

BYLAW 01-2012

A Bylaw of the Village of Grand Coulee Respecting Buildings

The Council of the Village of Grand Coulee, in the Province of Saskatchewan, enacts as follows:

1. SHORT TITLE

This Bylaw may be cited as the “**Building Bylaw**”.

2. INTERPRETATION/LEGISLATION

- (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 subsections 5(4) of the Act or the municipal office.
- (4) “Local Authority” means the Village of Grand Coulee.
- (5) “Regulations” means regulations made pursuant to the Act.
- (6) Definitions contained in the Act and Regulations shall apply in this bylaw.

3. SCOPE OF THE BYLAW

- (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.

4. GENERAL

- (1) A permit is required whenever work regulated by the Act and Regulations is to be undertaken within the local authority.
- (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:
 - i. Entitle the grantee, his successor or assigns, or anyone on 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
 - ii. 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, demolition, relocation, removal, use or
 - iii. 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.

5. BUILDING PERMITS

- (1) Every application for a permit to construct, erect, 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 buildings, 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 representatives, 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 the 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, with the cost, if any, to be borne by the applicant.
- (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, with the cost, if any, to be borne by the applicant.
- (5) The permit fee for construction, erection, placement, alteration, repair, renovation reconstruction, demolition of a building shall be based on the following fee schedule, as set out on Fee Schedule 1.

- (6) 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.
- (7) All permits 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 longer than six months by prior written agreement of the local authority or its authorized representatives, or
 - d) Expires one year from the date of issue. A written request to the local authority may be submitted for a one year extension.
 - e) Building construction must be complete in two years from the date of initial permit.

6. DEMOLITION OR REMOVAL PERMITS

- (1) The fee for a permit to demolish or move a building shall be as set out in Fee Schedule 1.
- (2) In addition, the applicant shall deposit with the local authority the following sum 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 local authority or its authorized representative, not dangerous to public safety, as set out in Fee Schedule 1. 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.
- (3) Every application for a permit to demolish or remove a building shall be in **Form C**.
- (4) Where a building is to be demolished and the local authority or its authorized representative 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 local authority, upon receipt of the fee and deposit prescribed, shall issue a permit for the demolition in **Form D**.
- (5) Where a building is to be removed from the local authority, and the local authority or its authorized representative 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 local authority, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in **Form D**.
- (6) (a) Where a building is to be removed from its site and set upon another site in the local authority, and the local authority or its authorized representative 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 local authority, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in **Form D**.
 (b) 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**.
- (7) 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.

7. ENFORCEMENT OF BYLAW

- (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 in 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 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
- c) Of intended partial occupancy prior to completion of construction.

8. SUPPLEMENTAL BUILDING REGULATIONS

- (1) All newly constructed buildings with a sanitary sewer service connection to the sewer main shall have:
 - i. A sump pit and sump pump installed;
 - ii. A back flow preventative system installed that complies with Saskatchewan Health Regulations and allows for proper venting downstream in accordance with the Plumbing and Drainage Regulations and the National Plumbing Code; and
 - iii. Provide for a drainage system that will allow water collected in a sump pit to be discharged directly out of the building on to the owner’s property and or to a street or back lane.

9. SPECIAL CONDITIONS

- (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, act and regulations.

10. PENALTY

- (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/her from compliance therewith.

11. REPEAL PREVIOUS BYLAW

- (1) Bylaw 6/84 of the Village of Grand Coulee is hereby repealed.

12. ENACTMENT

- (1) This bylaw shall come into effect upon approval from the Minister of Corrections, Public Safety and Policing.

Mayor

Administrator

SEAL

Certified a true copy of Bylaw 01-2012
adopted by resolution of Council on
the 3rd day of January, 2012.

Administrator

Read a first time on the 3rd day of January, 2012.

Read a second time on the 3rd day of January, 2012.

Read a third time on the unanimous vote of council present and adopted on the 3rd day of January, 2012.

