

BYLAW NUMBER 2015-10

A BYLAW RESPECTING BUILDINGS

The Village of Riverhurst in the Province of Saskatchewan enacts as follows:

SHORT TITLE

This bylaw may be cited as the Building Bylaw.

INTERPRETATION/LEGISLATION

1. (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 subsection 5(4) of the Act or the municipal official.
- (4) "Local authority" means the Village of Riverhurst
- (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

2. (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.

GENERAL

3. (1) A permit is required whenever work is to be undertaken to erect, move, place, construct, alter, reconstruct, repair, renovate, demolish, remove or occupy a building, as well as for accessory buildings and decks as well as any work regulated by the Act and Regulations.
- (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 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.
- (4) The requirements of this Bylaw to not apply to buildings not greater than 10 square meters in building area provided they do not create a hazard.

BUILDING PERMITS

4. (1) Every application for a permit to construct, erect, place, alter, repair, renovate or reconstruct a building shall be in a form approved by the local authority, 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 of the 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 permit in a form approved by the local authority 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 subsection 4(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 shall be based on the following:
- (a) an administrative fee of \$50.00 for the processing, handling and issuance of a building permit; plus
 - (b) service fees for plan review, field inspection of construction and enforcement services in accordance with the agreement between the Village of Riverhurst and the provider of building official services.
 - (d) all fees will be subject to GST as applicable.
 - (e) all fees will be collected prior to the issuance of the building permit.
- (6) The local authority 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) 12 months from date of issue, or
 - (b) six months from date of issue if work is not commenced within that period, or
 - (c) if work is suspended for a period of six months, or
 - (d) if work is suspended for a period of longer than six months by prior written agreement of the local authority or its authorized representative.
 - (e) a permit deemed to have expired may be renewed at the discretion of council and will be subject to respective permit fees
- (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

5. (1) (a) The fee for a permit to demolish or remove a building shall be \$50.00
(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.

Demolition or Removal Deposit - \$2000.00

(ii) 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.

- (2) Every application for a permit to demolish or remove a building shall be in a form approved by the local authority.
- (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 fee and deposit prescribed, shall issue a permit for the demolition in a form approved by the local authority.
- (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 fee and deposit prescribed, shall issue a permit for the removal in a form approved by the local authority.
- (5) (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 a form approved by the local authority.
- (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 a form approved by the local authority
- (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 local authority.

ENFORCEMENT OF BYLAW

6. (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 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.
- (4) An authorized representative may issue an order to correct any part of a building in contravention of this bylaw pursuant to Part V of the Act.
- (5) If compliance with the Order is not achieved within the period specified in the Order, the local authority or authorized representative may have corrections made as prescribed by Section 21 of the Act.”
- (6) “A building official may enter a building at any reasonable hour as provided by Section 16 of the UBAS Act.”

SUPPLEMENTAL BUILDING STANDARDS

N/A

SPECIAL CONDITIONS

7. (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.

PENALTY

8. (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.

9. Bylaw Number 2013-11 and 2013-4 are hereby repealed.

10. This bylaw shall come into force upon approval from the Ministry Government Relations.

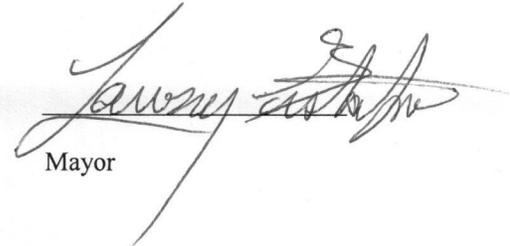
Read a third time and adopted this 21st day of August 2015.

Certified a true copy of Bylaw No. 2015-10 adopted by the council of the Village of Riverhurst on the 21st day of August 2015.

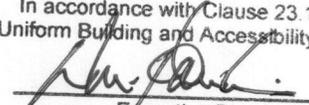


Kyle Van Den Bosch
Administrator





Mayor

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
SEPT 02 / 2015

Date

**Allan Cooper
Cooper Holdings**

Building Official
Box 37
Hodgeville, SK. S0H 2B0

Phone: (306)677-2613
Fax : (306) 677-2614
Cell: (306) 677-7133

~~mailto:allan.cooper@yourlink.ca~~

Fee Schedule

Mileage	\$0.48 per km per inspection
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Plan Review Only
(minimum fee \$200)

This applies to projects such as detached garages, decks, and sheds with inspections conducted when I am in the area.

