

Town of Nipawin

Bylaw No. 1195/25

THE BUILDING BYLAW

The Council of the Town of Nipawin in the Province of Saskatchewan enacts as follows:

1 - SHORT TITLE

This bylaw may be cited as the Building Bylaw.

2 - PURPOSE OF THE BUILDING BYLAW

The purpose of this bylaw is to provide for the administration and enforcement of the Act, the Regulations, the National Building Code of Canada, the National Energy Code of Canada for Buildings, ministerial interpretations, and Saskatchewan Construction Standards Appeal Board orders and building official orders within the local authority.

3 - INTERPRETATION/LEGISLATION

Definitions contained in *The Construction Codes Act*, *The Building Code Regulations* and *The Energy Code Regulations* shall apply in this building bylaw.

Act means *The Construction Codes Act*.

Administrative Requirements means *The Administrative Requirements* for use with *The National Building Code 1985*.

Building Fee Bylaw means the *Bylaw to Set Fees and Provide Forms for Building Activity* as amended from time to time.

Building official means a person who holds a building official license and is appointed by the Local Authority to perform work for the Town.

Building Permit means a permit issued by the Town pursuant to Section 6 of this Bylaw.

Competent person means a person who is recognized by the Local Authority as having:

- (a) a degree, certificate or professional designation; or
- (b) the knowledge, experience and training necessary to design or review the design of a building.

Council means the Council of the Town of Nipawin.

Development Permit means a permit issued by the Town pursuant to the requirements of

the Zoning Bylaw.

Inspection Schedule means a list provided by a Building official of required inspections.

Local Authority means the Town of Nipawin, as represented by Council.

Manufactured Home means a transportable, factory-built dwelling house constructed on a steel sub-frame to which wheels may attach and conforms to Canadian Standards Association Z240 and is designed to be transported on its own wheels and chassis or other means and arriving at a mobile home lot or mobile home site ready for occupancy.

Manufactured Home, Single-Wide Unit means a mobile home designed to be towed or transported in a single load.

Manufactured Home, Expandable Unit means a mobile home containing parts which may be folded, collapsed, or telescoped when in tow but which can be extended for additional space when located on a mobile home lot or site.

Manufactured Home Court means a lot, parcel, or piece of land under single ownership and management, planned, and developed for the placement of two or more manufactured homes.

Manufactured Home Lot means a lot, parcel, or a piece of land in a Manufactured Home Court, created, and designed for the placement of a manufactured home and for the exclusive use of its occupants.

Manufactured Home Site means a tract of land within a Manufactured Home Court designed and designated for the placement of a manufactured home.

Modular Home means a factory-built dwelling house constructed to Canadian Standards Association A277 and is designed to be placed on a permanent foundation.

Municipal Official means the Chief Administrative Officer or Development Officer.

NBC means the edition and provisions of the National Building Code of Canada, including revisions, errata, and amendments to it, declared to be in force pursuant to the Act and the Regulations.

NECB means the edition and provisions of the National Energy Code of Canada for Buildings, including revisions, errata, and amendments to it, declared to be in force pursuant to the Act and the Regulations.

Occupancy certificate means a certificate issued with respect to the approved use or occupancy of a building.

Owner means:

- (a) any person who has any right, title, estate or interest in land, improvements, or premises other than that of a mere occupant, tenant or mortgagee;
- (b) any person, firm or corporation that controls the property under consideration; or
- (c) if the building is owned separately from the land on which the building is located, the Owner of the building.

Owner's representative means any person, company, employee, or contractor who has authority to act on behalf of an Owner.

Plan review means the examination of building drawings and related documents by a Building official to ascertain whether those drawings and documents meet the requirements of the Act and the Regulations.

Regulations means *The Building Code Regulations* and *The Energy Code Regulations*.

SAMA fee means a fee charged to the Local Authority by the Saskatchewan Assessment Management Agency with respect to the work.

Town means the Town of Nipawin.

Value of construction means the total costs to the Owner for the building construction in its completed form and includes the cost of all building work, materials of construction, building systems, labor and overhead, and profit of the contractor and subcontractors.

