

BY-LAW NO. 16

BUILDING BY-LAW

The Council of the Village of Perth-Andover under the authority vested in it by Section 59 of the Community Planning Act, enacts as follows:

INTERPRETATION

1. In this By-Law, "alter" means, in relation to a building or structure, make any structural or other change thereto which is not for purposes of maintenance only.

SCOPE

2. The purpose of this By-Law is
- (a) to prescribe standards for the building, locating or relocating, demolishing, altering or replacing of a building;
 - (b) to prohibit the undertaking or continuing of work mentioned in clause (a) in violation of standards prescribed hereby; and
 - (c) to prescribe a system of permits for work mentioned in clause (a), their terms and conditions; the conditions under which they may be issued, suspended reinstated, revoked and renewed, their form and fees therefor.

ADOPTION OF CODE

3. The National Building Code of Canada, 1970, is adopted by reference, as follows:

- See By-Law #40 (a) Parts 2, 5, 7 and 8 thereof apply to all buildings;
- See By-Law #40 (b) Parts 2, 3, 4 and 6 thereof apply to
- (i) all buildings used for Assembly, Institutional, and High Hazard Industrial Occupancies, and
 - (ii) all buildings exceeding 6,000 square feet in building area or exceeding 3 storeys in building height used for Residential, Business and Personal Service, Mercantile and Medium and Low Hazard Industrial Occupancies; and
- (c) Part 9 thereof applies to buildings 3 storeys or less in height, having a building area not exceeding 6,000 square feet and which are used for Residential

Business and Personal Service, Mercantile and Medium and Low Hazard Industrial Occupancies.

APPOINTMENT OF BUILDING INSPECTOR

4. The Council shall appoint a building inspector who shall exercise such powers and perform such duties as are provided by this By-Law.

BUILDING PERMITS

5. (1) A person shall not undertake or continue the building, locating or relocating, demolishing, altering or replacing of a building unless a building permit therefor has been issued pursuant to this section.

(2) A person seeking to obtain a building permit shall make application in writing to the building inspector, and such application shall

- (a) be in a form prescribed by the Council;
- (b) be signed by the applicant;
- (c) state the intended use of the building;
- (d) unless waived by the building inspector, include, subject to subsection (7), copies in duplicate of the specifications and scale drawings of the building with respect to which the work is to be carried out, showing
 - (i) the dimensions of the building;
 - (ii) the proposed use of each room or floor area;
 - (iii) the dimensions of the land on which the building is, or is to be, situated,
 - (iv) the grades of the streets and sewers abutting the land mentioned in subclause (iii), and
 - (v) the position, height and horizontal dimensions of all buildings on, and those proposed to be located on the land referred to;
- (e) set out the total estimated cost of the proposed work; and
- (f) contain such other information as the building inspector may require for the purpose of determining compliance herewith.

(3) Where

- (a) an application mentioned in subsection (2) has been received; and
- (b) the proposed work conforms with this and any other applicable by-law;

The building inspector shall issue the building permit requested.

(4) A permit hereunder is issued on the condition that the work mentioned therein

- (a) is commenced within six months from the date of issue of the permit,
- (b) is not discontinued or suspended in excess of one year or in such manner that any exterior surface intended to be cladded pursuant to specifications mentioned in subclause (iii) remains uncladded in excess of two months, and
- (c) is carried out, unless otherwise approved by the building inspector, in compliance with the specifications contained in the application for the permit.

(5) Where a person violates a condition mentioned in subsection (4), or any provision of this By-Law, the building inspector may, by written notice served personally on or sent by registered mail to the person named in the permit, state the nature of the violation and order the cessation thereof within a reasonable time mentioned in the notice.

(6) Where a person fails to comply with an order mentioned in subsection (5), the building inspector may suspend or revoke the building permit and may, if the conditions leading to the suspension are subsequently corrected, reinstate the suspended permit.

(7) Specifications and scale drawings mentioned in subsection (2) for a building permit in respect of a building referred to in clause (b) of section 3 shall not be considered by the building inspector unless they are certified under the seal of an architect or professional engineer registered to practice in the Province of New Brunswick or in the Province of his residence.

RESPONSIBILITY OF PERMIT HOLDER

6. (1) Where a building permit has been issued, the person named in the permit shall give to the building inspector

- (a) at least 48 hours notice of the intention to start work authorized by the permit;
- (b) at least 24 hours notice of the placement of a foundation wall below land surface prior to any backfilling of the excavation;
- (c) notice of the completion of the work described in the permit within 10 days of such completion; and
- (d) such other information as may be required hereunder.

(2) Where tests of any materials are made to ensure conformity with the requirements of this By-Law, records of the test data shall be kept available for inspection during the carrying out of the work authorized.

(3) The approval of plans or specifications, the issuing of a building permit or any inspections hereunder do not relieve a person of any duty or responsibility for carrying out works in accordance with this By-Law.

