

TOWN OF LUSELAND

BYLAW NO. 95-8

A BYLAW RESPECTING BUILDINGS

The Council of the Urban Municipality of the Town of Luseland 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) "Regulations" means regulations pursuant to the Act.
- (3) "Administrative Requirements" means the Administrative Requirements for use with the National Building Code 1985.
- (4) "Municipality" means the Urban Municipality of the Town of Luseland.
- (5) "Council" means the council of the Urban Municipality of the Town of Luseland.
- (6) Definitions contained in the Act and regulations shall apply in this bylaw.

SCOPE OF THE BYLAW

3. (1) The Uniform Building and Accessibility Standards Act and Regulations 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 council or its authorized representatives.

GENERAL

4. (1) A permit is required whenever work regulated by the Act and Regulations is to be undertaken.
- (2) No owner or agent of the owner 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 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

5. (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 Council or its authorized representative, plans and specifications need not be submitted.
- (2) An inspector may require submission of an up-to-date plan or survey prepared either before construction begins or upon completion of work by a registered land surveyor, as a condition of permit approval.
- (3) If the work described in an application for building permit, to the best of the knowledge of the council 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.
- (4) Council may, at its discretion, have plan review, inspection and other services for the purpose of enforcement of the Act and Regulations provided by an inspector or inspectors designated by the minister to assist the municipality pursuant to subsection 4(4) of the Act.
- (5) Council may, at its discretion, have plan review, inspection and other services provided by a person, firm or corporation employed under contract to the municipality.
- (6) The permit fee for erection, placement, construction, alteration, repair, renovation, or reconstruction of a building shall be based on the following schedule.

BUILDING PERMIT FEE SCHEDULE

(a) For accessory buildings greater than 9 square meters but less than 70 square meters in area, the fee shall be \$15.00.

(b) For fences, decks, and basement finishes, the fee shall be \$10.00.

(c) For one and two unit dwellings, the fee shall be \$25.00 plus the cost of plan review by Municode Services Ltd. as well as the cost of one or more inspections by Municode Services, if required.

(d) For all other buildings, the fee shall be \$25.00 plus the cost of plan review by Municode Services Ltd. as well as the cost of one or more inspections, if required.

- (7) Approval in writing from council 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 longer by prior written agreement of the council.
- (9) Council 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 move a building shall be \$10.00.
 - (b) In addition, the applicant shall deposit with the municipality a minimum sum of \$1,000.00 or 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 council or its authorized representative, not dangerous to public safety. If the applicant who demolished or removed the building restores the site to a condition satisfactory to the council or its authorized representative, the sum deposited shall be returned.
- (2) Every application for a permit to demolish or remove a building shall be in Form "C".
- (3) Where a building is to be demolished 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, 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 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, 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, 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".
- (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 municipality.

ENFORCEMENT OF 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 council 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 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 council 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 municipality 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.

SUPPLEMENTAL BUILDING REGULATIONS

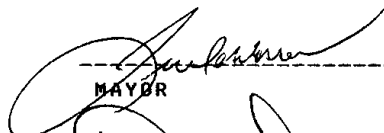
8. Void

SPECIAL CONDITIONS


9. (1) 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 council 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 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 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 acts and regulations.

PENALTY

10. (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.
11. (1) Bylaw No. 92-6 and all amendments thereto is hereby repealed.

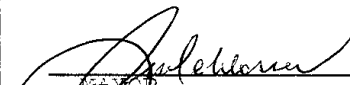


MAYOR

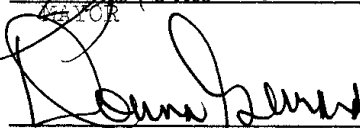


ADMINISTRATOR

Certified a true copy of Bylaw No. 95-8 adopted by resolution of council on the 11th day of July, 1995.



MAYOR



ADMINISTRATOR

Kerobert did not attach copies of forms.

