

RECEIVED

APR 11 2006

BUILDING AND FIRE SAFETY

BUILDING BYLAW 8-2006

The Resort Village of Candle Lake in the Province of Saskatchewan enacts as follows:

1. SHORT TITLE

This Bylaw shall be known and may be cited as the Building Bylaw 8-2006 of the Resort Village of Candle Lake

2. INTERPRETATION / LEGISLATION

- (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.
- (4) "Local authority" means the Resort Village of Candle Lake.
- (5) "Regulations" means regulations made pursuant to the Act.
- (6) Definitions contained in the Act and Regulations shall apply in this bylaw.
- (7) "Code" means the National Building Code.

3. SCOPE OF THE BYLAW

- (1) This Bylaw applies to matter 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 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 it's authorized representative.
- (4) If any section, clause or provision of this Bylaw, is for any reason declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Bylaw as a whole or part.

4. GENERAL

- (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 requirements of an building restriction agreement, bylaw, act and / or regulation affecting the site described in the permit, or
 - b.) make either the local authority or it's 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.

5. BUILDING PERMITS AND APPLICATIONS

- (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 the scaled and detailed plans and specifications of the proposed building, except that when authorized by the local authority or it's 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 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 Form B and return one set of submitted plans to the applicant.
- (3) The local authority may, at it's 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 schedule in Appendix "A".
- (6) 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.
- (7) All permits issued under this section expire

- (a) Twelve months from date of issue if work is not commenced within that period, or
- (b) Work is suspended for a period of six months.
- (c) The local authority may, at its discretion, extend for twelve months any permit for work not completed.

6. INSPECTIONS

- (1) A preliminary inspection of any proposed Building to be moved into the Resort Village of Candle Lake or from one lot to another within the Resort Village must be completed prior to a building permit being issued. Costs associated with this inspection, as identified in Appendix "A" are to be paid by the applicant prior to the inspection. All deficiencies in construction will be identified in a written notice to the owner prior to the permit being issued and shall be corrected within 12 months of the permit issuance.
- (2) Minimum One and Two Unit Dwelling Construction Inspections are as follows:
 - (a) footings before pouring concrete
 - (b) framing inspections include insulation and vapor barrier
 - (c) additions to existing buildings must have existing Building inspected prior to permit approval.

- (3) Minimum Construction Inspections for all buildings shall be:
- (a) Foundation
 - (b) Rough construction prior to any finishing being completed.
 - (c) Final construction
 - (d) Inspections shall be completed as required

7. DUTIES AND RESPONSIBILITIES OF THE OWNER

- (1) Every owner shall ensure that the information on which the issuing of the Building Permit was based are available continuously at the site of work, for inspection during working hours by the Building Official, and that the permit or a true copy thereof is posted conspicuously on the site during the entire execution of the work.
- (2) Every owner shall give such other notice to the Building Official as may be required by the provisions of the Act or this bylaw and shall comply in all respects with the bylaw and the Act and Regulations.
- (3) Every owner, when required by the Building Official, shall uncover and replace at the owner's expense any work that has been covered contrary to the provisions of this bylaw or the Code.
- (4) Every owner is responsible for the cost or repair of any damage to public property or works located thereon that may occur as a result of the undertaking of work for which a permit is required by this bylaw.
- (5) Every owner shall provide to the Building Official a copy of all associated permits required for any work that will be completed on a project that was issued a Building Permit from the Resort Village of Candle Lake. This shall include but not be limited to the following: Electrical, Plumbing, Health, and Gas Permits.