Work means any design, construction, addition, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, change of use, occupancy or change of occupancy of a building.

Zoning Bylaw means the Town of Nipawin Zoning Bylaw, in effect and as amended from time to time.

4 - SCOPE OF THE BYLAW

- (1) This building bylaw applies to all work undertaken or to be undertaken within the geographical jurisdiction of the Town of Nipawin.
- (2) The forms to be used in administering this Bylaw are as listed in 'Schedule 5' of the Building Fee Bylaw and, together with all future amendments of the said forms, and the provisions contained therein, are in force in the Town.
- (3) This Bylaw applies to matters governed by the Act and the Regulations, including the *National Building Code of Canada* and the *National Energy Code of Canada for Buildings*.

5 - GENERAL

- (1) A permit is required whenever work regulated by the Act or Regulations is to be undertaken.
- (2) It is the duty of every Owner or the Owner's representative of a building in Saskatchewan to ensure that the building and work is in accordance with the Act, the Regulations, any associated codes, interpretations and orders and any bylaws adopted by the Town of Nipawin.

- (3) It shall be the responsibility of the Owner or the Owner's representative to arrange for all permits, inspections and certificates required by any other applicable bylaws, Acts and Regulations.
- (4) It shall be the responsibility of the Owner or the Owner's representative to have line locates completed when any excavation or drilling occurs.
- (5) It shall be the responsibility of the Owner or the Owner's representative to arrange with other service providers to move lines or poles to make way for a moving building or equipment.
- (6) When multiple options for building officials exist, the original Building official chosen by the Owner or the Owner's representative must remain the Building official for the duration of the project. A different Building official cannot join the project or replace the existing Building official at any point, unless authorized by the Local Authority.
- (7) The granting of any permit that is authorized by this Bylaw shall not:
 - (a) entitle the grantee, their successor or assigns, or anyone on their 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, Municipal Official, or Building official 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
- (8) A building or part of a building for which a permit has been granted shall not be occupied before the issuance of an occupancy certificate by the Municipal Official or the Building official pursuant to clause 16(11)(h) of the Act.
- (9) The provisions of this building bylaw apply to buildings greater than 10m² (107.6 ft²) in building area except as otherwise exempted by the Act or the Regulations.

6 - PERMIT - ISSUANCE

- (1) Every application for a Building Permit to excavate, construct, erect, place, alter, repair, renovate, demolish, relocate, or reconstruct a building shall be in 'Form A' of the Building Fee Bylaw and shall be submitted to the Local Authority or Municipal Official, and shall be accompanied by a minimum of two sets of physical plans or one set of electronic plans and specifications of the proposed building and work.

- (2) Notwithstanding (1), where authorized by the Local Authority, Municipal Official, or Building official plans and/or specifications need not be submitted.
- (3) Every permit application shall be reviewed by the Building official including Plan review and approval and shall be accompanied by a copy of the Development Permit issued by the Local Authority or Municipal Official, in accordance with the Town's Zoning Bylaw, for the proposed project for which a Development Permit must be valid for the lifetime of the Building Permit issued for the project.
- (4) A Building Permit shall not be issued unless a Development Permit, where required, has also been issued.
- (5) The Local Authority, Municipal Official, or Building official may require submission of an up-to-date plan or survey prepared either before construction begins or upon completion of work by a registered land surveyor, as a condition of Building Permit approval.
- (6) If the work described in an application for a permit, to the best of the knowledge of the Building official, complies with the requirements of this building bylaw, the Act, or the Regulations, the Municipal Official shall, on receipt of the required fee, issue a Building Permit in 'Form B' of the Building Fee Bylaw. In addition, one set of the approved plans and specifications will be returned to the Owner or the Owner's representative with the permit.
- (7) A permit issued pursuant to this building bylaw must include:
 - (a) the name of the person, or company to whom the permit is issued;
 - (b) the period for which the permit is valid;
 - (c) a statement of all fees, deposits or bonds charged for the permit;
 - (d) the scope of work authorized by the permit;
 - (e) the municipal address or legal description of the property on which the work described in the permit is located;
 - (f) the buildings or portion of buildings to which the permit applies;
 - (g) the date of completion of the stages of construction for which a permit holder must inform the Local Authority;
 - (h) any conditions that the permit holder is required to comply with; and
 - (i) any information required by this building bylaw.
- (8) No person, or company to whom a permit is issued pursuant to the Act shall fail to comply with the terms and conditions of the permit.
- (9) Work must not commence before a permit is issued.
- (10) The permit fee for all work shall be calculated according to the Building Fee Bylaw and includes:
 - (a) a permit administration fee for the processing, handling and issuance of a permit;
 - (b) the fees for Plan review, field inspection of construction and enforcement;

