

Bylaw No. 7306

The Building Bylaw

A bylaw of the City of Saskatoon to provide for municipal regulations that are supplementary to these Provincial enactments.

**Codified to Bylaw No. 9006
(February 6, 2012)**

BYLAW NO. 7306

THE BUILDING BYLAW

The Council of The City of Saskatoon enacts as follows:

Title

1. This Bylaw may be cited as "The Building Bylaw".

Purpose

2. The purpose of this Bylaw is to enact a bylaw pursuant to Subsection 14(1) of *The Uniform Building and Accessibility Standards Act* of the Province of Saskatchewan and Regulations made pursuant to that *Act* and to provide for municipal regulations that are supplementary to these Provincial enactments.

Definitions and Administration of Bylaw

3. (1) In this Bylaw:
 - a) “apartment” means an apartment building to which Part 9 of Division B of The National Building Code of Canada 2005 is applicable and includes any additions, alterations or accessory buildings adjacent to or attached to that apartment building;
 - b) “billboard” means a large poster panel with a maximum single sign face not to exceed 23.23 m² or a painted bulletin and includes any structure, panel, board or object designed exclusively to support such poster, panel or a painted bulletin;
 - c) “Council” means the Council of The City of Saskatoon;
 - d) “freestanding sign” means any sign supported by a structure upon the ground and not attached to any building;
 - e) “public place” means public road, street, sidewalk, bridge, highway, lane, square and other public place, or any portion thereof;

- f) “row housing” means row housing to which Part 9 of Division B of The National Building Code of Canada 2005 is applicable and includes any additions, alterations or accessory buildings adjacent to or attached to the row housing buildings;
 - g) “sign” means any device which is affixed to a building, structure or land and which identifies or advertises any object, product, place, activity, person, organization or business in such a way as to be visible to the public on any street or thoroughfare; and
 - h) “townhouse” means a townhouse to which Part 9 of Division B of The National Building Code of Canada 2005 is applicable and includes any additions, alterations or accessory buildings adjacent to or attached to the townhouse.
- (2) Except as otherwise provided, the provisions of this Bylaw shall be administered by the General Manager of the Community Services Department.

Part I

General Provisions

Use of Public Place

4. (1) The General Manager of the Community Services Department shall not issue a permit for the erection or alteration of any building or structure the plans of which show construction of any kind on, under, or over the surface of any public place until permission for such construction has been granted by Council.
- (2) Any person desiring to occupy or use any public place, or part thereof, in connection with the construction, demolition or maintenance of any building or structure shall make application to the General Manager of the Infrastructure Services Department. The application shall be signed by the person, or his agent, or his contractor carrying out the work of construction, demolition or maintenance. The General Manager of the Infrastructure Services Department may, subject to *The Cities Act*, and subject to such conditions as the General Manager of the Infrastructure Services Department may impose, temporarily close the public place or part thereof.
- (3) No person shall remove or interfere with any parking meter without the express permission of the General Manager of the Infrastructure Services Department and such person shall comply with the terms and conditions imposed by the General Manager of the Infrastructure Services Department in connection with the removal or interference of the parking meter.

Approval of Minor Encroachments

5. Notwithstanding Subsection 4(1), the Planning and Operations Committee of The City of Saskatoon may approve the following minor encroachments on, under or over City property:
 - a) existing encroachments which were previously approved by Council and which only require a transfer or assignment to new owners;
 - b) encroachments of 150 mm or less on, under or over a lane;
 - c) encroachments of 100 mm or less for cornices, copings, eaves, window sills and other similar structures;
 - d) below-grade encroachments of 150 mm or less for piles, grade beams, foundations and footings;
 - e) all other encroachments of 50 mm or less;
 - f) awnings that meet the requirements of the City's Building Bylaw.

Canopies

6. Canopies may be constructed with electric signs attached to, or contained in, the face or sides, but neither the face nor the sides of the canopy, nor the signs, shall exceed 900 mm in height. No persons shall construct a canopy that extends, when measured horizontally, closer than 600 mm to the curb line, nor more than 3 m over the street, with the distance from the sidewalk to the lowest point of the canopy being not less than 2600 mm. A person constructing a canopy shall drain the roof of the canopy toward the building into an outlet draining onto the owner's property or connected to a storm sewer below the frost level.