8. DEMOLITION OR REMOVAL PERMIT

- (1) The fee for a permit to demolish or remove a building shall be as per Appendix "A".
- (2) In addition, the applicant shall deposit with the local authority a bond as per Appendix "A" 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.
- (3) 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 bond or portion thereof identified in 8(2) shall be refunded. Refer to Appendix "A".
- (4) Every applicant for a permit to demolish or remove a building shall be in Form "A".
- (5) Where a building is to be demolished and the local authority or it's 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 Form "B".
- (6) Where a building is to be removed from the local authority and the local authority or its authorized representative is satisfied and there are not 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 Form "B".
- (7) 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, 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 Form "B".
- (8) 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 Form "B".
- (9) All permits issued under this section expire one month from the date of issue except that a permit may be renewed for one month upon written application to the local authority.

9. ENFORCEMENT OF BYLAW

- (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, certificate, 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 owners 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.

10. SUPPLEMENTAL BUILDING STANDARDS

- (1) Buildings not in conformity with the building codes in force at the time of application for a permit to alter or add to the structure shall be brought into conformity; or have a letter issued by the authority having jurisdiction allowing construction without having the existing building conform to this bylaw.
- (2) RTM style buildings shall be constructed to the standards of all codes that are in force at the time of their move into the Resort Village of Candle Lake.
- (3) Buildings constructed with a space below the first level of the building shall conform to the following.
- (a) have minimum of .6 meters (24") clear space below floor joists
 - (b) have area completely enclosed and ventilated
 - (c) if occupied during any time from October 1 thru April 1 shall be insulated as per code
 - (d) make preparations for removal of ground water occurrence under foundation areas.

11. SPECIAL CONDITIONS

- (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

APPENDIX A – 2006

PERMIT COSTS:

One or Two Unit Dwellings -

\$5.00 per \$1000.00 of value of construction
Value based on \$100.00 per ft²
Two story dwelling calculated at \$125.00 per ft² based on main floor only.

Garage or Accessory Buildings –

\$5.00 per \$1000.00 of value of construction
Value based on \$40.00 per ft²

Secondary Living Quarters –

Attached to accessory or separate up to 430 ft² (40m)²
\$5.00 per \$1000.00 of value of construction
Value based on \$80.00 per ft²

All Other Buildings

\$5.00 per \$1000.00 of value of construction up to one million dollars then drops to \$3.50 per \$1000.00 of value of construction for the balance of the building value.

New Foundations, Demolitions and Building Removal

Building permits fixed at a cost of \$150.00

Bond Guarantees

Will be based on 60% of the value of work
Bonds associated with move in buildings will be returned upon completion of the project orders or agreements thereof.

Move In Buildings and RTM Dwellings

Travel costs per kilometer and time spent costs per hour will be agreed to by both applicant and local authority before out of area inspections will proceed. (Bonds are associated with move in buildings)

assessment of design and inspection of construction of 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 the permits, inspections and certificates required by any applicable bylaws, acts and regulations.

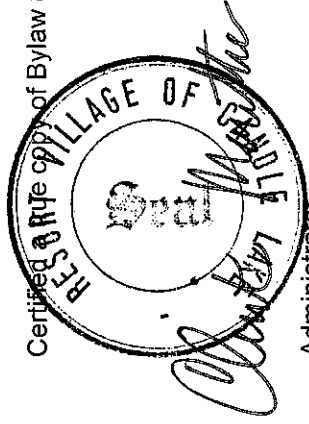
12. PENALTIES

- (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.

13. REPEALS

- (1) Bylaws 3-2000, 3-1980, and 3-1994 is hereby repealed.
 - (a) Introduced and read for a first time in open Council this 3rd day of April, 2006.
 - (b) Introduced and read for a second time in open Council this 3rd day of April, 2006.
 - (c) Read for a third time and adopted in open Council this 3rd day of April, 2006.

