

**BUILDING BYLAW
NO. 98-001**

BE IT RESOLVED by the Town Council of the Town of Trenton 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, R.S.N.S. 1989, c.46.

PART 1 - DEFINITIONS

- (1) In this bylaw:
- a. "Act" means the Building Code Act; RSNS 1989, c46 as amended;
 - b. "Building Code" means the regulations made pursuant to Section 4 of the Act;
 - c. "Council" means the Council of the Town of Trenton;
 - d. "Town" means the Town of Trenton.
- (2) Where applicable, all other words in this bylaw have the same meaning as in the Act and the regulations prescribed pursuant thereto.

PART 2 - PERMITS

- 2.1.1 A building permit shall be in the form set out in Schedule "A" hereto annexed.
- 2.1.2 An occupancy permit shall be in the form set out in Schedule "B" hereto annexed.
- 2.1.3 A demolition permit shall be in the form set out in Schedule "C" hereto annexed.
- 2.2 Before a Building Permit, Occupancy permit or Demolition permit is issued, an applicant must complete an application form which shall be appended in Schedule "D" hereto annexed.
- 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 the application is made.
 - b. describe the land by including where Nova Scotia property mapping exists in the unique Parcel Identifier (PID) or where this mapping does not exist the assessment account number, and a description that will readily identify and locate the building lot.
 - c. include plans and specifications as required by Section 2.3 of the code.
 - d. state the valuation and square footage of the proposed work and be accompanied by the required fee.
 - e. state the names, addresses, and telephone numbers of the owner, architect, professional engineer or other designer, constructor and any inspection or testing agency that has been engaged to monitor the work or part of the work, and
 - f. describe any special building systems, materials and appliances.
 - g. such additional information as may be required by the authority having jurisdiction.
- 2.2.2 Before issuing a building permit, the authority having jurisdiction shall be satisfied that a development permit, if required, has been issued, pursuant to the Land Use Bylaw of the Town of Trenton.
- 2.2.3 The authority having jurisdiction may withhold a building permit until satisfied that there is either, a valid on-site sewage disposal system permit issued by the Department of the Environment for the construction of a building requiring a new private sewage system disposal system, or that the proper

approvals have been given by the Town's Public Works Department for the connection to the Town's Service.

2.2.4 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.

2.2.5 A permit is valid for 1 year from the date of issue and may be renewed, unless, as per section 9 of the Provincial Building Code Act, grounds for revocation exist.

2.2.6 Any revision to the work to be covered by a permit shall require an application for an amended permit.

2.3 Pursuant to section 1.2.1.2(1) of the provincial building Code Regulations, the Code does not apply to the following:

- sewerage, water, electrical, telephone, rail or similar systems located above, below or on an area which has been dedicated or deeded for public use,
- public utility towers and poles, television and radio or other communication aerials and towers, except for loads resulting from those located on or attached to buildings,
- flood control, dams for public water supply hydroelectric dams and their related structures (not excluding buildings),
- mechanical or other equipment and appliances not specifically regulated by the code,
- above ground or below ground bulk storage tanks not regulated under part 6 of the code, or free-standing signs,
- fences,
- retaining walls or exterior steps not attached to, and forming part of the buildings construction, and
- modular homes and mobile homes built to CAN/CSA-A277-90, "Procedures for Certification of Factory Built Homes", or CSA Z240 MH Series-92 Standard "Mobile Homes", except for the inspections required in Part 4 of this by-law.

2.3.1 Pursuant to section 1.2.1.2.(2) (a) of the Provincial Building Code Regulations, a Building Permit is required for all necessary buildings.

2.3.2 Pursuant to Section 1.2.1.2.(2)(b) of the Provincial Building Code Regulations, the code applies but a building permit is not required for the following non-structural material alterations and material repairs with a monetary value of five thousand dollars or less,

- a. replacing of existing siding or installation of siding over an existing exterior finish,
- b. repairing or replacing an existing roofing surface, or
- c. painting.

