



MUNICIPALITY OF THE COUNTY OF PICTOU BUILDING BY-LAW

1. This by-law may be cited as the Building By-Law.

DEFINITIONS

2. (1) In this by-law,
 - (a) "Act" means the *Building Code Act*, R.S.N.S., 1989, chapter 46;
 - (b) "Building Code" means the Nova Scotia Building Code established by the regulations;
 - (c) "Building Official" means a building official appointed by the Municipality pursuant to the *Act* to administer and enforce the *Act* in the Municipality;
 - (d) "Municipality" means the Municipality of the County of Pictou;
 - (e) "permit" means any permit required or permitted to be issued pursuant to the *Act*, the Building Code, the regulations or this by-law, and includes a Building or Construction Permit, Occupancy Permit, Demolition Permit and Conditional Permits of all kinds;
 - (f) "regulations" means regulations made pursuant to the Act.
- (2) In this by-law, unless the contrary is indicated, words in this by-law have the same meaning as the Act and the regulations.

PERMITS

3. (1) An applicant for a permit shall complete and file an application therefore with the Municipality.
- (2) An application for a permit shall be in writing on Form 1 attached, varied as necessary to suit the case.

(3) Every application for a permit, in addition to the requirements for the permit under the *Building Code*, the *Act*, or the *Regulations*, shall include such additional plans, specifications, deeds, documents and such other information as may be required by the building official for the proper administration of this by-law, the *Code*, the *Act*, and the *Regulations*.

(4) Where an application for a permit has not been completed within six months after it is filed, the application shall be deemed to have been abandoned.

(5) A construction or demolition permit is valid for one year from the date of issue and may be renewed for a further period where no grounds for revocation exist.

(6) No permit shall be issued to allow any addition proposed to be made to an existing building exceeding one hundred (100) square feet located on a lot which is less than fifteen thousand (15,000) square feet, and where an on-site sewage disposal system is required, unless the application therefore is accompanied by either:

(a) a statement in writing from the Department of the Environment to the effect that the Department of Environment has reviewed the application for the permit and has found that the existing on-site sewage disposal system is satisfactory having regard to the proposed changes; or

(b) the written approval of the Department of the Environment for the proposed changes, without terms or conditions.

(7) No permit shall be issued unless it is accompanied by any sewer or water permits or other permits required by the Municipality.

(8) Any permit issued upon conditions shall clearly set out the word "conditional" on the face of the permit, and shall contain the condition or conditions on the face of the permit.

(9) No occupancy permit shall be issued unless and until a civic number has been assigned to the building under the *Civic Addressing By-Law*.

FEES

4. (1) The following fees shall be charged under this by-law:

Administration fee (all permit applications)	\$25.00
Fee for cancellation of inspection visit when applicant is unavailable or not ready when Building Official arrives for inspection	\$25.00
Building Permit Fee (new construction & additions to existing buildings)	<p>\$0.14 per square foot excluding unfinished basements for residential buildings, community centres and churches;</p> <p>\$0.18 per square foot, based on all usable floor area of the new construction, or addition of commercial, industrial and other buildings not otherwise specified;</p> <p>\$0.06 per square foot for non-commercial sheds, decks, shell storage buildings garages, barns and farm, forestry or fishing buildings not designated for human occupancy.</p>
Building Permit Fee (repairs, renovations & alterations to existing buildings/all structural renovations and non-structural renovations valued over \$5,000)	\$2.00 per \$1,000.00 of estimated value
Change of Use	\$2.00 per \$1,000.00 of estimated value
Wind Turbines & Broadband Towers	\$2.00 per \$1,000.00 of estimated value
Occupancy Permit (applies to residential dwellings, commercial, industrial buildings; refundable upon issuance of Permit)	\$50.00
Demolition Permit	\$20.00
Location or relocation of existing or new mobile home/mini home	\$75.00
Construction or location of a swimming pool, including required fencing	\$50.00
Renewal of an approved permit	\$25.00

(2) All square footage under this section shall be calculated as follow:

- (a) buildings intended for human occupancy shall include all finished living space;

- (b) buildings not intended for human occupancy shall be based on the total area of all floors.

INSPECTIONS

5. (1) Where any inspection is required or requested, the building official shall be notified on twenty-four (24) hours verbal notice.

(2) The owner of any building being demolished shall notify the building official at least twenty-four (24) hours in advance of, and shall give the building official an opportunity to inspect at the following stages of demolition:

(a) prior to demolition;

(b) after demolition.

REPEAL

6. The Municipal By-Law passed pursuant to section 7 of the *Building Code Act*, RSNS 1989, chapter 46 on August 4, 1997 and amended on June 1, 1998 is repealed on and not before the date this by-law becomes effective.

THIS IS TO CERTIFY that the foregoing is a true copy of a by-law duly adopted by the Municipal Council for the Municipality of the County of Pictou at a duly called meeting of the Council held on the 7th day of February, 2011.

GIVEN under the hands of the Municipal Clerk and under the corporate seal of the Municipality this 11th day of February, 2011.



BRIAN CULLEN, MUNICIPAL CLERK

<u>Advertising:</u>	<u>1st Reading</u>	<u>2nd Reading</u>
The News	01/11/11	02/16/11
Pictou Advocate	01/12/11	02/16/11