Plan Review and Inspection Fee Schedule
(minimum fee \$200)

Value of Construction	Fee per \$1,000 value of construction
Below \$100,000	\$6 per \$1,000 value of construction
\$100,001 to \$500,000	\$600 plus \$5 per \$1,000 value of construction
\$500,001 to \$2,000,000	\$2,600 plus \$3 per \$1,000 value of construction
\$2,000,001 to \$4,000,000	\$7,100 plus \$2 per \$1,000 value of construction
\$4,000,001 and over	\$11,100 plus \$2 per \$1,000 value of construction

The above prices include plan review and all necessary on site inspections. GST applies.

\$2,000 (maximum amount charged for a residential plan review/inspections)

Value of Construction means the total cost of the building to the owner in its completed form and includes the cost of all building work, materials of construction, building systems, labour, overhead and profit of the contractor and subcontractors. The cost of labour and used material is deemed to be the current market cost of new material and labour.

**VILLAGE OF RIVERHURST
APPLICATION FOR DEVELOPMENT/BUILDING PERMIT**

For Municipal Use

Date Received: _____ Permit Number: _____

Applicant

Last Name _____ First Name _____ Corporation or Partnership _____

Street Address and Mailing Address _____ Municipality/Town _____ Postal Code _____

Telephone _____ Cell _____ E-mail _____

Owner (if different from applicant)

Last Name _____ First Name _____ Corporation or Partnership _____

Street Address and Mailing Address _____ Municipality/Town _____ Postal Code _____

Telephone _____ Cell _____ E-mail _____

Builder/Contractor

Last Name _____ First Name _____ Corporation or Partnership _____

Street Address and Mailing Address _____ Municipality/Town _____ Postal Code _____

Telephone _____ Cell _____ E-mail _____

Project Information

Legal Land Description _____ Expected Start Date _____ Expected Completion Date _____

Existing Land Use _____ Proposed Land Use _____

Reason for Application

- New Construction
 Alteration/Repair
 Addition to Existing Building
 Demolition
 Conditional Permit

- Residential
 Commercial
 Agricultural

APPLICATION INFORMATION	SUBMITTED?		
	Yes	No	To Follow
Site Plan			
Floor Plans/Elevations/Cross Sections			
Ventilation Design Sheets			
Shop Drawings			
Professional Design (sealed drawings)			
Deck or Garage Detail Sheet			

Note: Insufficient detail on construction drawings or inadequate drawings may delay issuance of building permit.

Building Information

Size of Building: Length: _____ Width: _____ Height: _____
 Building Area: Square Metres: _____ or Square Feet: _____
 Proposed Use of Building: _____

Commercial: (Attach plans and specifications of the proposed building)

Number of Storeys: _____ Number of Fire Escapes: _____
 Number of Stairways: _____ Width of Stairways: _____
 Number of Exits: _____ Width of Exits: _____

\$ _____ Value of Construction
Value of construction means the total cost of the building to the owner in its completed form and includes the cost of all building work, materials of construction, building systems, labour, overhead and profit of the contractor and subcontractors. The cost of labour and used material is deemed to be the current market cost of new materials and labour.

Legislation

Municipal Bylaw:
"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." A valid permit must be signed by the development officer and building official.

Provincial Law (The Uniform Building and Accessibility Standards Act):
"The owner of each building in Saskatchewan shall ensure that the building is designed, constructed, erected, placed, altered, repaired, renovated, demolished, relocated, removed, used or occupied in accordance with the building standards."

Declaration of Applicant

I, _____ certify that:
 (print name)

1. The information contained in this application, attached drawings, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.
3. I hereby agree to comply with the Zoning, Planning Statement and Building Bylaws of the municipality and acknowledge that it is my responsibility to ensure compliance with the bylaws and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out the Council or its authorized representative.
4. I acknowledge that all permits issued expire 6 months from the date of issue if the work is not commenced within that period.

 Date

 Signature of Applicant

Permit fees as per municipal schedule.

