
SASKATOON BUILDING INSPECTION SERVICES
PLANNING DEPARTMENT, CITY HALL - PHONE 975-3233

TO THE OWNER AND BUILDING PERMIT HOLDER
PROTECTION OF THE PUBLIC AND ADJACENT PROPERTIES

Part 8 of the National Building Code sets specific requirements for safety measures to be taken during the construction and demolition of buildings. It is the owner and permit holder's responsibility to ensure adequate measures have been taken to meet the specific requirements of the Building Code. If as a result of work being undertaken on a site an inspector is concerned about the safety of the public or adjacent buildings then action may be taken under The Uniform Building and Accessibility Standards Act to make the site safe. This action may be taken in the form of an order or in the case of imminent danger the City may carry out the work with no advance notice being given to the owner or permit holder. In such cases the costs of carrying out the work shall be added to the taxes owing on that property.

STREETS, EASEMENTS, AND/OR PUBLIC PROPERTY

The owner and permit holder are responsible to ensure that work undertaken does not affect:

- a) the integrity of services,
- b) the stability and condition of streets, lanes sidewalks and public property,

- Note:*
- i) *Other Civic Departments such as Engineering, Transit, Parking Meter (Treasurer) and Police Departments must be contacted where the use of sidewalks, streets and lanes is required. The Partnership and the B.I.D.'s should also be contacted so to ensure they take such closure in consideration for their plans for sidewalk sales, parades, etc.*
 - ii) *The Fire Department should be advised of street and lane closures as it may affect the ability of the Fire Department vehicles to respond to a fire.*
 - ii) *The appropriate utility must be contacted for location and changes to services.*

HAZARDOUS MATERIALS

The owner and the permit holder are responsible to ensure that all hazardous materials including materials such as PCB'S, Asbestos, and Pigeon contamination are removed in an approved manner prior to the demolition of any structure. Please contact the Saskatoon Community Health Unit and Occupational Health and Safety for applicable requirements.

PROTECTION OF ADJOINING PROPERTIES

Article 8.2.4.4 of the 1990 National Building Code states:

"If the stability of adjoining structures, walks, walls or services may be endangered by the work of excavating, adequate underpinning, shoring and bracing shall be provided to prevent damage to, or movement of, any part of the adjoining property, or the creation of a hazard to the public."

Where an inspector is concerned because of moisture leakage or for any other reason, a report may be required from a geo-technical engineer as well as a structural engineer to determine if remedial action is required.

(See back for additional requirements)

HAZARD AND BARRICADES

The owner and the permit holder are responsible to ensure adequate measures are taken to protect the public. Where special hazards exist that cannot be protected by any other means, persons shall be employed to prevent the public from entering the danger zone at any time of the day or night. (8.2.1.4 of the National Building Code)

A project may be deemed to constitute a hazard to the public where:

- a) adequate precautions have not been taken to ensure no person is exposed to undue risk,
 - i) Article 3.2.1.1.1 of CSA Standard S350-M1980; Code of Practice of Safety in Demolition of Structures, requires all vehicular and public thoroughfares lying within a distance from the structure being demolished equal to 1/3 of the height of the structure be closed, relocated or protected, except where the thoroughfares are more than 8m from the perimeter of the structure.
- b) adequate measures have not been taken to prevent unauthorized access to hazardous areas of the site,
- c) a multi-storey building is being constructed or demolished within 2m of a public way used by pedestrians and a covered way has not been installed as required by 8.2.1.1 of the National Building Code, and

Where an inspector determines a site to be a hazard measures shall be taken immediately by the owner and/or permit holder to correct the unsafe conditions. Where the required action is not taken or the inspector cannot contact the owner and/or the permit holder to take effective action, the inspector may take action under Section 17(5) of The Uniform Building and Accessibility Standards Act to have a solid enclosure 1.8 meters high constructed around the site. All costs incurred by the City shall be added to the taxes on the property as authorized under Section 21(3) of The Uniform Building and Accessibility Standards Act.

WASTE REMOVAL AND FIRE SAFETY

- a) Waste removal shall not be permitted to remain on a construction or demolition site for a period beyond what is considered reasonable by the Inspector. If waste material is considered to be a fire or safety hazard special provisions shall be made by the owner and/or permit holder until the hazard is removed, and
- b) Portable fire extinguishers shall be provided at all demolition sites (8.2.2.4).

BACKFILLING MATERIAL

Upon completion of the demolition work, the site shall be levelled and cleared. Backfilling material shall be compacted to prevent detrimental movements.

REMOVAL OF FOUNDATIONS

Exterior foundation walls are sometimes left intact since the removal of same may cause damage to adjacent structures, services or other improvements. Where foundation walls are not removed they must be lowered approximately .5m below grade. A site plan will be required to be submitted to the Planning Department prior to the completion of the backfilling to show the location of all foundations left in the ground.

DUST AND SOUND CONTROL

The owner and the permit holder are responsible to comply with the City of Saskatoon Noise Bylaw 6052 and to ensure dust caused by demolition or construction does not exceed amounts that would be considered reasonably practical. (Occupational Health and Safety)