Awnings

7. (1) A person shall not construct a retractable or a fixed frame awning unless he has submitted plans of the proposed awning to the General Manager of the Community Services Department of The City of Saskatoon and has received approval of the plans by the City.
 - (2) The General Manager of the Community Services Department shall not approve the plan unless it is drawn in conformity with the following requirements for the proposed awning:
 - a) minimum height above the sidewalk shall be:

- To the frame - 2.4 m;
 - To any soft fringes or valances - 2.2 m;
 - b) the maximum projection of a retractable awning over a public street shall be 3.0 m, provided that no portion of the awning shall be located closer than 0.6 m to the curb line;
 - c) the maximum projection of a fixed frame awning over a public street shall be 3.0 m, provided that no portion of the awning shall be located closer than 0.60 m to the curb line;
 - d) no part of an awning shall be more than 5.0 m above the sidewalk without the approval of the Fire and Protective Services Department;
 - e) frames for awnings shall be of metal construction;
 - f) awnings with flat or dihedral roofs are not permitted.
- (3) A person constructing a retractable or a fixed frame awning shall not deviate from the plans approved pursuant to Clause 7(2).

Overhead Passageways

8. Buildings designated for business purposes erected or to be erected on either side of a street or lane may be connected by an overhead passageway or viaduct, but no person shall construct such an overhead passageway or viaduct until he has obtained the written permission of Council to such construction, and such person shall comply with all terms and conditions Council may impose in connection with the proposed construction.

Application in writing for such permission shall be made to the General Manager of the Community Services Department and the application must be accompanied by detailed plans and specifications which must conform to the following provisions:

- a) the minimum height above the level of the street or lane shall be subject to the approval of Council;
- b) the passageway or viaduct shall be constructed of steel, reinforced concrete, or other non-combustible material;
- c) sufficient appliances must be inserted to the satisfaction of the Utility Services Department to carry electric light, telephone or telegraph wires under or over the projections;

- d) the under clearance of the projection must be lighted at night in a way satisfactory to the General Manager of the Community Services Department.

Underground Areas

- 9. Any person utilizing the space under the surface of a public place adjacent to any building shall construct sufficient stone, brick or concrete walls to retain the surface of the street.

Coal Chutes and Ash Hoists

- 10. The General Manager of the Community Services Department shall not approve the construction of coal chutes and ash hoists in a sidewalk, and no person shall reconstruct any existing coal chutes or ash hoists.

Maintenance and Removal

- 11.
 - (1) Every area, construction, hoarding fence or structure on, under, or above a public place shall be kept in good repair by the owner of the property in connection with which such construction or structure exists. In the case of underground structures, the maintenance shall include the actual structure and also that part of the public place or sidewalk outside the walls of the area or other structure that may require repair due to settlement or any other reason caused by the presence of such structure under the public place.
 - (2) Subject to Subsection (3), no person shall write, paint, or place posters, papers or handbills on a hoarding or fencing, or in any way deface a hoarding or fencing.
 - (3) The General Manager of the Community Services Department may grant a permit to any applicant for the temporary use of hoarding for decorative, artistic, or informative purposes.
 - (4) The granting of the privilege to use space on, under, or over any public place shall not create any vested right in such area. Council may at any time at the owner's expense order the removal of any viaduct, overhead passage, hoarding, fence, canopy, or other structure, and the filling in of any area or coal chute, and the replacement of pavement or sidewalk.

Annual Fees

- 12.
 - (1) Except where a special agreement is in force, an annual fee, calculated as follows, shall be paid to the City for coal chutes, ash hoists, awnings, canopies, underground areas, and overhead passages and viaducts:

