

BYLAW NO. 1

A BYLAW RESPECTING THE BUILDING CODE ACT

BE IT ENACTED by the Council of the Region of Queens Municipality, under the authority of the *Building Code Act*, R.S.N.S. 1989, Chapter 46, and any amendments thereto, as well as Regulations passed pursuant to the *Building Code Act* and any amendments thereto, as follows:

1. This Bylaw shall be known as Bylaw Number 1 and may be cited as "The Building Bylaw".

DEFINITIONS

2. Words in this bylaw shall be interpreted according to definitions contained in the *Building Code Act*, the Regulations made thereunder and that version of the National Building Code which is adopted pursuant to those Regulations. In all other cases, words in this bylaw will have their normal dictionary and contextual meanings.

PERMITS

3. The following Permits apply in the Region of Queens:
 - (a) Building Permit;
 - (b) Temporary Building Permit;
 - (c) Partial Building Permit;
 - (d) Demolition Permit; and
 - (e) Occupancy Permit
4. The Permits listed above, and the applications that apply to them, shall be in the forms as set out in the following Schedules:
 - (a) Building, Temporary Building, Partial Building and Occupancy - Schedule "A";
 - (b) Demolition - Schedule "B"

APPLICATIONS

5. An application for a Building, Temporary Building, or Partial Building Permit shall include all items called for by Section 1.4.1.3.(1) of the regulations pursuant to the *Building Code Act* of Nova Scotia.
6. An application for an Occupancy Permit shall:
 - (a) in the case of new construction or renovation, be derived from the same form as was used for the Building Permit application for the same building;
 - (b) in other cases, shall include the information called for in paragraphs (a) and (b) of Section 1.4.1.3.(1) of the said regulations.
7. An application for a Demolition Permit shall:
 - (a) contain the information called for in (a) and (b) of Section 1.4.1.3.(1) of the said regulations;
 - (b) state the name, address and telephone number of any contractor carrying out the work; and
 - (c) provide a detailed description of the methods of, and site of, proposed disposal of the demolition materials.

WITHHOLDING CERTAIN PERMITS

8. The issuance of any Building Permit, including a Partial or Temporary Building Permit, may be withheld by the authority having jurisdiction until satisfied that any and all applicable regulations of the *Heritage Property Act*, the *Planning Act*, the Region's Land Use Bylaw, the Region's Subdivision Bylaw, the Region's requirements for Lot Grading Plans, or the terms of any existing and applicable Development Agreement have been complied with, and that any and all required permits have been issued by the Development Officer for the Region.

TEMPORARY BUILDING PERMIT

9. The issuance of any Temporary Building Permit is subject to the restrictions and conditions as outlined in Section 1.4.1.12 of the regulations pursuant to the *Building Code Act* of Nova Scotia.

PARTIAL BUILDING PERMIT

10. The issuance of any Partial Building Permit is subject to the restrictions and conditions as outlined in Section 1.4.1.11 of the regulations pursuant to the *Building Code Act* of Nova Scotia.

REFUNDING OF PERMIT FEES

11. Any Permit fee paid pursuant to this bylaw may be refunded if the owner of the project notifies the authority having jurisdiction, in writing and within six (6) months of the date of issue, that the project has not proceeded as far as the excavation stage and will not be proceeding in the foreseeable future.

INSPECTIONS

12. The obligations of an owner regarding inspections of a building under construction are as outlined in 2.1.1.11 of the regulations pursuant to the *Building Code Act* of Nova Scotia.
13. The owner of a building or structure being demolished, as well as the contractor carrying out the demolition, shall notify the authority having jurisdiction to inspect for compliance with the Code at the following stages:
 - (a) at the commencement (provide precise date and time) of the demolition work;
 - (b) at such intervals as are deemed necessary - and noted on, or attached to the Demolition Permit , by the authority having jurisdiction;
 - (c) when demolition has been completed;
 - (d) when demolition site has been covered over or reclaimed.

ADVANCE NOTICE - INSPECTIONS

14. For any inspection required pursuant to the regulations or this bylaw, the person obligated to call for the inspection shall provide, in writing, a minimum of forty-eight (48) hours advance notice, exclusive of Saturdays, Sundays and Holidays observed by the Region of Queens Municipality, to the authority having jurisdiction.

PENALTY

15. Any person who violates any provision of this bylaw, shall be liable upon conviction to a minimum penalty of five hundred dollars (\$500) and maximum penalty not exceeding five thousand dollars (\$5000) and in default of payment thereof to imprisonment for a period not exceeding ninety (90) days or both.

REPEAL

16. The Bylaw Respecting the Building Code Act approved by the Council of the Region of Queens Municipality on the 17th day of August, 1998, is hereby repealed.