Village of Grand Coulee, Saskatchewan FEE SCHEDULE 1

The permit fee for construction, erection, placement, alteration, repair, renovation reconstruction, demolition of a building shall be based on the following fee schedule.

a) New Buildings:

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|---|---------------|
| i. Minimum charge- principal building up to 139 square metres (1500 square feet) including underdeveloped basements and attached garages. (This fee covers up to 6 inspections and basement staking) | \$1725.00 |
| ii. Additional Charge- per 50 square meters (538 square feet) area greater than 139 square metres (1500 square feet). | \$300.00 |
| iii. Additional Charge- Infill lots (areas older than 10 years) | \$275.00 |
| iv. Extra or re-inspection | \$170.00/each |

b) Modular and Ready-To-Move (R.T.M) Homes:

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|---|---------------|
| i. Minimum charge- principal building up to 139 square metres (1500 square feet) including underdeveloped basements and attached garages. (This fee covers up to 4 inspections and basement staking) | \$1400.00 |
| ii. Additional Charge- Infill lots (areas older than 10 years) | \$275.00 |
| iii. Additional Charge- per 50 square meters (538 square feet) area greater than 139 square metres (1500 square feet). | \$300.00 |
| iv. Extra or re-inspection | \$170.00/each |

c) Additions/Renovation to existing dwellings:

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|---|---------------|
| i. Living space additions
(This fee covers 4 inspections) | \$680.00 |
| ii. Attached Garage
(This fee covers 3 inspections) | \$510.00 |
| iii. Accessory buildings, Deck,
Detached Garages (uninsulated)
(This fee covers 2 inspections) | \$170.00 |
| iv. Basement development and Detached Garages (insulated)
(This fee covers 3 inspections) | \$340.00 |
| v. Renovations (minor structural)
(This fee covers 3 inspections) | \$340.00 |
| vi. Extra or re-inspection | \$170.00/each |

d) Buildings to be moved from within or outside the Village of Grand Coulee:

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| i. Pre-move inspection
(Building inspections bill directly to applicant) | |
| ii. Moving Permit | \$50.00 |

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|----------------------------------|--|---------------|
| iii. | Post-move within the Village
Minimum charge up to 139 square metres
(1500 square feet).
(This fee covers up to 3 inspections and
basement staking) | \$1225.00 |
| iv. | Additional Charge- per 50 square meters
(538 square feet) area greater than 139 square
metres (1500 square feet). | \$300.00 |
| v. | Additional Charge- Infill lots (areas older than 10 years) | \$275.00 |
| vi. | Extra or re-inspection | \$170.00/each |
| vii. | Damage Deposit
A \$500.00 deposit is required to ensure that
damage has not been done to any other property (including
property owned by the local authority or any third party) during
the move. If any damage is done, the owner, contractor
and applicant shall be jointly and severally liable for any
or all damage done, even if it exceeds the \$500.00 deposit, and
the applicant shall forfeit the deposit, or such portion of it required
to remedy the damage, as determined by the Municipality.
If the applicant restores the site and/or any damaged property to a
condition satisfactory to the local authority or its authorized
representative, the sum deposited, or portion thereof, shall be
refunded upon application in Form E. | \$500.00 |
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| e) Demolishing a Building | | |
| i. | Demolition Permit | \$50.00 |
| ii. | Damage Deposit
A \$500.00 deposit is required to ensure that
damage has not been done to any other property(including
property owned by the local authority or any third party) during
the demolition. If any damage is done, the owner, contractor
and applicant shall be jointly and severally liable for any
or all damage done, even if it exceeds the \$500.00 deposit, and
the applicant shall forfeit the deposit, or such portion of it required
to remedy the damage, as determined by the Municipality.
If the applicant restores the site and/or any damaged property to a
condition satisfactory to the local authority or its authorized
representative, the sum deposited, or portion thereof, shall be
refunded upon application in Form E. | \$500.00 |

**All Permit fees will increase by 50% if construction begins prior to a
permit being issued.**

- (8) The local authority may, at its discretion, rebate a portion of permit fee where work is reduced in scope or discontinued, or where other exceptional circumstances occur.
- (9) All active permits issued under the previous bylaw will be granted a one year extension from date of enactment of this bylaw.