- | | |
|---|-----------------------------------|
| For each coal chute and
ash hoist | \$50.00 |
| For awnings and canopies..... | 50.00 or \$1.60 per square meter |
| | of overhanging area, |
| | whichever is the greater; |
| For underground areas | 50.00 or \$3.25 per square metre |
| | of area, whichever is the greater |
| For overhead passages and
viaducts | 50.00 or \$2.00 per square metre |
| | of floor area, whichever is |
| | the greater. |
- (2) The General Manager of the Community Services Department shall measure all areas on, under or over the sidewalks, streets or lanes or other public places and all overhead passages, viaducts, coal chutes or ash hoists, and compute the annual charge to be made against the respective owners of the premises in front of which such areas exist, and shall make a return thereof to the Corporate Services Department on or before the first day of March in each year, and before the preparation of the Collector's roll for such year, so that the Corporate Services Department may enter the same opposite the properties in respect of which the said charges should be rated or imposed.
- (3) The Corporate Services Department shall enter the charges for all areas as shown by the returns made to him by the General Manager of the Community Services Department in the Collector's roll against the respective properties in connection with which the areas have been constructed and such charges thereupon shall be charged against such properties and shall be levied and collected with the taxes for the current year in the same manner as other municipal taxes.

Prohibited Occupancy

13. The General Manager of the Community Services Department may prohibit the occupancy of any building or part thereof if due provision has not been made in the construction thereof, or with respect to the proposed occupancy, for all works and facilities required by any bylaw of the City or by any order or permit given pursuant to any bylaw of the City, or if the use of the building or part thereof is contrary to the Zoning Bylaw.

Street Grades for Buildings

14. Before any building is commenced, the person desirous of erecting same, or some person on his behalf, may obtain from the General Manager of the Infrastructure Services Department the proper grade of the street on which it fronts, and the General Manager of the Infrastructure Services Department shall upon request in writing therefore and within 3 days from the date of such request, furnish the applicant with such grade.

If for any reason erecting a building requires any further grade levels of streets or lanes he shall pay the sum of \$10.00 for such service.

Requirement for Permit and Scale of Fees

15. (1) A building permit issued by the Community Services Department is required whenever work regulated by this Bylaw, *The Uniform Building and Accessibility Act* and Regulations or *The National Building Code* is to be undertaken.
- (2) Building permit fees for one or more of construction, alterations, repairs or renovations of a building shall be determined in accordance with Schedule "A".
- (3) For the purposes of Subsection (2), construction value shall be based on the tender quoted for construction of the building or a reasonable estimate for construction of the building as submitted by the applicant for the building permit, and acceptable to the Building Standards Branch.
- (4) The minimum fee to be paid for any permit shall be \$100.00.
- (5) For the purpose of calculating the fee payable under this Section, the value of the building or work shall not include the Goods and Services Tax.
- (6) Where work for which a permit is required has commenced prior to the issuance of such permit, an additional fee shall be paid in an amount equal to 100% of the permit fee or \$10,000.00, whichever is less.

(Effective – June 1, 2012 – Bylaw No. 9006)

Approval of Other Departments

16. The General Manager of the Community Services Department may refuse a permit for the erection, alteration, repair or removal of any building where the approval of any Government official, department or authority, or of any other Civic Department, is required until such approval has been obtained by the applicant, and shall refuse any permit for the erection or

alteration of any building, which, in his opinion, is sought for the purpose of providing a use not permitted under the Zoning Bylaw. The General Manager of the Community Services Department may require of any such applicant a declaration as to the purpose for which the building is to be used.

Major Alterations and Repairs

17. (Repealed – Bylaw No. 8188 – February 10, 2003)

Moving of Buildings

18. (1) It shall be unlawful for any person to move or remove any building on or onto or from any site unless he has first obtained a permit therefore from the General Manager of the Community Services Department.
- (2) No person other than a licensed building mover shall move any building within the limits of the City. Every application to the General Manager of the Community Services Department for a permit to move any building shall contain full particulars regarding the location of the building, the place to which it is to be moved, the object of removal, the proposed route and the time when the moving is desired. The application shall be accompanied by an inspection fee as set by the City.
- (3) Before issuing the said permit the General Manager of the Community Services Department shall be satisfied that:
- a) the structure of the building is such that the moving or removal can be safely effected;
 - b) the structure of the building complies with or will be made to comply with the requirements of this Bylaw and the General Manager of the Community Services Department may require a performance bond or other satisfactory undertaking that the building will be made to comply with the requirements of this Bylaw;
 - c) the removal will be in accord with the requirements of the City's Infrastructure Services Department, Utility Services Department, the Saskatoon Police Service, Saskatchewan Power Corporation and Saskatchewan Telecommunications;
 - d) the architectural design of the building will not adversely affect the general design of buildings in the district to which the building is to be moved; and

