

Building By-Law

1. This By-Law is entitled the “Building By-Law”.
2. In this By-Law:
 - a) words defined in the Nova Scotia Building Code Act or Regulations, have the meaning set out in that legislation;
 - b) “authority having jurisdiction” means the government body responsible for the enforcement of any part of the Building Code, Building By-Law, Building Code Act and Nova Scotia Building Code Regulations; or an official or agency designated by that body to exercise such a function;
 - c) "Council" means the Council of the Municipality of the County of Cumberland;
 - d) "Municipality" means the Municipality of the County of Cumberland; and
 - e) “Official” means a Building Official as appointed by Council pursuant to Section 5 of the Nova Scotia Building Code Act.
3. To obtain a building permit or demolition permit, an applicant must complete an application form which shall be provided by the Municipality.
4. Every application for a permit shall:
 - a) identify and describe in detail the work and occupancy to be covered by the permit for which application is made,
 - b) describe the land on which the work is to be done by a description that will readily identify and locate the building lot,
 - c) include plans and specifications as required by the Building Code and show the occupancy of all parts of the building,
 - d) state the square footage of the proposed work and be accompanied by the required fee, and
 - e) state the names, addresses and telephone numbers of the owner, architect, professional engineer or other designer and constructor.
5. When an application for a Building or Demolition permit has not been completed in conformance with the requirements of this by-law within ninety (90) days after it is filed with the Municipality, the application shall be deemed to have been abandoned.
6. Any work for which a Building or Demolition permit has been issued must be started within 12 months of issuance of that permit; otherwise the permit will expire. A project is considered as commenced after completion of the first inspection by a Building Official.
7. No demolition permit is required for any detached building measuring twenty (20) square meters (215.2 square feet) or less.
8. Fees for permits shall be set out in the Municipality’s Fees Policy.

9. Before issuing a demolition permit, the authority having jurisdiction shall be satisfied that the building is not subject to the provisions of a by-law of the Municipality passed pursuant to the Heritage Property Act.
10. The Building Official shall be notified verbally or in writing at least three days (72 hours) in advance and given an opportunity to inspect the construction at stages as outlined in the Nova Scotia Building Code Regulations, and identified in the permit package issued to the applicant with the permit.
11. All former Building Code By-Laws of the Municipality are hereby repealed.

Clerk's Annotation For Official By-Law Book

Date of first reading: July 6, 2016
Date of advertisement of Notice of Intent to Consider: July 6, 2016
Date of second reading: November 3, 2016
Date of Adoption: December 14, 2016
*Date of advertisement of Passage of By-Law: 2016
Date of mailing to Minister a certified copy of By-Law: 2016

I certify that this By-Law was adopted by Council and published as indicated above.

Brenda Mease
Municipal Clerk

December 22, 2016
Date

*Effective Date of the By-Law unless otherwise specified in the text of the By-Law