

By-Law No. 69
BUILDING BY-LAW

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

Interpretation

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

Scope

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

Adoption of Code

- 3(1) The National Building Code of Canada, 2005, is adopted by reference,
- 3(2) This Code applies both to site-assembled and factory-made buildings.

Appointment of Building Inspector

4. The Council shall appoint a building inspector who shall exercise such powers and perform such duties as are provided by this By-law specifications mentioned in subsection 5(2) remains uncladded in excess of two months, and

Building Permits

- 5(1) A person shall not undertake or continue the building, locating or relocating, demolishing altering or replacing of a building unless a building permit therefore has been issued pursuant to this section.
- 5(2) A person seeking to obtain a building permit shall make application in writing to the building inspector, and such application shall
- (a) be in a form prescribed by the Council,
 - (b) be signed by the applicant,

- (c) state the intended use of the building,
- (d) unless waived by the building inspector, include subject to subsection 5(7), copies in duplicate of the specifications and scale drawings of the building with respect to which the work is to be carried out, showing
 - (i) the dimensions of the building
 - (ii) the proposed use of each room or floor area,
 - (iii) the dimensions of the land on which the building is, or is to be, situated,
 - (iv) the grades of the street and sewers abutting the land mentioned in sub-clause (iii), and
 - (v) the position, height and horizontal dimensions of all buildings on, and those proposed to be located on, and those proposed to be located on, the land referred to;

5(3) Where

- (a) an application mentioned in sub-section 5(2) has been received; and
- (b) the proposed work conforms with this and any other applicable by-law;

the building inspector shall issue the building permit requested.

5(4) A permit hereunder is issued on the condition that the work mentioned therein

- (a) is commenced within six months from the date of issue of the permit,
- (b) is not discontinued or suspended in excess of one year or in such manner that any exterior surface intended to be cladded pursuant to specifications mentioned in subsection 5(2) remains uncladded in excess of two months, and
- (c) is carried out, unless otherwise approved by the building inspector, in compliance with the specifications contained in the application for the permit.

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

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

5(7) Specifications and scale drawings mentioned in subsection 5(2) for a building permit in respect of a building referred to in clause 5(3)(b) shall not be considered by the building inspector unless they meet or exceed the standards of the National Building Code.

Responsibility of Permit Holder

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

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

6(2) Where tests of any materials are made to ensure conformity with the requirements of the By-law, records of the test data shall be kept available for inspection during the carrying of the work authorized.

6(3) The approval of plans or specifications, the issuing of a building permit or any inspections hereunder do not a person of any duty or responsibility for carrying out works in accordance with this By-law.

Documents on the Site

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

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

Tests

8. The building inspector may

- (a) direct that tests of materials, devices, construction methods, structural assemblies, or foundation condition be made or sufficient evidence or proof is necessary to determine if any material, device, construction or foundation condition meets the requirements of this By-law; and
- (b) revoke, suspend or refuse to issue a building permit where, in his opinion, the results of the tests referred to in clause 8(a) are not satisfactory.

Records

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

- (a) records mentioned in this section shall be retained for ten years from the date of the final inspection on the work.

Copies of Code Available

10. The building inspector shall keep one copy of the adopted Code available for public use, inspection and examination.

Fees

11(1) Subject to subsection 11(2), no permit may be issued hereunder until the fee set out in the schedule below has been paid to the municipality:

Schedule

11(2) Where the total estimated cost of the work including both labour and materials is:

- (a) in an amount \$0 to \$500, -\$5.00
- (b) in an amount \$501.00 to \$5 000.00 - \$7.50
- (c) in an amount \$5 001.00 to \$15 000.00 -\$10.00
- (d) in an amount over \$15 001.00 -\$10.00 plus \$1.00 per thousand or part thereof.

11(2) Where the building inspector has reason to believe, and does believe, that an estimate mentioned in subsection 11(1) is unreasonable, he may refuse to issue the permit.

By-law Repealed

12. A By-law entitled * By-law No. 35 Building By-law* enacted by the Council of the Village of Chipman on October 5, 1987 is hereby repealed.

FIRST READING: May 4, 2009

SECOND READING: May 4, 2009

THIRD READING
AND ENACTMENT June 1, 2009


CLERK


MAYOR