- e) the existing assessment as determined by the City Assessor of the building proposed to be moved shall be at least equal to the average assessment of existing buildings of the same major occupancy classification, on sites fronting on both sides of the street, between intersecting streets, onto which the building is proposed to be moved.
- (4) Where such building it to be moved or removed in such a manner as to require the temporary occupancy of any street the applicant for such permit shall make application to the General Manager of the Infrastructure Services Department for permission to occupy such street, and shall, if required to do so, deposit with the City a Bond of Indemnity or Policy of Insurance satisfactory to the City Solicitor indemnifying or insuring the City against all claims and demands, actions, suits, or other proceedings, and against all loss and costs of whatsoever kind which may, whether wholly or partially, be caused by, or arise out of, or in any way be attributable or incidental to the occupancy of such street. The applicant shall also be liable for all injury or damage done by him to property of the City of Saskatoon and shall promptly pay for such damage or injury.
- (5) No permit shall be issued for the removal of any building unless the land from which it is to be removed is clear of all taxes and tax sales or tax liens, except with the permission of Council as provided for by *The Cities Act*.
- (6) No building shall be moved along any route if by reason of its height it is unlikely to occasion damage to the overhead obstructions along such route, and if the route chosen be not practicable the General Manager of the Infrastructure Services Department may refuse to issue a permit for the moving of the building along such route but may issue a permit authorizing the applicant to move same by some other route.
- (7) No building mover shall remove, damage or interfere with any aerial cables or wires belonging to the City or any other persons without permission, and for every such offence he shall be liable to a fine and the cancellation of his license.
- (8) In case the height of any building proposed to be moved exceeds 5.2m when loaded on trucks, the application for the permit shall have the approval of the General Managers of the Infrastructure Services Department and the Utility Services Department.
- (9) An applicant to whom a permit is granted to move any building shall move the same within 21 days from the date of permit, after which date the permit shall have expired. If the building has not been moved within the said period of 21 days the General Manager of the Community Services Department may upon application renew the said permit for a further period not exceeding 21 days. There shall be no charge for any such renewal permit.

Numbering of Buildings

19. (1) The General Manager of the Community Services Department is hereby authorized to number, renumber, or alter the numbering of all buildings of any kind, including those already numbered.
- (2) Upon the issuance of a building permit, the General Manager of the Community Services Department shall designate the number or series of numbers corresponding to the building authorized by such permit.
- (3) The owner or occupant of a building shall cause the number or numbers designated by the General Manager of the Community Services Department to be at all times prominently displayed in a conspicuous place on the front of the building facing the street near the main entrance door of the building.
- (4) The owner or occupant of a building with more than one dwelling unit or rental unit that has a separate exterior entrance door shall cause the building number or numbers to be prominently displayed at each such entrance door in accordance with this Section.
- (5) The owner or occupant of any building, other than a building containing four or less dwelling units, serviced by a rear lane or alley shall also cause the building number or numbers to be prominently displayed in a conspicuous place on or near the rear-most structural element of the building facing the back lane or alley.
- (6) The building number or numbers shall be of sufficient size and shall be placed so as to be plainly visible from the street or back lane or alley, as the case may be, provided that the number or numbers shall be at least 100 mm in height and have a stroke width of at least 15 mm, and shall be of contrasting colour to the surface upon which such numbers are installed.
- (7) The building number or numbers shall be installed no less than 2.5 m and no more than 4 m above the ground level at the place of installation.
- (8) The owner or occupant of a building shall ensure that the building number or numbers are not obscured by vegetation or any other matter.
- (9) In any case where an owner or occupant of a building neglects to install or properly install the building number or numbers as required by this Section, the General Manager of the Community Services Department may serve a written request upon the owner or occupant to cause the building number or numbers to be installed or properly installed as required by this Section, and if the owner or occupant of the building does not comply with the request of the General Manager of the Community Services Department within 30 days of the request, the General Manager of the Community

Services Department may proceed to install or properly install the building number or numbers as required by this section, and the cost of doing so shall be recoverable from the owner or occupant.