	For Municipal Use
<p>Development Permit:</p> <p>_____</p> <p>Signature (Development Officer)</p>	<p>Approved as a Permitted Use by the Development Officer on _____ as per section _____ of Bylaw No. _____</p> <p>OR</p> <p>Approved as a Discretionary Use by Council on _____ resolution number _____ as per section _____ and subject to the following conditions:</p> <p>OR</p> <p>Refused: The reasons for refusal are as follows:</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>Building Permit:</p> <p>(Building Official)</p>	<p>Approved as per following conditions: _____</p> <p>_____</p> <p>_____</p> <p>Refused for following reason(s): _____</p> <p>_____</p> <p>_____</p>

Building Permit may take up to two weeks for approval. If additional information is required, approval may take longer.

Village of Riverhurst, 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 local authority 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)(b) 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

Village of Riverhurst , 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 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.

Permit fee \$ 50.00

Deposit fee \$ 2000.00

Date

Signature of Authorized Representative

DETACHED GARAGES & SHEDS (to be submitted with permit application)

Indicate the following:

ROOF:

- Type of roof shingles
- Type and thickness of roof sheathing
- Spacing of roof trusses
- Slope of roof
- Width of overhang

WALL:

- Type of siding
- Type and thickness of wall sheathing
- Size and spacing of studs
- Height of wall
- Type, size and spacing of anchor bolts
- Window and door locations, including sizes and lintels

SLAB:

- Thickness of slab
- Type of sub base

INTERIOR:

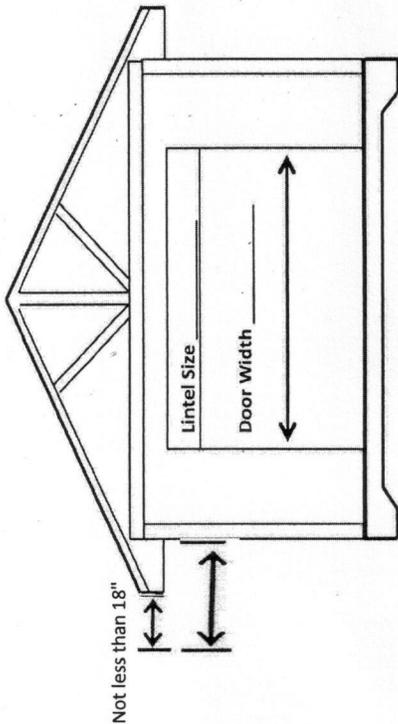
- Type of heating
- Type and thickness of wall insulation
- Type and thickness of ceiling insulation
- Type of wall finishing
- Vapour barrier used must be CAN/CGSB-51.34M

SITE PLAN:

Site plan showing location and distance of all buildings from property lines.

Note: Pre-engineered roof trusses require engineered drawings to be submitted with application

Owner's Name: _____
 Street Address: _____
 Permit No: _____



SECTION

9.10.15.5 (8) Construction of Exposing Building Face of Houses

Where the exposing building face has a limiting distance of **NOT MORE THAN 0.45 m**, projecting roof soffits shall not be constructed above the exposing building face.

Note: This means that if the wall of the garage has a distance of 18" or less from the side yard, there can be no roof overhang.

9.10.15.5(9) Construction of Exposing Building Face of Houses

Where the exposing building face has a limiting distance of **MORE THAN 0.45 m**, the face of roof soffits above the exposing building face shall not project to less than 0.45 m from the property line

Note: This means that if the wall of the garage has a distance of more than 18" from the side yard, the roof overhang can not be less than 18" from the property line.