DOCUMENTS ON THE SITE

7. During the carrying out of the work authorized by a permit, the person named therein shall keep posted in a conspicuous place on the property in respect of which the permit was issued

- (a) a copy of the building permit, or a poster or placard in lieu thereof; and
- (b) a copy of any plans and specifications approved by the building inspector.

TESTS

8. The building inspector may

- (a) direct that tests of materials, devices, construction methods, structural assemblies or foundation conditions be made, or sufficient evidence or proof be submitted, at no costs to the Municipality, where such evidence or proof is necessary to determine if any material, device, construction or foundation condition meets the requirements of this By-Law; and
- (b) revoke, suspend or refuse to issue a building permit where, in his opinion, the results of the tests referred to in Clause (a) are not satisfactory.

RECORDS

9. The building inspector shall keep proper records of all applications received, permits and orders issued, inspections and tests made, and shall retain copies of all papers and documents connected with the administration of his duties.

COPIES OF CODE AVAILABLE

10. The building inspector shall keep two copies of the adopted Code available for public use, inspection and examination.
11. (1) Subject to subsection (2), no permit may be issued hereunder until the fee set out in the schedule below has been paid to the Municipality:

SCHEDULE OF FEES

Where the total estimated cost of the work, including both labour and materials is

- (a) in an amount not exceeding \$500 - \$1.
- (b) in an amount exceeding \$500 - \$5.

(2) Where the building inspector has reason to believe and does believe that an estimate mentioned in subsection (1) is unreasonable, he may refuse to issue the permit.

BY-LAW REPEALED

12. By-Law #9, the Building By-Law is repealed.

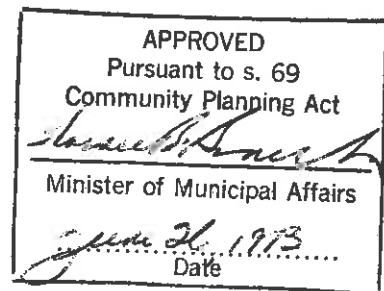
READ FIRST TIME: June 11, 1973

READ SECOND TIME: June 11, 1973

READ THIRD TIME
AND ENACTED: June 11, 1973


(MAYOR)


(CLERK)



3

Perth. Anderson
Building: Byron

3

NUMBER

Received & Filled

July 9/73

L. E. McCallum

Registrar of Deeds Victoria 69.

BY-LAW # 40

A BY-LAW OF THE MUNICIPALITY OF PERTH-ANDOVER
TO AMEND BY-LAW NO. 16, BEING THE BUILDING BY-LAW

The Council of the Municipality of Perth-Andover duly assembled hereby enacts as follows:

1. By deleting the words "Building Code of Canada, 1970" in the first line of section 3 and substituting therefor "Building Code of Canada, 1977".

2. Subsection (a) of section 3 of By-Law No. 16, being a Building By-Law, is repealed and the following substituted therefor:

"(a) Section 1, 3 and parts 5, 7 and 8 thereof apply to all buildings;"

3. The first line of subsection (b) of Section 3 of By-Law No. 16, being a Building By-Law is deleted and the following is substituted therefor:

"(b) Parts 3, 4 and 6 thereof apply to"

4. This By-Law comes into force on the date of the final passing.

READ A FIRST TIME BY TITLE this 3rd. day of May, 1977.

READ A SECOND TIME BY TITLE this 3rd. day of May, 1977.

READ IN ITS ENTIRETY IN COUNCIL this 3rd. day of October, 1977.

READ A THIRD TIME BY TITLE AND ENACTED this 3rd. day of October, 1977.

...*B.B. Wagner*...
Mayor

...*W.B. Walter*...
Clerk

BY-LAW # 41

A BY-LAW OF THE MUNICIPALITY OF PERTH-ANDOVER

TO AMEND BY-LAW # 16, BEING THE

BUILDING BY-LAW

The Council of the Municipality of Perth-Andover duly assembled hereby enacts as follows:

1. The first line of paragraph (11) of sub-section (b) of section 3 of By-Law # 16, being the Building By-Law, is repealed and the following substituted therefor:

"(ii) all buildings exceeding 600 square meters in"

2. The third line of sub-section (c) of section 3 of By-Law # 16, being the Building By-Law, is repealed and the following substituted therefor:

"600 square meters and which are used for residential"

3. This by-law comes into force on the date of the final passing thereof.

READ A FIRST TIME BY TITLE this 15th day of MARCH 1978.

READ A SECOND TIME BY TITLE this 15th day of MARCH 1978.

READ IN ITS ENTIRETY IN COUNCIL this 6th day of NOVEMBER 1978.

READ A THIRD TIME BY TITLE AND ENACTED this 6th day of NOVEMBER 1978.

.....*B.B. Wagner*.....
Mayor

.....*W. W. Martin*.....
Clerk