- (c) the fees charged by the Saskatchewan Assessment Management Agency; and
 - (d) a deposit, if required, in an amount determined by the Municipal Official.
- (11) If a deposit is collected it shall, on request by the Owner or Owner's representative, be refundable on satisfactory completion of the work or on approval of use or occupancy of the building by the Local Authority.
 - (12) All permit fees and deposits will be collected before the permit is issued and subject to any applicable taxes.
 - (13) The Municipal Official and the Building official may establish the value of construction for the work described in an application for a permit, for the purpose of calculating a permit fee, based on: established current construction costs values listed in 'Schedule 1' of the Building Fee Bylaw; the Owner's or the Owner's representative statement of costs or constructor's contract values; or similar methods selected by the Local Authority, Municipal Official, or its Building official.
 - (14) It is the responsibility of the Owner or the Owner's representative to ensure that all notifications required by section 7 of the Act and this building bylaw are given to the Town and that all inspections are scheduled and completed. Failure to do so may result in additional fees for follow-up inspections.
 - (15) The Owner or the Owner's representative will be invoiced by the Municipal Official or Building official for additional inspection fees, and payment of the inspection fees will be due on receipt of an invoice. Unpaid inspection fees will be considered a debt due to the Town and may be recovered from the Owner of the land or premises in or on which the work was carried out as per the Act.
 - (16) The Local Authority or Municipal Official may, at its discretion and on a without prejudice basis, rebate a portion of a permit fee or deposit where work is reduced in scope or discontinued, or where other exceptional circumstances occur.

7- PERMITS - MOVING AND DEMOLITION

- (1) The fee for a Building Permit to move or relocate a building or portion thereof, whether such building is to be moved or relocated;
 - (a) from one location within the Town to another location within the Town;
 - (b) moved outside the Town from a location inside the Town; or
 - (c) moved into the Town from a location outside the Town.

- shall be based on the fee schedule provided for in 'Schedule 3' of the Building Fee Bylaw plus any required inspection fees.
- (2) Every application to move a building or portion thereof into the Town, or relocate a building within the Town, shall be accompanied by a copy of the Development Permit and/or Building Permit issued by the Local Authority or Municipal Official, in accordance with the Town's Zoning Bylaw, for the new location of the building, where required.
 - (3) Prior to moving in, or relocating a building within the Town, a pre-move inspection may be required by the Local Authority or Municipal Official. Newly constructed (never occupied) buildings with documentation of meeting the requirements of the National Building Code are exempt from this requirement. All other buildings will be subject to pre-move inspection(s) by either the Building official or another certified building official as considered acceptable by the Municipal Official.
 - (4) Pre-move inspection report(s) shall comply with 'Schedule 4' of the Building Fee Bylaw.
 - (5) Where a building is to be moved from one site within the Town and set upon another site within the Town and the Municipal Official and Building official are satisfied with the pre-move inspection report, and the Municipal Official is satisfied with the Development and/or Building Permit Application, and there are no debts or taxes in arrears or taxes outstanding with respect to the building and/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 Municipal Official, will conform with the requirements of this Bylaw, the Municipal Official, upon receipt of the fee and deposit prescribed, shall issue the Building Permit for moving of the building.
 - (6) Where a building is to be moved out of the limits of the Town and the Municipal Official is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building and/or land on which the building is situated, the Municipal Official, upon receipt of the fee and deposit prescribed, shall issue a Building Permit for the moving of a building.
 - (7) Where a building is to be moved from a location outside of the Town to a location inside the Town and the Local Authority or Municipal Official are satisfied with the condition of the building as per the pre-move inspection report(s), and the Municipal Official is satisfied with the Development and Building Permit Application, and that there are no debts or taxes in arrears or taxes outstanding with respect to the building and/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 Municipal Official, will conform with the requirements of this Bylaw, the Municipal Official, upon receipt of the fee and deposit prescribed, shall issue the Building Permit for moving of the building.
 - (8) Structural deficiencies identified in the pre-move inspection report(s) must be repaired before the building is moved into Nipawin.
 - (9) No building shall be relocated on its existing site nor relocated in the Town of Nipawin unless the plans and specifications for the building, in its new location, meet all the requirements of this Bylaw and the Zoning Bylaw.