9.10.15.5(10) Construction of Exposing Building Face of Houses

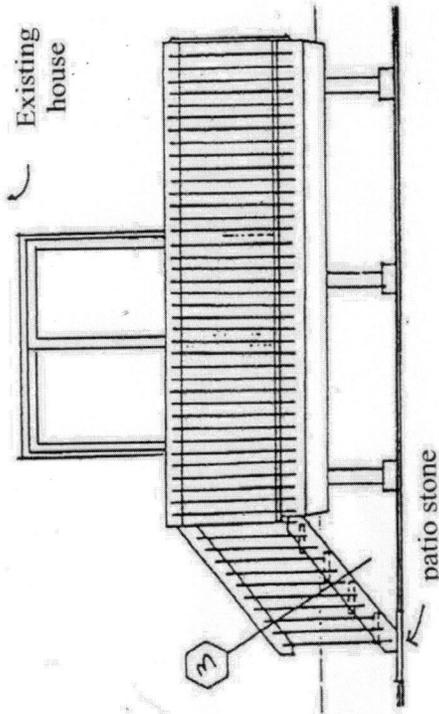
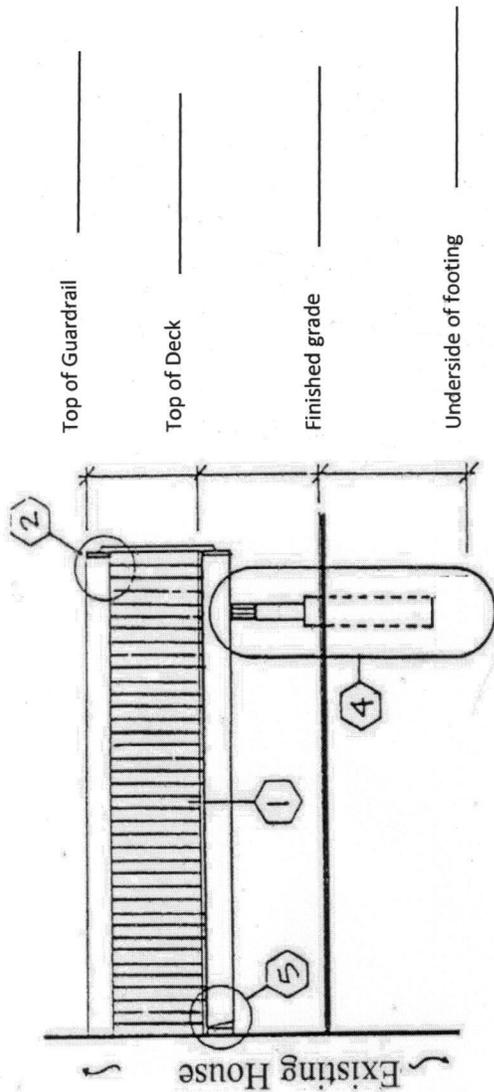
Where roof soffits project to less than 1.2 m from the property line, the centre line of a lane or public thoroughfare or an imaginary line between two buildings or fire compartments on the same property, they shall

- a) have no openings, and
- b) be protected by
 - i) not less than 0.38 mm thick sheet steel,
 - ii) unvented aluminum conforming to CAN/CGSB-93.2-M, "Prefinished Aluminum Siding, Soffits, and Fascia, for Residential Use,"
 - iii) not less than 12.7 mm thick gypsum soffit board or gypsum ceiling board installed according to CSA A82.31-M, "Gypsum Board Application,"
 - iv) not less than 11 mm thick plywood,
 - v) not less than 12.5 mm thick OSB or waferboard, or
 - vi) not less than 11 mm thick lumber.

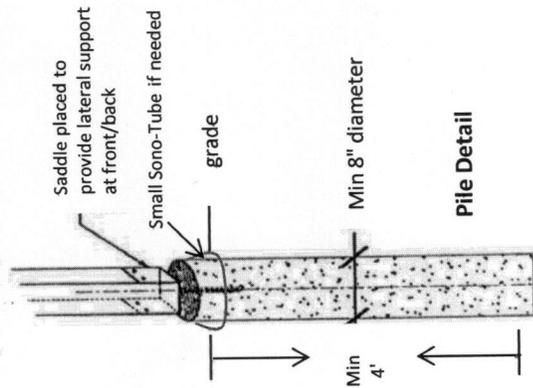
Note: This means that if the roof overhangs are 4' or less from the property line or between 2 buildings on the same property, it requires any one of the fire protection items listed above to be installed in the soffit that faces the side yard.