- 2.4 An occupancy permit is required:
- a. to allow the initial occupancy of a building or part thereof,
 - b. when the occupancy classification of a building or part thereof is changed, or
 - c. to allow partial demolition or alteration of a building.
- 2.5 A demolition permit is required for the demolition or part thereof of any building or structure within the Town of Trenton.
- 2.5.1 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.
- 2.5.2 A demolition permit shall clearly state that all construction debris shall be disposed of at a Provincial approved landfill site.
- 2.6 A permit for a temporary building:
- a. shall state the date after which the permit is no longer valid under the conditions specified at the time of the application.
 - b. may be extended in writing by the authority having jurisdiction.
 - c. shall be posted on the building
 - d. shall be renewed every twelve months for a tent or an air supported structure.
- 2.6.1 a. 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.
- b. The permit shall be clearly marked “At Owner’s Risk”
- 2.6.2 a. Should a permit be issued for a 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.
- b. 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.
- 2.6.3 a. A permit for the 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.
- b. The condition shall be set out on the face of the permit.

PART 3 - PERMIT FEES

1. Fees for permits shall be as follows:
- Building Permits: \$25.00 plus \$0.10 (10 cents) per square foot for new construction plus

additions excluding unfinished basements for residential buildings, community centres and churches;

\$25.00 plus \$0.14 (14 cents) per square foot of new construction plus additions for commercial, industrial and other buildings not otherwise specified;

\$25.00 plus \$0.04 (4 cents) per square foot for sheds, garages, barns and other accessory buildings;

\$25.00 plus \$2.00 per \$1000.00 of estimated value for repairs, alterations, and renovations to all existing buildings;

\$75.00 flat fee for location or relocation of an existing structure or mobile home;

\$50.00 flat fee for construction or location of swimming pools, required fencing;

\$15.00 flat fee for the renewal of an approved permit.

including

Occupancy Permits: Nil

Demolition Permits: \$25.00

2. Once a permit has been issued, the fee is non-refundable. If a permit has not been issued, and the application is withdrawn, a \$25.00 administration fee shall apply and the balance will be refunded.

PART 4 - INSPECTIONS

4.1 The owner of a building being constructed under the scope of part 9 of the code shall notify the authority having jurisdiction 48 hours in advance to inspect for compliance with the code at the following stages of construction:

- a. (I) footing in place,
 - (ii) the site before commencing backfilling of the laterally supported foundation, before a superstructure is placed on the foundation,
 - (iii) the framing, roof, and plumbing and mechanical,
 - (iv) insulation and vapour barrier before wall framing is covered,
 - (v) before occupancy.
- b. for modular or mobile homes conforming to either CAN/CSA-Z240 MH Series-92 "Mobile Homes" or the CSA standard A277-M-1990 "Procedures for Certification of Factory Built Houses",
 - (I) footings in place,
 - (ii) a. in case of a mobile home, the site preparation, foundation installation and anchorage in accordance with CSA CAN3-Z240. 10.1-94 "Recommended Practice for Site Preparation, Foundation, and Anchorage of Mobile Homes"

- b. in the case of a Modular Home site preparation and foundation,
 - (iii) installation and anchorage,
 - (iv) before occupancy.
- c. the owner of any building being demolished shall notify the Authority having jurisdiction at the following stages of demolition:
 - (I) prior to demolition,
 - (ii) after demolition.
- d. The owner of a building being constructed outside the scope of part 9 of the Building Code shall notify the authority having jurisdiction to inspect for compliance with the Building Code:
 - (I) of the intent to undertake construction that will be inspected and will be reviewed as per the appropriate letter of undertaking required by Article 2.1.1.5, 2.1.1.6, or 2.1.1.7 of the Building Code;
 - (ii) of intent to cover construction that has been ordered to be inspected by the authority having jurisdiction before covering; and
 - (iii) at intervals deemed necessary by the authority having jurisdiction based on the complexity of the building.
 - (iv) when construction has been completed so that a final inspection can be made.

PART 5 - REPEAL

5.1 All other building by-laws hereto passed by the Town of Trenton are hereby repealed.

PART 6 - COMMING INTO FORCE

6.1 This by-law shall have effect from and after the date it is filed in the office of the Minister of Municipal Affairs pursuant to the Building Code Act.

