VILLAGE OF ALBERTVILLE

BYLAW NO 7/2014

A BYLAW RESPECTING BUILDINGS

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

1. This Bylaw may be cited as the Building Bylaw

Interpretation/Legislation

2. In this bylaw

1) "Act" means The Uniform Building and Accessibility Standards Act, being ChapterU-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 subsection 5(4) of the act or the municipal official.

4) "Local Authority" means the Village of Albertville

5) "Regulations" means regulations made pursuant to the Act

6) 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 Regulations including the National Building Code of Canada, and 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.

General

4. 1) A permit is required whenever work regulated by the Act and Regulations is to be undertaken.

2) Prior to issuing a permit under Bylaw No 7/2014, a development permit will be required as prescribed by Zoning Bylaw No.4/87

3) 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.

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 describe d in the permit or

b) 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 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) Application for a building 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 the plans and specifications of the proposed building, 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 knowledge of the local authority or its authorized representative, complies with the requirements of this bylaw, the local authority, upon receipt of the prescribed fee, shall issue a building 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 enforcement of the Act and Regulations provided by building officials designated by the minister to assist the local authority pursuant to subsection4(4) of the Act.

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.

5) The permit fee for construction, erection, placement, alteration, repair, renovation or reconstruction of a building based on the following fee schedule:

a) For all residential building applications, the square footage of the building will be multiplied by .50 cents a square foot to calculate the building permit fees

b) For all workshops, garages, sun porches and deck applications the square footage of the building will be multiplied by .25 cents a square foot to calculate the building permit fees

c) Pursuant to a) and b) there will be a minimum $50.00 fee for all applications.

d) Special Inspections fees, (Payable to the Building official)

i) For inspections prior to 8:00 AM or after 5:00 PM there shall be an additional fee of $25 per hour and .45 cents per kilometre added to 5a) or 5b).

ii) For inspections regarding any time during the weekend or holidays there shall be an additional fee of $25 per hour and .45 cents per kilometre added to 5a) or 5b).

iii) For inspections of buildings outside of the local authority there shall be a fee of $25 per hour and .45 cents per kilometre travelled.

e) an additional cost of $30.00 will charged to cover Saskatchewan Assessment Management Agency maintenance fee for service to inspect the construction, erection, placement, alteration, repair, renovation or reconstruction

6) The local authority or 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 local authority.

7) 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.

8) All permits issued under this section expire

a) one year from the date of issue if work is not commenced within that period or,

b) if work is suspended for a period of one year, or

c) if work is suspended for a period of longer than one year unless otherwise authorized by the local authority or its authorized representative.

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 Moving Permits

6. 1) a) the fee for a permit to demolish or move a building shall be $25.00

b) i) 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.

a) Buildings without a basement $1000.00

b) Buildings with a basement $1500.00

ii) If the applicant who demolishes or moves the building restores the site to a condition satisfactory to the local authority or its authorized representative, the sum deposited, or a portion thereof, shall be refunded.

2) Every application for a permit to demolish or move a building shall be in Form C

3) 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 deposit and fee prescribed, shall issue a permit for demolition in Form D.

4) 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 deposit and fees 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 local authority an inspection of the building will be carried out by the local authority's authorized representative to ensure that it meets the requirements of the bylaw using the fee schedule outlined in 5(5)(d) special inspections

b) Where 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 deposit prescribed in Section 6(1)(b) and the fees prescribed in Section 5(5)(d) and 6(1)(a) shall issue a permit for the removal in Form D.

c) In addition, the local authority, upon receipt of the fee prescribed in 5(5) shall issue a permit for the placement of the building in Form B.

6) When a building is to be moved into the local authority, an inspection of the building will be carried out by the local authority's authorized representative to ensure that it meets the requirements of the bylaw, using the fee schedule outlined in 5(5)(d) special inspections.

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.

Duties of the Owner

7. 1) Every owner of a building to be constructed shall follow the required duties as set out in the UBAS Act.

2) The person to whom a permit is issued shall, during construction, keep posted in a conspicuous place on the property, for which the permit was issued, a copy of the building permit or poster or placard in lieu thereof.

Enforcement of Bylaw

8. 1) If any building or part 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 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 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) at change of ownership prior to completion of construction, and

c) of intended partial occupancy prior to completion of construction

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 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, acts and regulations.

5) Accessory buildings of ten (10) square metres or less in building area may be constructed without the acquisition of a Building Permit provided the construction of the building is in conformance with good building practise.

Penalty

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

2) Conviction of a person or corporation for breach of any provisions of this bylaw shall not relieve him from compliance therewith.

Repeal

11. Bylaws #3/10 and No 2/2014 are hereby repealed.

Enacted pursuant to Section 14 of

The Uniform Building and

Accessibility Standards Act

Read a third time and adopted

by Council December 18 2014

Certified a true copy of Bylaw No 7/2014

Mayor

Administrator

VILLAGE OF ALBERTVILLE Seal

Administrator

VILLAGE OF ALBERTVILLE Seal

APPROVED
In accordance with Clause 23.1(3)(a) of
The Uniform Building and Accessibility Standards Act

Executive Director
Building Standards and Licensing
Ministry of Government Relations

JAN 6 / 2015
Date