Certified a true copy of Bylaw 8-2006



Administrator

Mayor

Administrator

APPROVED

Executive Director
Protection and Emergency Services
Saskatchewan Corrections and Public Safety

DATE

April 30/06

Building Permit Application Form – FORM A

Name:		Email address:	
Address:			
City:	Province:	Phone number: ()	
Postal Code:		Fax number: ()	
Lot:	Block:	Plan:	

Class of Work: New New Addition Alterations Demolition or Removal Other: _____

Use of Building: Principle Building Accessory Building All Other: _____

Single Story Two Story Other

Gross floor area: Main: _____ Upper: _____

The Resort Village will require a copy of any other permits issued for this property, such as electrical, plumbing, natural gas. Legal property markers must be made clearly visible for the building official during construction. The Resort Village Building Bylaws include the National Building Code of Canada, construction practice and material must meet this standard.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT.

I HEREBY ACKNOWLEDGE THAT I UNDERSTAND THAT PERMISSION TO BEGIN BUILDING IS NOT GRANTED TO ME UNTIL THIS APPLICATION, SIGNED BY THE BUILDING INSPECTOR, IS RETURNED TO ME.

I FURTHER ACKNOWLEDGE AND FULLY UNDERSTAND THAT NEITHER THE GRANTING OF THIS BUILDING PERMIT, NOR THE APPROVAL OF THE DRAWINGS AND SPECIFICATIONS, NOR THE INSPECTIONS MADE BY THE BUILDING OFFICIAL, SHALL IN ANY WAY RELIEVE THE OWNER OR HIS AGENT FROM FULL RESPONSIBILITY FOR CARRYING OUT THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESORT VILLAGE BYLAW.

I FURTHER ACKNOWLEDGE THAT THE PROVISIONS OF THE RESORT VILLAGE BUILDING BYLAW ARE BINDING UPON ME. I AGREE TO REPLEASE AND INDEMNIFY AND SAVE HARMLESS THE RESORT VILLAGE OF CANDLE LAKE, ITS OFFICIALS, AND EMPLOYEES AGAINST ALL CLAIMS, LIABILITIES, JUDGEMENTS, COSTS, EXPENSES AND DEMANDS WHATSOEVER INCLUDING THOSE BASED IN NEGLIGENCE, WHICH MAY BE CAUSED BY MYSELF OR ANY OTHER PARTY ARISING FROM OR INCIDENTAL TO THE GRANTING OF THIS PERMIT.

Bid. Official initial only if, _____

(a) The Site Plan is submitted _____

(b) A set of blueprints submitted _____

(c) Blueprints were reviewed _____

Owner or Agent initial only if, _____

(a) The property markers are located _____

(b) Copies of this permit received _____

Signed Owner or Authorized Agent _____

Signed Owner or Authorized Agent _____

Date _____

Building Permit – FORM B

Date Issued: _____

Valuation: _____

Fee: _____

Receipt No: _____

Permission is hereby granted to proceed with the construction as outlined in the adjoining application.

Building Official: _____

Date: _____

Remarks: _____

ZONING INFORMATION: R1 RA C CR RI-H RA-H CS RD

APPENDIX A – 2006

PERMIT COSTS:

One or Two Unit Dwellings -

\$5.00 per \$1000.00 of value of construction
Value based on \$100.00 per ft²
Two story dwelling calculated at \$125.00 per ft² based on main floor only.

Garage or Accessory Buildings -

\$5.00 per \$1000.00 of value of construction
Value based on \$40.00 per ft²

Secondary Living Quarters -

Attached to accessory or separate up to 430 ft² (40m)²
\$5.00 per \$1000.00 of value of construction
Value based on \$80.00 per ft²

All Other Buildings

\$5.00 per \$1000.00 of value of construction up to one million dollars then drops to \$3.50 per \$1000.00 of value of construction for the balance of the building value.

New Foundations, Demolitions and Building Removal

Building permits fixed at a cost of \$150.00

Bond Guarantees

Will be based on 60% of the value of work
Bonds associated with move in buildings will be returned upon completion of the project orders or agreements thereof.

Move In Buildings and RTM Dwellings

Travel costs per kilometer and time spent costs per hour will be agreed to by both applicant and local authority before out of area inspections will proceed. (Bonds are associated with move in buildings)