THIS IS TO CERTIFY THAT this Bylaw was passed by the Council of the Region of Queens Municipality at a duly constituted meeting of said Council held the 17th day of April, 2000.

SIGNED by the Mayor and Regional Clerk this 17th day of April, 2000.



MAYOR



REGIONAL CLERK

READINGS:

First: March 20, 2000

Second: April 17, 2000

Date of Publication: March 29, 2000

Newspaper: April 26, 2000

Office of the Minister of Housing & Municipal Affairs

Filed/Approved: April 26, 2000

REGION OF QUEENS MUNICIPALITY
 P. O. Box 1264, Liverpool NS B0T 1K0 902 354-3453
 PLEASE PRINT CLEARLY & PRESS FIRMLY
 YOU ARE MAKING 4 COPIES

SCHEDULE "A"

BUILDING PERMIT APPLICATION
 No.
 APPLICATION FOR BUILDING PERMIT
 OCCUPANCY PERMIT

Inspection No.
 EST. VALUE
 CIVIC No.

Date rec'd By
 Sq. ft./Est. value Fee
 Receipt No.

Documents supplied
 Copy of deed Site plan
 Bldg. plans Survey plan
 Specifications Contour plan

CONSTRUCTION TYPE Wood frame Steel frame Solid masonry Other explain
FOUNDATION DETAILS Size: length width Basement: Full Partial Posts Other explain
 Wall thickness height Footing width thickness Steel reinforced Keyed
 Slab floor thickness Gravel or crushed rock base thickness Vapour barrier
 Material: Concrete Masonry Wood Other explain
 Drain tile details: type size

Crushed stone cover depth

Health Approved - Yes No Other
 Type of sewage system
 Source of pure water Dug well Drilled well Other
 Heritage Property Yes No
 Dept. of Transportation Approved - Yes No Other
Development Permit (if applicable) - Yes No Other
 Approved by
 Subdivision approved - Yes No Other
 Approval No. Date

I do solemnly declare:
 (1) that I am authorized agent of the owner named in the application for a permit hereto attached;
 (2) that the statements herein contained in the said application are true and made with a full knowledge of the circumstances connected with the same;
 (3) that the plans and specifications submitted are prepared for the construction or alteration of the building or buildings described; and
 (4) that the plot plans submitted correctly set out the dimensions and the area of the lands described in the said application and the relation of the location of the proposed building to the street line and party line.
THAT ALL CONSTRUCTION WILL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA

MATERIAL DETAILS	First floor	Second floor	Other (indicate)
Floor Joist			
Size			
Length			
Spacing			
Studs			
Size			
Length			
Spacing			
Ceiling Joists			
Size			
Length			
Spacing			
Roof Rafters			
Size			
Length			
Spacing			
Trusses			
Size			
Length			
Spacing			

OWNER
 Name
 Address
 Postal Code Phone

BUILDER
 Name
 Address
 Postal Code Phone

APPLICANT
 Name
 Address
 Postal Code Phone

CLASS OF WORK
 as applied to the proposed work only

New Renovation & Repair
 Structural Alteration Relocate
 Addition Dwelling
 Demolish Utility
 Change of Use Commercial
 Rebuild Barn

Exist. use Prop. use
 No. of fam. No. of units
 No. of floors No. of rooms
 No. of bathrooms No. of exits
 Type of roof Garage
 Mobile home Size
 Size of bldg. Height

INSULATION DETAILS
 Insulation type Interior Exterior
 Insulation thickness Steel Masonry
 Vapour barrier type No. of flues size
 Vapour barrier thickness Fireplace
 Vapour barrier thickness Hearth size

CHIMNEY DETAILS
 Interior Exterior
 Steel Masonry

HEATING SYSTEM DETAILS
 TYPE Hot water Forced air Electric Gravity
 Other explain
 HEAT SOURCE Oil Wood Propane Heat pump
 Other explain

Signature of applicant date
 Date BUILDING PERMIT issued
 Date OCCUPANCY PERMIT issued
 Approved by Approved by

Building Inspector
 Building Inspector

Building Inspector
 Building Inspector

Building Inspector
 Building Inspector

SCHEDULE "B"

REGION OF QUEENS MUNICIPALITY PO Box 1264, Liverpool, NS B0T 1K0 (902) 354-3453

DEMOLITION PERMIT APPLICATION

Date		Location of Demolition	
OWNER	Name	CONTRACTOR	Name
	Address		Address
	Postal Code		Postal Code
	Phone Bus. Res.		Phone Bus. Res.
Type of building			
Method of disposal of debris			
For office use only			
Date site inspected			
Date Demolition Permit issued			
Approved by			
Building Inspector			

white - Demo. permit canary - file copy pink - bldg. map copy