- (10) Numbering the buildings shall be known as east and west from Lorne Avenue, Idylwyld Drive and Central Avenue, and north and south from 22nd Street in that part of the City west of the South Saskatchewan river and north and south from Aird Street and its production in that part of the City east of the South Saskatchewan river.
- (11) The numbering of the Nutana side of the South Saskatchewan river shall be odd numbers on the north and east sides of the streets and avenues and even numbers on the south and west sides of the streets and avenues. The numbering in that part of the City west of the South Saskatchewan river shall be odd numbers on the south and west sides of the streets and avenues, and even numbers on the north and east sides of streets and avenues.
- (12) The numbering in each block, or part of a block if the numbering changes in any block, shall commence with the next succeeding hundred and the three on the odd side. This shall not apply to blocks which now commence with a zero for the last figure on the even side where such numbering can be continued without confusion.

Part II

Construction Standards for Signs

Construction Standards - Overhanging Signs

20. (1) The provisions of this section apply to signs which extend over any public place.
- (2) Signs must be side-guyed with 6.0 mm steel cable or its equivalent. Turn buckles or other approved means of adjustment must be incorporated in all wire cable supporting or bracing signs.
- (3) Side-guy supports must be fastened with expansion bolts or their equal in a solid brick wall or stone wall, by a machine screw in an iron front or by a lag screw in solid woodwork.
- (4) Bolts and screws must not be fastened to window frames.
- (5) Lag screws in solid woodwork must not be smaller than 6.0 mm in diameter and must enter such woodwork at least 7.5 cm.
- (6) Machine screws in an iron front shall not be less than 12.0 mm in diameter and must enter clear through the ironwork.

- (7) Expansion bolts must be at least 9.0 mm in diameter and shall enter brick or stone walls at least 6.5 mm.
- (8) Signs weighing less than 113 kg with less than 4.6 m² of face area on one side must have not less than two individual attachments to the building or supporting pole and a main support in the form of not less than a 9.0 mm steel cable or its equivalent attached to an expansion bolt or its equivalent extending at least 23.0 cm into the main wall of the building or bolted through the wall and provided with a steel plate and not on the inside of the wall. Wooden wedges may not be used to fix bolts.
- (9) Signs weighing 113 kg or more and signs with a face area on one side of 4.6 m² or more must be structurally designed by a Professional Engineer.

Construction Standards - Roof Signs

- 21. (1) The provisions of this section apply to roof signs.
- (2) Signs having a face area on one side exceeding 1.9 m² must be structurally designed by a Professional Engineer.
- (3) Frames of signs having a face area on one side of 1.9 m² or less must be bolted through the roof and through timber or other roof construction placed under the roof. The roof supporting system must be structurally adequate to support the sign and frame.

Construction Standards - Freestanding Signs

- 22. Freestanding signs having a face area on one side exceeding 1.9 m² must be structurally designed and endorsed by a Professional Engineer or must be designed in accordance with Freestanding Sign Charts as developed by a Professional Engineer.

Construction Standards - Billboards

- 23. Billboards must be structurally designed by a Professional Engineer.

Construction Standards - All Signs

- 24. All signs and billboards which are required to be designed by a Professional Engineer must be constructed and erected in accordance with the design specifications.

Electrified Signs

25. (1) Electrified signs must have the sign weight and date of erection marked on the outside edge of the sign in such a manner as to be clearly readable from the ground.
- (2) Electrified signs must be of metal construction or approved non-combustible material.
- (3) A Saskatchewan Power Electrical Permit must be obtained in order to connect an electrified sign to an electrical power supply.
- (4) Illuminated signs or displays must be manufactured to meet the standards as described by a certified testing laboratory such as Canadian Standards Association (CSA), Underwriters Laboratories Canada (ULC) or equivalent.

Dangerous or Defective Signs and Billboards

26. Any sign or billboard which in the opinion of the General Manager of the Community Services Department is in a dangerous or defective condition shall be immediately removed or repaired as the General Manager may direct.

