

BYLAW NO. 2008-04

A BYLAW OF THE RURAL MUNICIPALITY OF GRAYSON No. 184 RESPECTING BUILDINGS.

The Council of the Rural Municipality of Grayson No. 184, in the Province of Saskatchewan in Council assembled enacts as follows:

TITLE

1. This Bylaw shall be called "**The Building Bylaw**".

INTERPRETATION/LEGISLATION

2. (1) "**Act**" means *The Uniform 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 council pursuant to subsection 5(4) of the Act or the municipal official.
(4) "**Council**" means the Council of the Rural Municipality of Grayson No. 184
(5) "**Municipality**" means the Rural Municipality of Grayson No. 184
(6) "**Regulations**" means regulations made pursuant to the Act.
(7) 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 Requirements, 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 Council 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 Municipality, or any Inspector appointed by the Municipality 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 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 plans and specification of the proposed building, except that when authorized by the Council 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 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.
(3) Council 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 Municipality pursuant to subsection 4(4) of the Act.
(4) 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.
(5) The permit fee for construction, erection, placement, alteration, repair, renovation or reconstruction of a building shall be:

- o The full cost of those services provided by a person, firm or corporation employed under contract to the Municipality in reference to Clause (3)
- (6) The Municipality may estimate the value of construction for the work described in the application for building permit, for the purpose of evaluating a permit fee, based on established construction costs, owner's statements of costs or constructor's contract values, or similar methods selected by the local authority.
- (7) Approval in writing from Council or its authorized representative is required for any deviation, omission or revision to work from 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) 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 remove a building shall be based on the following fee schedule:
- i. Demolition and Moving: - all structures – Refundable Deposit
 - 1&2 Family dwellings or mobile homes \$150
 - Residential garages & accessory buildings \$75
 - Commercial, Industrial & institutional \$1,000
 - b) If the applicant who demolishes or removes the building restores the site to a condition satisfactory to the Municipality or its authorized representative, the sum deposited, or portion thereof, shall be refunded.
- (2) Every application for a permit to demolish or remove shall be in Form C.
- (3) Where a building is to be demolished and the Municipality 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 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 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 municipality, upon receipt for the fee and deposit prescribed, shall issue a permit for the removal in Form D.
- (5) a) Where a building is to be removed from its site and set upon another site in the municipality, and the municipality or its authorized representative is satisfied that there are not 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 Council or its authorized representative, 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.
- c) In addition, the Municipality, upon receipt of the fee prescribed in Section 5(5), shall issue a permit for the placement of the building in Form B.
- (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 constructed, erected, placed, altered, repaired, renovated or reconstructed 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 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 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 STANDARDS

8. Void.

SPECIAL CONDITIONS

9. (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 arrange for all permits, inspections and certificates required by other applicable bylaws, acts or regulations.

PENALTY

10. (1) Any person who contravenes any provisions of this bylaw shall be liable to the penalties provided in Section 22 of the Act.

FORCE AND EFFECT

This Bylaw shall come into force and take effect on the date of approval pursuant to Section 23.1(4) of *The Uniform Building and Accessibility and Standards Act*.

Reeve

Administrator

READ a first time this 6th day of **March**, A.D., 2008.

READ a second time this 6th day of **March**, A.D., 2008.

READ a third time and adopted this 6th day of **March**, A.D., 2008.

Certified a true copy of Bylaw No. 2008 - 04
Adopted by Council on the 6th day of March, 2008

Administrator

FORM A to Bylaw No. 2008-04

**Rural Municipality of Grayson No. 184, Saskatchewan
APPLICATION FOR BUILDING PERMIT**

I hereby make application for a permit to _____ construct, _____ alter, or _____ reconstruct a building according to the information below and to the plans and documents attached to this application.

CIVIC ADDRESS or Location of Work: _____, _____, SK.

Legal Description Lot _____ Block _____ Plan _____

Owner _____ Address _____ Phone _____

Contractor _____ Address _____ Phone _____

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 _____

Footings _____ Material _____ Size _____

Foundations _____ Material _____ Size _____

Exterior Walls _____ Material _____ Size _____

Roof _____ Material _____ Size _____

Studs _____ Material _____ Size _____

Floor Joists _____ Material _____ Size _____

Girders _____ Material _____ Size _____

Rafters _____ Material _____ Size _____

Chimneys _____ Number _____ Size _____

_____ Material _____ Size _____

Heating _____ Lighting _____ Plumbing _____

Estimated Value of Construction (excluding site) \$ _____

Building Area (area of largest storey) _____ square metres.