FORM A

_____ of _____, 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 _____

Storeys - No. _____ Fire Escapes _____

If public building, state width of stairways _____ No. _____

width of exits _____ No. _____

Construction Details

Footings _____ Material _____ Size _____

Foundations _____ Material _____ Size _____

Exterior Walls _____ Material _____ Size _____

Roof _____ Material _____ Size _____

Studding _____ Material _____ Spacing _____

Floor Joists _____ Material _____ Spacing _____

Girders _____ Material _____ Spacing _____

Rafters _____ Material _____ Spacing _____

Chimneys _____ No. _____ Size _____

Material _____ Thickness _____

Heating _____ Lighting _____ Plumbing _____

Foundation Soil Classification and Type _____

Estimated cost of building (excluding site) \$ _____

Floor area of building (excluding unfinished basement) _____ square metres

Fee for building permit \$ _____

I hereby agree to comply with the bylaw of the municipality respecting building and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the municipality and applicable Acts and regulations regardless of any review of drawings or inspections that may or may not be carried out by an inspector.

Signature of Owner or Agent

FORM B

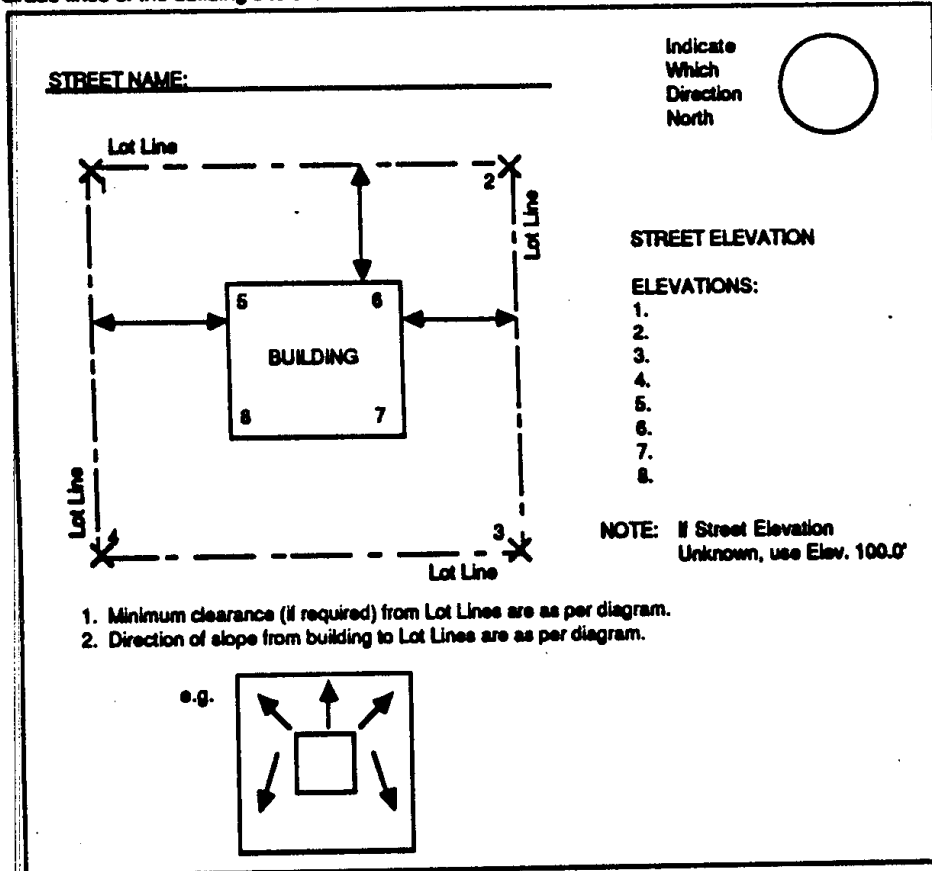
_____ of _____, Saskatchewan

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.



This permit is issued under the following conditions:

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

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

Authorized Municipal Official

FORM C

_____ of _____, 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 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 _____ 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 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.

Signature of Owner or Agent

_____ of _____, Saskatchewan

PERMIT TO MOVE OR DEMOLISH A BUILDING

_____ 19 _____

Permission is hereby granted to _____ to
(name of owner or agent)

move

or

demolish

a building now situated on

civic address or location _____

lot _____ block _____ plan _____

to civic address or location _____

lot _____ block _____ plan _____

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

This permit is issued under the following conditions:

Authorized Municipal Official