- (10) Every application for a Building Permit to demolish a building or portion thereof shall be submitted to the Municipal Official.
- (11) The fee for a Building Permit to demolish a building or portion thereof shall be based on the fee schedule provided for in 'Schedule 3' of the Building Fee Bylaw.
- (12) Where a building is to be demolished and the Municipal Official 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 Municipal Official, upon receipt of the fee and deposit prescribed, shall issue a permit for the demolition in 'Form B' of the Building Fee Bylaw.
- (13) In addition to the prescribed fee, whether for moving or demolition, the applicant shall deposit with the Town a sum of money as listed in 'Schedule 3' of the Building Fee Bylaw.
- (14) When a building is to be moved into, within, or out of the Town, the deposit amount will be to repair minor damages to Town of Nipawin property or infrastructure as determined by the Municipal Official.
- (15) If no damages occur during the move, the Municipal Official will refund the deposit via cheque.
- (16) If minor damages occur, the deposit funds will be used to repair the damage and any remaining funds will be returned via cheque.
- (17) Major damages will result in holding of the deposit until the situation can be resolved and funds may or may not be returned via cheque.
- (18) When a building is to be demolished or removed from a site, the deposit amount will be to ensure the site is restored to an acceptable state and not dangerous to public safety, according to the Municipal Official.
- (19) Upon substantial demolition or removal of the building, the Owner or Owners agent shall within 3 months:
 - (a) Remove all rubbish and remaining building materials from the property;
 - (b) Fill any excavation on the property to an elevation compatible with abutting properties, and provide proper drainage of water to the front and rear of the property, or both;
 - (c) Cause the property to be left in a safe and sanitary condition.When the applicant who demolishes or removes the building restores the site to a condition satisfactory to the Municipal Official the sum deposited, or portion thereof, shall be refunded via cheque.
- (20) The Local Authority may, but shall not be obliged, to extend the time limits set forth in section 7, subsection (19), clause (a), (b), or (c) upon written application for such extension.
- (21) Every Person who applies for moving or demolition shall, as required, upon application for the permit:

- (a) submit, prior to demolition, if the debris is intended to be hauled to the Nipawin Area Waste Diversion Site, an asbestos report confirming that the building is free of asbestos or that asbestos has been removed from the building.
 - (b) secure services of the Director of Public Works to verify the water and sanitary sewer service connections have been discontinued at the curb stop at least 24 hours prior to demolition, removal, or relocation, shall include written verification of such, and shall bear the full cost of having such services discontinued; and
 - (c) arrange with the gas, electric, and telephone companies, and/or any other utilities, to discontinue their services at least 24 hours prior to the demolition, removal, or relocation, shall include written verification of such, and shall bear the full cost of having such services discontinued.
- (22) All permits issued under Section 6 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.
- (23) Any person who commences any relocation or demolition requiring a permit pursuant to this Bylaw, unless such person is in possession of a valid permit, will be subject to the penalties prescribed in Section 19 of this Bylaw.