Part III Existing Secondary Suites and Second Dwelling Units

Interpretation

26.1 In this Part:

- a) 'building code' means the code as defined in *The Uniform Building and Accessibility Standards Regulations*;
- b) 'dwelling, one unit' means a one unit dwelling as defined in The Zoning Bylaw;
- c) 'dwelling, two unit' means a two unit dwelling as defined in The Zoning Bylaw;
- d) 'dwelling unit' means a dwelling unit as defined in The Zoning Bylaw;
- e) 'owner' means owner as defined in The Building Code;
- f) 'existing dwelling unit' means a dwelling unit;
- (i) that was constructed prior to January 1, 1999; and

- (ii) that on the date an application is submitted for an occupancy permit is used as a dwelling unit or where that use is discontinued, such discontinued use does not exceed 6 consecutive months;
- g) 'occupancy permit' means a permit authorizing the occupancy of existing dwelling units to which this Part applies;
- h) 'plumbing code' means the code as defined in *The Plumbing and Drainage Regulations*;
- i) 'secondary suite' means secondary suite as defined in The Zoning Bylaw;
- j) 'secondary suite-type I' means a secondary suite-type I as defined in The Zoning Bylaw;
- k) 'secondary suite-type II' means a secondary suite-type II as defined in The Zoning Bylaw.

Application

26.2 This Part applies to the following types of existing dwelling units:

- a) a Secondary Suite - Type I;
- b) a Secondary Suite - Type II; and
- c) a second dwelling unit added to a one unit dwelling.

Application of Building Code to Existing Secondary Dwelling Units

26.3 The following guidelines for applying The Building Code to existing dwelling units to which this Part applies are hereby adopted:

- a) access to every dwelling unit must be gained without passage through a service room;
- b) every dwelling unit must be separated from another dwelling unit (walls and ceiling) by a fire separation having a fire-resistance rating of not less than 30 minutes;
- c) every service room must be separated from all adjacent areas by a fire separation having a fire-resistance rating of not less than 30 minutes (walls only). Every service room must have a solid core door complete with a latch and closer;

- d) an interior stairway, used for the purpose of exiting a dwelling unit, must be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 30 minutes;
- e) every doorway providing egress from a dwelling unit to an exit or a means of exit must be equipped with a door and frame having a fire-resistance rating of not less than 20 minutes. (A 45mm thick solid core door and 38 mm solid wood casings are acceptable). The door must be equipped with a latch and closer;
- f) the rise, run, tread depth, width and head room of stairs forming part of an interior stairway used for the purpose of exiting a dwelling unit must reasonably conform to The Building Code, and the stairs must have a handrail installed on at least one side;
- g) an exit corridor forming part of a means of egress from a dwelling unit must have a minimum ceiling height of 1.95 metres. Projections or obstructions into an exit corridor must not reduce the ceiling height to less than 1.80 metres;
- h) every room in a dwelling unit must have a minimum ceiling height of 1.95 metres over not less than 75% of the room area. Projections or obstructions in a room must not reduce the ceiling height to less than 1.80 metres;
- i) smoke alarms in a dwelling unit must be installed by permanent connections to an electrical circuit and must be located and maintained in accordance with The Building Code;
- j) a smoke detector must be installed in every service room, and shall be wired so that the activation of the smoke detector will cause the smoke alarm in the first storey dwelling unit to sound;
- k) every dwelling unit must have at least two outside windows openable from the inside without the use of tools or special knowledge. Every bedroom in a dwelling unit must have at least one openable window. Windows must provide unobstructed openings with areas not less than 0.35 square metres and with no dimension less than 380mm;
- l) every bathroom in a dwelling unit must have mechanical or natural ventilation;
- m) every bathroom in a dwelling unit must be fully enclosed and equipped with a door capable of being locked from the inside;
- n) a separate source for fresh combustion air must be provided in every service room.

Changes Required to First Storey Dwelling Unit

26.4 In order to comply with section 26.3, the following guidelines for first storey dwelling units are hereby adopted:

- a) every doorway providing egress from a first storey dwelling unit to an exit or a means of exit must be equipped with a door and frame having a fire-resistance rating of not less than 20 minutes. (A 45mm thick solid core door and 38mm solid wood casings are acceptable). The door must be equipped with a latch and closer;
- b) smoke alarms in a first storey dwelling unit must be installed by permanent connections to an electrical circuit and must be located and maintained in accordance with The Building Code;
- c) smoke alarms in a first storey dwelling unit must be wired so that the activation of the smoke detector in a service room will cause the smoke alarms to sound.

Equivalents

26.5 The provisions of Sections 26.3 and 26.4 are not intended to limit the appropriate use of equivalents where it can be shown that the objectives of The Building Code will be met, namely:

- a) the protection of the lives of occupants in the event of fire;
- b) the structural sufficiency of the building; and
- c) the health of building occupants.