I hereby agree to comply with the Rural Municipality of Grayson No.184 bylaw respecting buildings and acknowledge that it is my responsibility to ensure compliance with all other applicable bylaws, acts and regulations including "The National Building Code, 1995" , "The Uniform Building & Accessibility Standards Act" and the Rural Municipality of Grayson No. 184 Zoning Bylaw regardless of any plan review or inspections that may or may not be carried out by the building inspector or any authorized official of the Rural Municipality of Grayson No. 184.

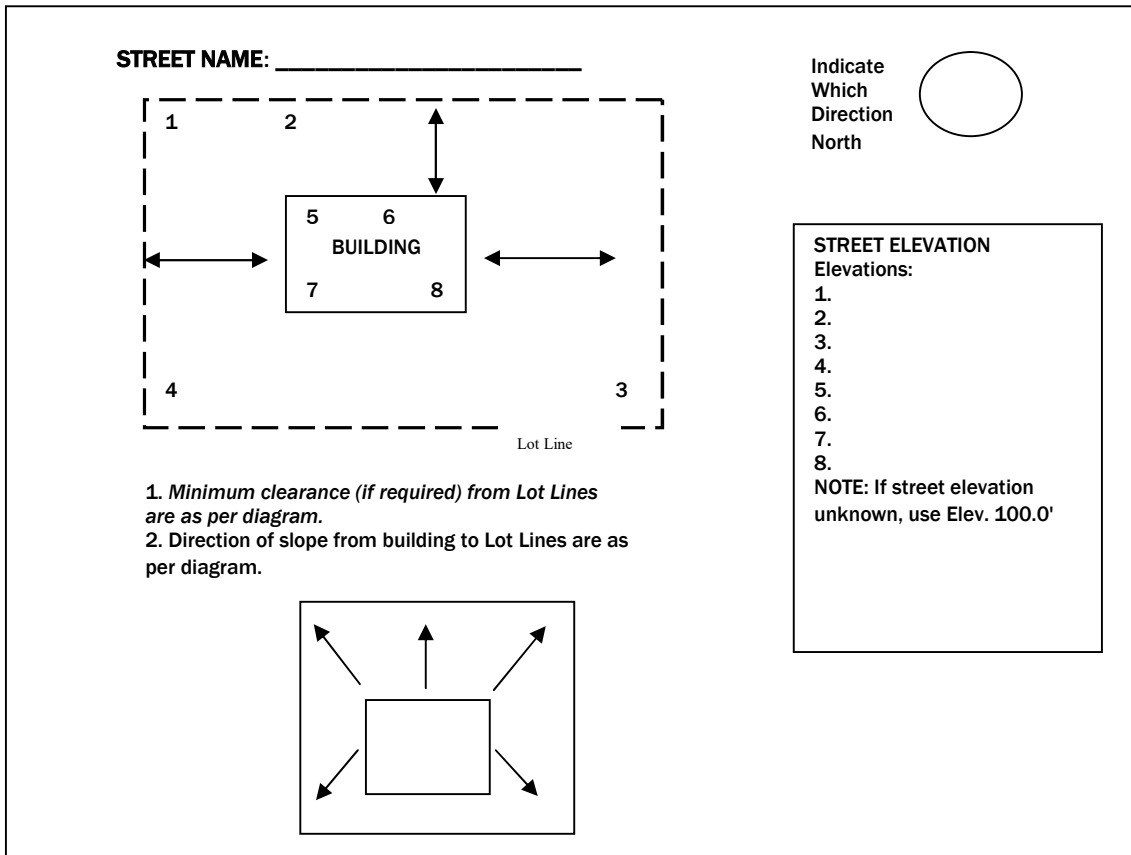
Date

Signature of Owner or Agent

FORM B to Bylaw No. 2008-04

**Rural Municipality of Grayson No. 184, Saskatchewan
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.** Grade lines of
the building site are to be as indicated below and as shown on the diagram.



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 \$ _____

Date

Signature of Authorized Representative

FORM C to Bylaw No. 2008-04

**Rural Municipality of Grayson No. 184, Saskatchewan
APPLICATION FOR A PERMIT TO DEMOLISH OR MOVE A BUILDING**

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 _____, _____, 20____.

And will be completed on _____, 20____.

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 _____, 20____.

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 Building Bylaw of the Rural Municipality of Grayson No. 184 and to be 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)(a) 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 or moving the building.

Date

Signature of Owner or Owner's Agent

FORM D to Bylaw No. 2008-04

**Rural Municipality of Grayson No. 184, Saskatchewan
DEMOLITION OR MOVING PERMIT # _____**

Permission is hereby granted to _____ to

_____ DEMOLISH OR _____ 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 _____

In accordance with the application dated _____, 20____. **This permit expires six months from the date of issue.**

This permit is subject to the following conditions:

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

Deposit fee \$ _____

Date

Signature of Authorized Representative.