8 - PERMITS - REFUSAL TO ISSUE

- (1) The Municipal Official or Building official may refuse to issue a permit if:
- (a) the proposed work described on the permit application would contravene:
 - (i) the Act;
 - (ii) the Regulations;
 - (iii) an order of the appeal board;
 - (iv) a written interpretation of the minister pursuant to section 8 of the Act; or
 - (v) the Local Authority's building bylaw;
 - (b) the person who designed or reviewed the design of a proposed building that is within the scope of Part 9 of the NBC is not a Competent person ;
 - (c) the person who designed or completed a design review of a proposed building that is within the scope of the NECB is not an architect or engineer;
 - (d) the application for a permit is incomplete;
 - (e) any fees, deposits or bonds required for the issuance of a permit have not been paid; or
 - (f) the proposed work described on the permit application would contravene any other Act, Regulations or bylaw that applies to the proposed work.
- (2) Where the Municipal Official or Local Authority refuses to issue a permit pursuant to subsection (1), the Local Authority shall:
- (a) provide written notice to the applicant as to the reasons for the local authority's refusal to issue a permit; and

(b) refund any fee or deposit paid as part of the permit application for work pursuant to the Act, less any fees paid for:

- (i) Plan review; and
- (ii) permit application or administration.

9 - PERMITS - REVOCATION

(1) The Local Authority may revoke a permit issued pursuant to the Act:

- (a) if the holder of the permit requests in writing that it be revoked;
- (b) if the permit was issued on mistaken, false or incorrect information;
- (c) if the permit was issued in error;
- (d) subject to subsection (2), if, after 6 months after the permit's issuance, the work for which the permit was issued has not, in the opinion of the local authority's building official, been seriously commenced and no written agreement for the delay has been given by the local authority; or
- (e) subject to subsection (2), if the work for which the permit was issued is, in the opinion of the local authority's building official, substantially suspended or discontinued for a period of more than 6 months after the permit's issuance and no written agreement for the delay has been given by the local authority.

(2) If the local authority revokes a permit pursuant to subsection (1) it shall provide written notice to the permit holder as to the reasons for the revocation.

10 - PERMITS - EXPIRY

(1) The expiry of a permit does not relieve the Owner or the Owner's representative from the obligation to complete the work approved in the permit.

(2) All permits issued pursuant to this building bylaw shall expire on the date stated in the permit, or if no date is stated:

- (a) twenty-four months from date of issue;
- (b) six months from date of issue if work is not commenced within that period;
- (c) on the date specified by the local authority if work has not seriously commenced and is suspended for a period of six months; or
- (d) on the date specified by the local authority if work has been suspended with written permission by the local authority or Building Official and the agreed upon period has been exceeded.

(3) An Owner or the Owner's representative that does not complete all the work listed on a permit before the permit expires shall apply to the local authority to do one of the following:

- (a) revoke the permit;
 - (b) extend the term of the permit;
 - (c) vary the condition of the permit.
- (4) The local authority may revoke, extend or vary the conditions of a permit on written application of the permit holder and subject to any condition or fees listed in the Building Fee Bylaw.

11 - ENFORCEMENT

- (1) The Building official may take any measures as permitted by section 24, 25 or 26 of the Act and sections 13 and 14 of *The Building Code Regulations* for the purpose of ensuring compliance with this building bylaw.
- (2) Any money paid or expended by a local authority pursuant to Section 26 of the Act is a debt due and owing by the Owner and may be added to the tax payable on the property and collected in the same manner as taxes on the property.
- (3) If any building, or portion thereof, is deemed to be in an unsafe condition due any faulty construction, dilapidated state, abandonment, open or unguarded condition, or any other safety reason, the Building Official may take any measures as allowed by the Act.

