOVAL PERMIT

Owner				
Applicant/Owner/Company:				
Address:		City:		Postal:
Home Phone: ()	Cell Phone: ()	Email:		

Building Mover		
Building Mover Name & Company Name		
Phone: ()	Mailing Address or Email Address:	
Date of Move:	Type of Building:	

Land Location				
Quarter	Section	Township	Range	Meridian
OR Lot	Block	Plan	Subdivision	

New Land Location			
House #	Street Name		
OR Lot	Block	Plan	Subdivision

Building Size	Length FT or M	Width FT or M	Height FT or M	Floor Area FT ² or M ²
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Route: _____

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

Submission Requirements		
Confirmation of Current Taxes	The applicant must contact the Municipality and have them confirm that the property taxes are current.	Taxes Confirmed <input type="checkbox"/> Initials _____ Date _____
Water and Sewer Disconnect	The applicant must take this application to the Utility Billing Department to arrange for the disconnection of all water and sewer lines	Water & Sewer Disconnected <input type="checkbox"/> Initials _____ Date _____
Accounts Receivable	The applicant must contact municipality for confirmation all accounts assigned to this property are current.	A/R Confirmed <input type="checkbox"/> Initials _____ Date _____
Fees	Please contact the Municipal office for the correct fee amount. **Applications will not be reviewed until payment is received.	<input type="checkbox"/> Removal Fees

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 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 moving the building.

Date

Signature of Owner or Owner's Agent