Deck Details (decks without roofs)

(to be submitted with permit application)



- (1) Joist size _____ at _____ on centre spacing
- (2) **Guardrail**
Top guardrail size _____
Pickets size _____
- (3) **Stairs**
Open risers height _____
Closed risers height _____
Treads size _____
Handrail pickets size _____
Height from tread nosing _____
- (4) **Support**
Wood beam size _____
Post size _____
Diameter of concrete pier size _____
Footing size _____
Footing thickness _____
- (5) **House Connection**
Ledger board size _____
Nail & lag screw size to rim joists _____
(Galvanized joist hangers needed)
- (6) **Site plan is required**

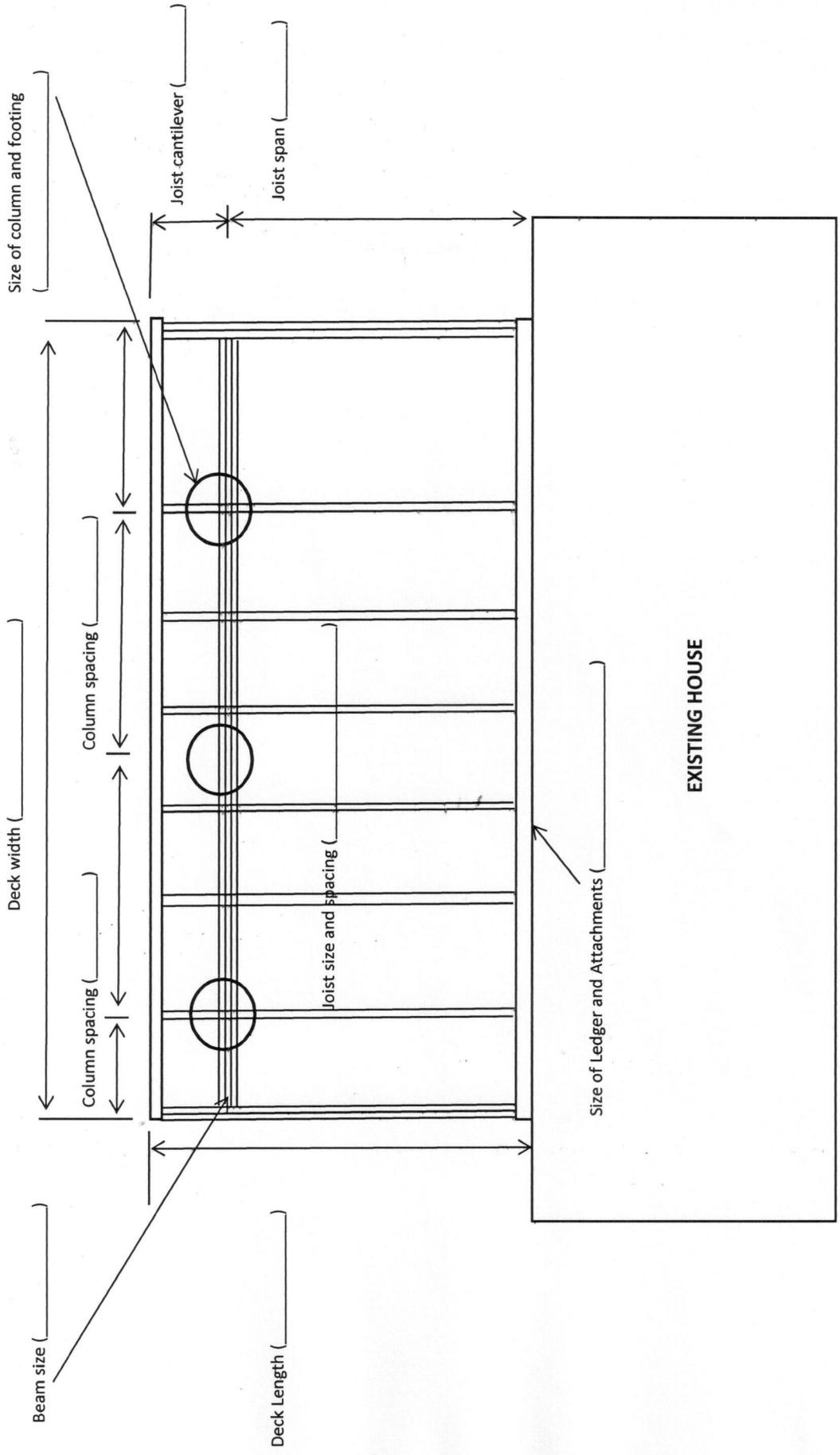


9.12.2.2 Minimum Depth of Foundations
Piles are not required for your deck **IF** the distance from finished ground to the underside of the joists is 600 mm (24") or less. In this case patio blocks are allowed.