12 - NOTIFICATION

- (1) The Owner or the Owner's representative of a building to be constructed shall ensure that the Building official is notified of:
- (a) when excavation is to be commenced;
 - (b) when the foundation is to be placed;
 - (c) when a superstructure is to be placed on the foundation;
 - (d) any other event at the time required by the permit under which work has been undertaken;
 - (e) any other specified event at the specified time.
- (2) Before commencing work at a building site, the Owner or the Owner's representative shall give notice to the Municipal Official of:
- (a) the date on which the Owner or the Owner's representative intends to commence the work; and
 - (b) subject to subsection (9), the name, address and telephone number of:
 - (i) the constructor or other person in charge of the work;

- (ii) the designer of the work;
 - (iii) the person or firm that is to review the work to determine whether or not the construction conforms to the design; and
 - (iv) any inspection or testing agency that is engaged to monitor the work.
- (3) During the course of construction, the Owner or the Owner's representative shall give notice to the Municipal Official of:
- (a) subject to subsection (9), any change in, or termination of, the employment of a person or firm mentioned in clause (2)(b);
 - (b) the Owner's or Owner's representative intent to do any work that has been ordered by a Building Official or local authority to be inspected during construction, including giving a minimum 72-hour notice at the required inspection stages as listed in the Inspection Schedule provided with the permit approval;
 - (c) the Owner's or Owner's representative intent to enclose work that has been ordered by a Building official or local authority to be inspected before enclosure;
 - (d) subject to subsection (9), any proposed deviation from the plans approved and permitted by the local authority;
 - (e) subject to subsection (9), any construction undertaken that deviates from the plans approved and permitted by the local authority; and
 - (f) the completion of work.
- (4) Subject to subsection (9), the Owner or the Owner's representative of a building under construction shall give notice to the local authority of:
- (a) any change in Ownership or change in address of the Owner or the Owner's representative that occurs before the issuance of an occupancy certificate as soon as the change occurs; and
 - (b) the Owner's or Owner's representative intention to occupy a portion of the building if the building is to be occupied in stages.
- (5) The Owner of a building or the Owner's agents, contractors, employees, successors or assigns or the registered Owner of the land on which the building is situated shall submit a written report to the Town of the occurrence of the following that causes or has the potential to cause serious injury or loss of life:
- (a) structural failure of the building or part of the building;
 - (b) failure of any equipment, device or appliance that is regulated by the Act or the Regulations.
- (6) A report submitted pursuant to subsection (5) must:
- (a) contain:
 - (i) the name and address of the Owner;

- (ii) the address or location of the building involved in the failure;
 - (iii) the name and address of the constructor of the building; and the nature of the failure; and
 - (iv) be submitted to the local authority within 15 days after the occurrence of the failure mentioned in clause (5)(a) or (b).
- (7) On receipt of the report pursuant to subsection (5), the local authority may require an Owner to do the following:
- (a) provide any other information that the Building official or Municipal Official may consider necessary;
 - (b) complete any additional work that is necessary to ensure compliance.
- (8) Notice given pursuant to clause (2)(b), (3)(a), (3)(d), (3)(e) or subsection (4) is to be in writing.
- (9) The Owner or Owner's agent to whom a permit is issued pursuant to this Bylaw shall, during construction, have available on the construction site a copy of the *Building Permit Issuance* and applicable plans and information and shall produce such documents if required by the Local Authority, Municipal Official, or Building official.

13 - SUPPLEMENTAL BUILDING STANDARDS

- (1) In areas designated within the Zoning Bylaw or through municipal knowledge via report(s) prepared by a Competent person as areas exhibiting development constraints, including but not limited to, high ground water, slumping or erosion, or flood risk, the Local Authority or Municipal Official may require report(s) prepared by professionals in their respected field, and may require conditions of such reports to be listed as conditions on the building permit, and any construction of such areas shall be subject to the conditions as required by a current site and project specific Geo-Technical Report prepared by a person or firm licensed to engage in the Practice of Professional Engineering in accordance with The Engineering and Geo-Science Professions Act which may be required as part of the Building Permit application and approval process.
- (2) In addition to the requirements of the Regulations, all buildings over two (2) stories in building height, excluding one and two-unit dwellings, shall be sprinklered.
- (3) For public safety, open excavation sites require a visual barrier.

