

TOWN OF SPRINGHILL

BUILDING BY-LAW

BE IT RESOLVED by the Town Council of the Town of Springhill that the following by-law be enacted and that the Clerk file a copy in the office of the Minister of Municipal Affairs pursuant to Section 7 of the Building Code Act, S.N.S. 1986, c.3.

PART 1 - DEFINITIONS

1.1 Where words have been defined in the Act or regulations, these would prevail.

PART 2 - PERMITS

2.1 A building permit, occupancy permit and demolition permit shall be in the forms set out in Schedule "A", annexed hereto.

2.2 Before a permit is issued, an applicant must complete an application form, which shall be appended in Schedule "A", annexed hereto.

2.2.1 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 valuation and 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.

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- 2.2.2 When an application for a permit has not been completed in conformance with the requirements of this by-law, within six months after it is filed, the application shall be deemed to have been abandoned.
- 2.2.3 A permit is valid for 1 year from the date of issue and is renewable.
- 2.3.1 Before issuing a building permit, the authority having jurisdiction shall be satisfied that a development permit has been issued pursuant to the Land Use By-Law of the Town of Springhill, if any.
- 2.3.2. 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 passed pursuant to the Heritage Property Act, if any.
- 2.4.1 A permit for a temporary building:
- (a) shall state the date after which the conditions under which the permit is no longer valid,
 - (b) may be extended in writing,
 - (c) shall be posted on the building.
- 2.4.2 (1) Should a permit be issued for part of a building, the holder of the permit may proceed, but without any assurance that the permit for the entire building will be granted.
- (2) Any permit issued for part only of a building shall be clearly marked as for part only, and shall also indicate that a permit for the entire building is not assured.
- 2.4.3 (1) A permit may be issued at the risk of the owner, with conditions to ensure compliance with the Building Code, to excavate or to construct a portion of a building before all the plans of the project have been submitted or accepted.
- (2) The permit shall be clearly marked "At Owner's Risk".
- 2.4.4 (1) A permit for a whole project may be issued conditional upon the submission of additional information prior to commencing the work for which the information is pertinent, provided that the information is of such a nature that withholding the permit until the information was available would delay the work unreasonably.
- (2) The condition shall be set out on the face of the permit.

PART 3 - PERMIT FEES

3.1 Fees for permits shall be:

New Construction and Additions:

\$5.00 plus .06¢ per square foot excluding unfinished basements for residential buildings, community centres and churches;

.02¢ per square foot for sheds, shell warehouses, garages, barns and other farm buildings;

.10¢ per square foot for other non-residential uses.

Repairs and Alterations:

\$5.00 plus \$1.00 per \$1,000. estimated valuation

Permit Renewals \$5.00

Demolition Permits \$20.00

PART 4 - INSPECTIONS

4.1 The authority having jurisdiction shall be notified in advance and given an opportunity to inspect at the following stages of construction:

(a) before backfilling,

(b) before covering wall framing,

(c) before occupancy.

4.2 The authority having jurisdiction shall be notified in advance and given an opportunity to inspect at the following stages of demolition:

(a) prior to demolition

(b) after demolition.

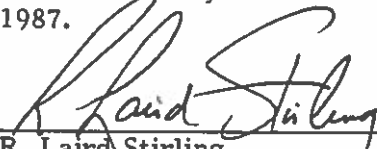
PART 5 - COMING INTO FORCE

5.1 This by-law shall have effect from and after April 1, 1987.

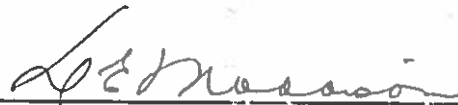
THIS IS TO CERTIFY that the By-law of which the foregoing is a true copy was duly passed at a duly called meeting of the Council of the Town of Springhill held on the 14th day of December A.D. 1987.

GIVEN under the hand of the Clerk and under the corporate seal of the said Town of Springhill this 15th day of December A.D. 1987.

Filed in the Office of the
Minister of Municipal Affairs
on this 18th day of December,
1987.



R. Laird Stirling
Minister of Municipal Affairs



D.E. Maddison, Town Clerk/Treasurer
Town of Springhill
