

Town of Wolfville
Bylaw Ch65
Building Bylaw

1. Title

This bylaw shall be known as bylaw 65 and may be cited as the Building Bylaw.

2. References

2.1 Nova Scotia Municipal Government Act (NS MGA)

2.2 Policy 140-015, Municipal Fees Policy

3. Definitions

3.1 All words in this Bylaw have the same meaning as in the Building Code Act and the Regulations prescribed pursuant thereto.

4. Bylaw:

4.1 Permits

- 1) A building permit or building and development permit, footing permit, occupancy permit and demolition permit shall be in such form and contain such information as may from time to time be required for the proper administration of this bylaw and the Provincial Building Code regulations.
- 2) Before a permit is issued, an applicant must complete an application form.
- 3) 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, and should where possible include both civic number and subdivision lot number,
 - 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.

Town of Wolfville
Bylaw Ch65
Building Bylaw

- 4) When an application for a permit has not been completed in conformance with the requirements of this bylaw within six months after it is filed, the application shall be deemed to have been abandoned.
- 5) A permit is valid for 1 year from the date of issue and is renewable.
- 6) An occupancy permit may be issued, subject to compliance with provisions to safeguard persons in or about the premises, to allow the occupancy of a building or part thereof for the accepted use prior to commencement or completion of the construction.
- 7) Before issuing a building permit, a complete application shall be filed with the authority having jurisdiction.
- 8) Before issuing a building permit, the authority having jurisdiction shall be satisfied that a development permit has been issued or a development agreement entered into pursuant to the Land Use Bylaw of the Town of Wolfville.
- 9) The authority having jurisdiction may, in the case of the construction of new buildings or structures, withhold a building permit until satisfied that any permit required pursuant to the Public Highways Act has been obtained.
- 10) 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.
- 11) (a) Where in order to expedite work, approval of a portion of the building is desired prior to the issuance of a permit for the whole project, application shall be made for the complete project and complete plans and specifications covering the portion of the work for which immediate approval is desired shall be filed.
 - (b) 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.
 - (c) 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.

4.2 Permit Fees

Fees for permits are outlined in Policy 140-015, Municipal Fees Policy

4.3 Inspections

- 1) The authority having jurisdiction shall be notified on 48 hours verbal notice and given an opportunity to inspect at the following stages of construction:
 - a) the foundation before backfilling;
 - b) when the roof is tight;
 - c) when the outside is finished and rough plumbing, electrical wiring and insulation are installed;
 - d) when the interior and exterior are complete.

If Council has determined that it is inappropriate to require the land owner to hook up to the Town's system the following will apply:

4.4 Sewage Disposal Systems

An application for a building permit for a new building to be served by an on-site sewage disposal system shall be accompanied by an application for an on-site sewage disposal system permit to be issued by the Nova Scotia Department of the Environment and no building permit shall be issued for the building until the Building Inspector has in his possession a valid on-site sewage disposal system permit for the lot in question

4.5 Demolition and Disposal

Any building permit issued in relation to a demolition project shall not be issued unless the application is accompanied by a proposal indicating the method and the proposed site for the disposal of the demolition material and such proposal shall be in accordance with the requirements of all applicable federal, provincial and municipal laws

5. Repeal Section:

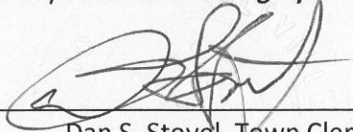
Chapter 65, Town of Wolfville Building Bylaw passed by Town Council on August 18, 1997 is repealed upon publication of this Bylaw under Section 169(2) of the Municipal Government Act.

Town of Wolfville
Bylaw Ch65
Building Bylaw

Clerk's Annotation for Official Bylaw Book

Date of first reading:	<u>2017-09-19</u>
Date of advertisement of Notice of Intent to Consider:	<u>2017-09-26</u>
Date of second reading:	<u>2017-10-17</u>
Date of advertisement of Passage of Bylaw:	<u>2017-10-24</u>
Date of mailing to Minister a certified copy of Bylaw:	<u>2017-10-25</u>

I certify that this **Building Bylaw 65** was adopted by Council and published as indicated above.



Dan S. Stovel, Town Clerk

2017-10-25
Date