14 - SPECIAL CONDITIONS

- (1) An Owner or the Owner's representative that undertakes to construct or have constructed a building that is within the scope of Parts 3, 5, 6 and 7 of the NBC shall have an architect or engineer registered in the Province of Saskatchewan complete the design or design review of:
 - (a) the building; and
 - (b) all building systems required to be designed by a Competent person .

- (2) An Owner or the Owner's representative that undertakes to construct or have constructed a building with a structure that is within the scope of Part 4 of the NBC shall have an architect or engineer complete:
 - (a) the design or design review of the structure;
 - (b) an inspection of construction of the structure to ensure compliance with the design; and
 - (c) the reviews required by the NBC.
- (3) An Owner or the Owner's representative that undertakes to construct or have constructed a building with a structure within the scope of the NECB shall have an architect or engineer complete:
 - (a) the design or design review of the structure;
 - (b) the inspection of construction of the structure to ensure compliance with the design; and
 - (c) the reviews required by the NECB.
- (4) In addition to the requirements of subsection (1), (2) or (3), the local authority or Building official shall require that an engineer or architect provide:
 - (a) a Commitment for Field Review letter as part of the permit application for work; and
 - (b) an Assurance of Field Review and Compliance letter, on completion of the work, providing assurance that the work conforms to the engineer's or architect's design.
- (5) A Real Property Report prepared by a Saskatchewan Land Surveyor shall be submitted by the Owner when required by the Local Authority or Municipal Official.
- (6) An Owner or the Owner's representative that undertakes to construct or have constructed a building that is within the scope of Part 9 of the NBC shall ensure that a Competent person has designed or reviewed the design of the building.
- (7) An Owner or the Owner's representative shall ensure that copies of any inspection or review reports made pursuant to this section are made available to the Building official or the Municipal Official on the request of the Building official or Municipal Official, as the case may be.
- (8) No Owner of a building or an Owner's representative shall cause or allow the ground elevations of a building to be changed so as to place in contravention of the NBC:
 - (a) the building or part of the building; or
 - (b) an adjacent building.
- (9) If the property boundaries of a building lot are changed so as to place a building or part of a building in contravention of the NBC, the Owner or the Owner's representative shall immediately alter the building or part of the building to bring it into compliance with the NBC.

15 - DECKS

- (1) Uncovered decks do NOT require a Building Permit when:

- (a) The deck is less than 8" (200mm) above grade, regardless of size; or
 - (b) The deck is less than or equal to 107 sq/ft (10 sq/m) and less than 24" (600mm) above grade.
- (2) Covered and uncovered decks do NOT require a Building Permit when:
- (a) The deck's walking surface or railing is being replaced or undergoing maintenance and repairs that do not include structural alterations.

16 - MANUFACTURED HOMES (MOBILE HOMES)

- (1) All Manufactured Homes intended to be placed in the Town shall conform to the current CAN/CSA Z.240 MH Manufactured Homes (dated 2000 or later).
- (2) Construction of and placement of a Manufactured Home on a basement, or other structure, in a Manufactured Home Court is prohibited.
- (3) Notwithstanding (2) above, a Manufactured Home may be placed on an approved basement or structure, if the Owner of the Manufactured Home is the titled Owner of the lot which is situated in a district properly zoned for the placement of Manufactured Home.
- (4) The foundation for a Manufactured Home shall be constructed in accordance with CAN/CSA Z240.10 standard or Part 4 of the National Building Code, at the direction of the Building official.
- (5) A Manufactured Home shall be rigidly supported on its foundation by piers, posts, jacks, or other acceptable means at such points on its chassis frame as indicated by the manufacturer or as determined by the latest edition of CAN/CSA Z.240 standard.
- (6) A Manufactured Home shall be anchored to meet the requirements of the National Building Code or latest edition of CAN/CSA Z.240 standard.
- (7) The entire area beneath the Manufactured Home shall be free from organic material and comprised of well-draining material.
- (8) A Manufactured Home shall be provided with skirting extending from the bottom of the unit to the ground with adequate provision for compensate for vertical movement. Skirting shall meet the requirements of the National Building Code and be so attached to the Manufactured Home to prevent entry of rodents and other small animals. The skirting shall have a readily accessible removable panel not less than 1000mm wide and 600mm high giving access to service connections.
- (9) Manufactured Homes shall be provided with steps, landings, and handrails to all entrances in accordance with this Bylaw.
- (10) Construction of structural additions shall be clad with material similar to that of the Manufactured Home. Ancillary structures shall be clad with a material similar to that of the Manufactured Home or a material acceptable to the Local Authority or Municipal Official. Attached structures shall not obstruct required openings for light and ventilation of the Manufactured Home and shall not prevent inspection of Manufactured Home equipment or