Schedule "A"

BUILDING PERMIT

PERMIT NO. _____ DATE. _____

THIS CERTIFIES THAT _____

HAS PERMISSION TO _____

AT _____

PROVIDED THAT THE PERSON ACCEPTING THIS PERMIT SHALL IN EVERY RESPECT CONFORM TO THE TERMS OF THE APPLICATION AND TO THE PROVISIONS FO THE BY-LAWS AND ORDINANCES RELATING TO THE CONSTRUCTION OF BUILDINGS ETC. IN THE TOWN OF _____ ANY VIOLATION OF ANY OF THE TERMS OF THE ABOVE NOTED WORK SHALL BE CAUSE FOR IMMEDIATE REVOCATION OF THIS PERMIT.

This permit expires

on _____ 20 _____

Building Inspector

NOTE: THIS PERMIT MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES FOR THE ENTIRE PERIOD OF WORK ACITIVITY.

SEE REVERSE SIDE FOR "MANDATORY INSPECTION SCHEDULE"

**PICTOU
COUNTY
DISTRICT
PLANNING
COMMISSION**

**P.O. BOX 2500
266 FOORD STREET
STELLARTON
NOVA SCOTIA
B0K-1S0**

Schedule "A"

INSPECTIONS

**TOWNS OF NEWGLASGOW, PICTOU, TRENTON, WESTVILLE, &
STELLARTON**

The authority having jurisdiction shall be notified 48 hours prior to commencement of construction in the form of a verbal communication and given an opportunity to inspect at the following stages of construction:

- a) footings in place,**
- b) the site before commencing backfilling of the laterally supported foundation, before a superstructure is placed on the foundation,**
- c) the framing, roof, and plumbing and mechanical,**
- d) insulation and vapour barrier before wall framing is covered,**
- e) before occupancy.**

NOTE: INSPECTIONS ARE ALSO REQUIRED FOR ADDITIONS, MAJOR RENOVATIONS AND SWIMMING POOLS.

Pursuant to Section 5(3) of the Building Code Act, the duly authorized Building Inspectors, employed by the Pictou County District Planning Commission to provide building inspection services to member municipal units, are hereby appointed to be Building Inspectors for the Towns of NewGlasgow, Pictou, Trenton, Westville and Stellarton and shall be responsible for the administration and enforcement of their Building By-laws, Swimming Pool By-Law, and , where applicable, Residential Property Standards By-laws.

Building Inspector

Telephone: 755-1390 (Office)

Schedule B

**PICTOU
COUNTY
DISTRICT
PLANNING
COMMISSION**

P.O. Box 2500
Stellarton
Nova Scotia
B0K-1S0

Bus: (902) 755-1390

Fax: (902) 752-8960

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY THAT: _____

LOCATED AT: _____

LOT NO: _____ BUILDING PERMIT NO: _____ ZONE: _____

TYPE OF OCCUPANCY: _____

OWNER: _____

DESIGNER: _____

CONTRACTOR: _____

TOWN OF: _____

HAS BEEN INSPECTED AND THE OCCUPANCIES ARE HEREBY AUTHORIZED SUBJECT TO
THE FOLLOWING CONDITIONS:

DATE ISSUED

MUNICIPAL BUILDING INSPECTOR

SCHEDULE C

DEMOLITION PERMIT

PERMIT NO. _____ DATE _____

THIS CERTIFIES THAT _____

has permission to _____

at _____

provided the person accepting the permit shall in every respect conform to the terms of the application and to the provisions of the by-laws and ordinances relating to the demolition of buildings etc. in the municipality of: _____

Any violation of any of the terms above noted shall work an immediate revocation of this permit.

This permit expires

on _____ 20 _____

Building Inspector

NOTE: This permit must be displayed in a conspicuous place on the premises for the entire period of the work activity, and all construction debris is to be hauled to a Provincially approved landfill site.

PICTOU
COUNTY
DISTRICT
PLANNING
COMMISSION

P.O. BOX 2500
266 FOORD STREET
STELLARTON
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