Application of Plumbing Code To Existing Secondary Dwelling Units

- 26.6 (1) Every existing dwelling unit to which this Part applies shall be equipped with plumbing facilities as required in subsection 9.31 of The Building Code.
- (2) Every plumbing system shall be designed and installed in conformance with The Plumbing Code.

Occupancy Permits

- 26.7 (1) An occupancy permit is required to allow the occupancy of any existing dwelling unit to which this Part applies.
- (2) To obtain an occupancy permit, the owner shall file an application in writing on the prescribed form.
- (3) Every application shall:
- a) identify and describe the occupancy to be covered by the permit for which application is made;
 - b) show the occupancy of all parts of the building;
 - c) be accompanied by the required occupancy permit fee; and
 - d) state the name, address and telephone number of the owner.
- (4) If an existing dwelling unit to which this Part applies conforms to the provisions of Sections 26.3 and 26.6, the City may issue an occupancy permit for the dwelling unit.
- (5) If an existing dwelling unit to which this Part applies conforms to the provisions of Section 26.3, but does not conform to Section 26.6, the City may issue a qualified occupancy permit with a plumbing advisory for the dwelling unit provided:
- a) the deficiencies in the plumbing system do not constitute an unsafe condition; and
 - b) the non-conformity consists of either:
 - (i) a failed pressure test; or
 - (ii) an undersized sewer line.
- (6) The City may refuse to issue an occupancy permit for an existing dwelling unit to which this Part applies, if:
- a) the dwelling unit does not conform to the guidelines in Section 26.3;
 - b) the deficiencies in the plumbing system constitute an unsafe condition; or
 - c) the dwelling unit does not comply with the requirements of The Zoning Bylaw.

- (7) The fee to be charged for the issuing of an occupancy permit for an existing dwelling unit, to which this Part applies, shall be \$50.00.

Offences

- 26.8 No owner shall permit the occupancy of any existing dwelling unit to which this part applies, unless the owner has obtained an occupancy permit from the City.

Repeal of Bylaw No. 5198

27. Bylaw No. 5198 is hereby repealed.

28. This Bylaw shall come into force and take effect on July 1, 1992.

Read a first time this 6th day of July, 1992.

Read a second time this 6th day of July, 1992.

Read a third time and passed this 6th day of July, 1992.

“Peter R. McCann”
Deputy Mayor

“Susan MacKeigan”
Acting City Clerk

“SEAL”

Schedule “A”

Building Permit Fee Structure			
	June 1 2012	January 1 2013	January 1 2014
One and Two Unit Dwellings, Townhouses			
All floor levels excluding basement	\$ 0.55 / ft ²	\$ 0.60 / ft ²	\$ 0.70 / ft ²
Basement development or alterations to any floor area	\$ 0.20 / ft ²	\$ 0.22 / ft ²	\$ 0.24 / ft ²
Garage/Accessory building (attached or detached)	\$ 0.17 / ft ²	\$ 0.19 / ft ²	\$ 0.21 / ft ²
Addition of decks or balconies to existing construction	\$ 0.08 / ft ²	\$ 0.09 / ft ²	\$ 0.10 / ft ²
Roof over decks and carports	\$ 0.08 / ft ²	\$ 0.09 / ft ²	\$ 0.10 / ft ²
<u>Apartments (New Construction Only)</u> – for those that fall under Part 9 of the NBC			
All floor levels including basement	\$ 0.55 / ft ²	\$ 0.60 / ft ²	\$ 0.70 / ft ²
Addition of decks or balconies to existing construction	\$ 0.08 / ft ²	\$ 0.09 / ft ²	\$ 0.10 / ft ²
Garage/Accessory building (attached or detached)	\$ 0.17 / ft ²	\$ 0.19 / ft ²	\$ 0.21 / ft ²
All Other Construction Not Noted Above			
Fee per \$1,000 of construction value	\$5.50	\$6.50	\$7.50
NOTE:	<ul style="list-style-type: none"> • Minimum Building Permit Fee Effective June 1, 2012 = \$100 • Re-Inspection Fee Effective June 1, 2012 = \$100 		

(Effective – June 1, 2012 – Bylaw No. 9006)