utility connections.

17 - MODULAR-BUILT HOMES

- (1) Modular-built homes are built in a factory as a three-dimensional module that may be combined on site to make one-, two-, or three-story homes. All site-built and modular-built homes for Saskatchewan must fully comply with the National Building Code (NBC) of Canada. Modular homes are certified under NBC under CSA A277 standard and must be labelled accordingly.
- (2) All modular homes must be situated on a permanent foundation compliant with NBC provisions contained in Subsection 9.15.2. Alternatively, homes designed to be supported on longitudinal floor beams using piling foundations and skirted perimeter enclosures must comply with provisions contained in NBC Part 9. Roof overhang/eaves shall be a minimum of 12" from surface of each side wall.
- (3) Finishing materials used on the roof and exterior walls shall be consistent in character with materials used on dwelling units in the immediate and general area.
- (4) Full perimeter foundations and skirting enclosures utilized on other basement alternatives, shall be clad or parged to create a finish similar in appearance to that customarily found on basements of other detached dwellings in the immediate and general area.

18 - TEMPORARY BUILDINGS

- (1) For the purposes of this section, a temporary building shall mean an accessory building:
 - (a) not exceeding 55m² in area;
 - (b) not exceeding one story in height; and
 - (c) erected or placed on a nonconforming foundation.
- (2) The Local Authority may issue a permit for a temporary building subject to the restrictions hereinafter set forth:
 - (a) Temporary buildings may be permitted in excess of 55m² for schools and churches.
 - (b) Temporary buildings shall not be permitted for a period of more than six months, except for schools and churches.
 - (c) Temporary buildings shall not be used for human habitation.
- (3) Temporary buildings to be used in connection with construction work where an approved Development Permit has been issued may be erected on site without a Building Permit but shall be removed immediately upon completion of the said work.

19 - PENALTY


- (1) Any person who contravenes any of the provisions of this building bylaw may be subject to the penalties provided in Part 8 of the Act.

(2) Conviction of a person or corporation for breach of any provision of this building bylaw shall not relieve the person or corporation from compliance with the Act and Regulations.

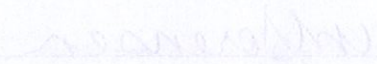
20 - REPEAL OF BYLAW(S)

(1) On enactment of this building bylaw, all previous building bylaws, including building bylaw amendments, are repealed.

Enactment pursuant to Section 17 of *The Construction Codes Act*.



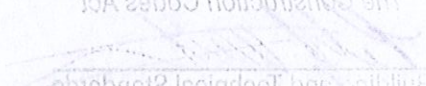
MAYOR



Chief Administrative Officer



APPROVED
in accordance with Clause 17(6)(A) of
The Construction Codes Act



Minister of Government Relations
and Technical Standards

Mar 17 2022
Date

21 - COMING INTO FORCE

(1) This Bylaw comes into force upon the approval from the Minister responsible for *The Construction Codes Act*.

Given the 1st reading this 10th day of February, 2025

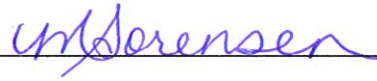
Given the 2nd reading this 10th day of February, 2025

Given the 3rd reading this 10th day of February, 2025





MAYOR



Chief Administrative Officer

APPROVED
in accordance with Clause 17(6)(A) of
The Construction Codes Act



Building and Technical Standards
Ministry of Government Relations

Mar. 17, 2025

Date