If the distance is greater than 600 mm (24") then piles are required.

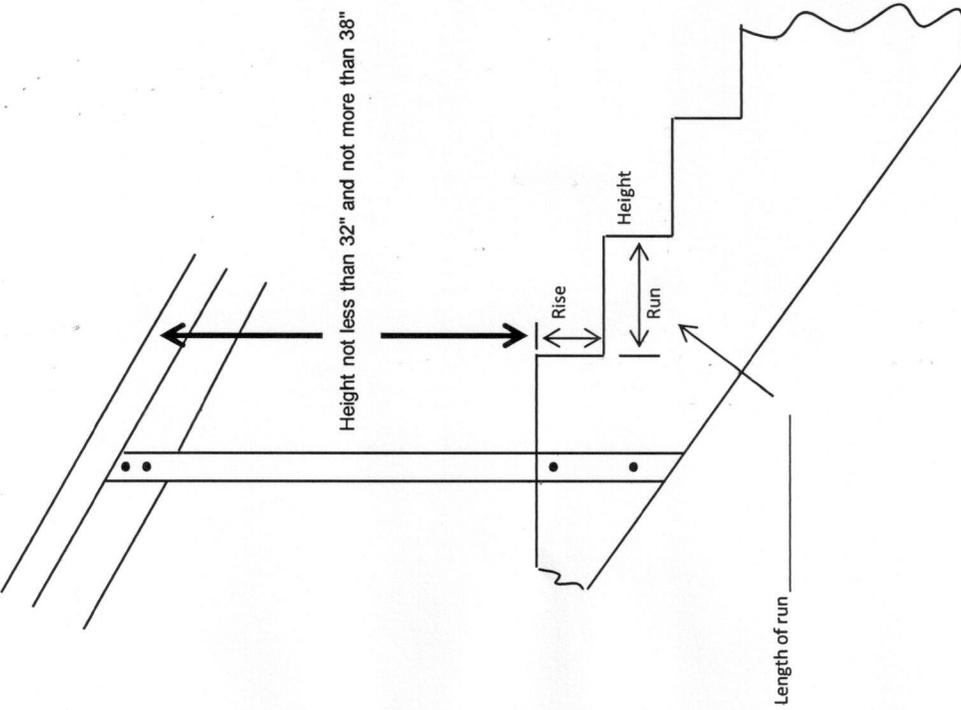
Roof structure over deck will require drawings other than these deck detail sheets.

Owner's Name: _____
Street Address: _____
Permit No: _____

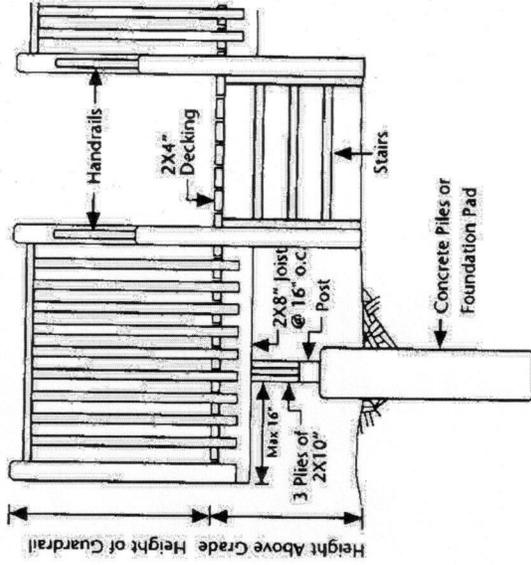


Owner's Name: _____
Street Address: _____
Permit No: _____

Deck Details



Elevation View Example
(Not to scale)



Maximum height of riser is 200 mm (7 7/8")
Minimum height of riser is 125mm (4 7/8")

Minimum length of run is 210 mm (8 1/4")
Maximum length of run is 355mm (14")

Owner's Name:	_____
Street Address:	_____
Permit No:	_____