



THE RURAL MUNICIPALITY OF VICTORIA BEACH

BY-LAW NO. 1627

A By-Law of The Rural Municipality of Victoria Beach to regulate the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, occupancy or change in occupancy of any building or addition to a building in the Rural Municipality Victoria Beach.

WHEREAS The Rural Municipality of Victoria Beach desires to pass a building by-law to provide for the adoption of The Manitoba Building Code for the Rural Municipality of Victoria Beach.

NOW THEREFORE the Council of the Rural Municipality of Victoria Beach in session assembled hereby enacts as follows:

SECTION 1: TITLE

1.1 This By-law may be cited as “The Building By-law.”

SECTION 2: SCOPE

2.1 This By-law applies to the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, occupancy or change in occupancy of any building or addition to a building.

2.2 This By-law adopts the building construction codes and building construction standards adopted, established or prescribed under Section 3 of The Buildings and Mobile Homes Act. (Chapter B93 in the Continuing Consolidation of the Statutes of Manitoba.)

2.3 This By-law establishes administrative requirements and procedures for the enforcement of the Manitoba Building Code.

SECTION 3: DEFINITIONS OF WORDS AND PHRASES

3.1 For the definition of words used in this By-law that are not included in this section, reference should be made to a standard dictionary.

3.2 The words and terms used in this By-law have the following meanings:

ALTERATION means a change or extension to any matter or thing or to any occupancy regulated by this By-law.

APPLIANCE means

- (a) a device to convert fuel into energy, and includes all components, controls, wiring and piping required to be part of the device by the applicable standard referred to in a code or
- (b) a receptacle or equipment that receives or collects water, liquids or sewage and discharges water, liquids or sewage either directly or indirectly to a plumbing system.

APPROPRIATE AUTHORITY HAVING JURISDICTION means the departments of the provincial governments and agents thereof that have authority over the subject that is regulated.

ASSEMBLY OCCUPANCY means the occupancy or the use of a building or part thereof, by gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink.

AUTHORITY HAVING JURISDICTION means

- (a) with respect to the proclamation and amendment of the By-law, the adopting governmental body, or

- (b) with respect to the administration of this By-law, the person (designated official) appointed by the adopting governmental body, or
- (c) the Minister of Labour, in the case of types of buildings or parts, of the Province or municipalities designated by him.

BUILDING means a structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, goods or chattels. Where a dwelling is separated by a division wall without openings each portion of such dwelling shall be deemed a separate building.

BUILDING AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls.

BUILDING (HEIGHT OF) means the vertical distance measured from the grade level, being the lowest of the average level of finished ground adjoining each exterior wall of a building, to the highest point of a roof surface, excluding antennae, chimneys, ventilation pipes and similar structures. Localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground. Please see applicable zoning requirements.

BUILDING SEWER means a pipe that is connected to a building drain 3 feet (0.91m) outside a wall of a building and that leads to a public sewer or private sewage disposal system.

BUSINESS AND PERSONAL SERVICES OCCUPANCY means the occupancy of use of a building or part thereof for the transaction of business or the rendering or receiving of professional or personal services.

CLEAN-OUT means an access provided in drainage and venting systems to provide for the cleaning and inspection services.

CLEAR-WATER WASTE means water that does not contain sewage or storm water.

CODE means The Manitoba Building Code.

COMBUSTIBLE (as applying to an elementary building material) means that such material fails to conform to the latest edition of CSA B54.1 "Determination of Non-Combustibility in Building Materials".

CONSTRUCTOR means a person who contracts with an owner or his authorized agent to undertake a project, and includes an owner who contracts with more than one person for the works on a project or undertakes the work on a project or any part thereof.

DEEP FOUNDATION means a foundation unit that provides support for a building by transferring loads either by end bearing to a soil or rock at considerable depth below the building, or by adhesion or friction, or both, in the soil or rock in which it is placed. Piles are the most common type of deep foundation.

DEVELOPMENT means:

- (a) the construction of a building on, over or under land;
- (b) a change in the use or intensity of use of a building or land;
- (c) the removal of soil or vegetation from land; and
- (d) the deposit or stockpiling of soil or material on land and the excavation of land

DRAINAGE SYSTEM means an assembly of pipes, fittings, fixtures, traps and appurtenances that are used to convey sewage, clear-water waste or storm water to a public sewer or a private sewage disposal system but does not include subsoil drainage pipes.

DWELLING UNIT means two or more rooms in a dwelling designed for occupancy by one family for living or sleeping purposes and having only one kitchen.

EXCAVATION means the space created by the removal of soil, rock or fill for the purposes of construction.

FIRE COMPARTMENT means an enclosed space in a building that is separated from all other parts of the building by enclosing construction providing a fire separation having a required fire-resistance rating.

FIRE-PROTECTION RATING means the time in hours or fraction thereof that a closure, window assembly or glass block assembly will withstand the passage of flame when exposed to fire under specified conditions of test and performance criteria, or as otherwise prescribed in the code.

FIRE-RESISTANCE RATING means the time in hours or fraction thereof that a material or assembly of materials will withstand the passage of flame and the transmission of heat when exposed to fire under specified conditions of test and performance criteria, or as determined by extension or interpretation of information derived therefrom as prescribed in the code.

FIRE SEPARATION means a construction assembly that acts as a barrier against the spread of fire and may not be required to have a fire-resistance rating or a fire-protection rating.

FIREWALL means a type of fire separation of non-combustible construction which subdivides a building or separates adjoining buildings to resist the spread of fire and which has a fire-resistance rating as prescribed in the code and has a structural stability to remain intact under fire conditions for the required fire-rated time.

FIXTURE means a receptacle, appliance, apparatus or other device that discharges sewage or clear-water waste and includes a floor drain.

FOUNDATION means a system or arrangement of foundation units through which the loads from a building are transferred to supporting soil or rock.

FOUNDATION UNIT means one of the structural members of the foundation of a building such as a footing, raft or pile.

GRADE (as applying to the determination of building height) means the average level of finished ground adjoining a building at all exterior walls, as determined by the Engineer of the Area.

HIGH HAZARD OCCUPANCY (see INDUSTRIAL OCCUPANCY, HIGH HAZARD)

INDUSTRIAL OCCUPANCY, HIGH HAZARD (Group F. Division 1) means an industrial occupancy containing sufficient quantities of highly combustible and flammable or explosive materials which, because of their inherent characteristics, constitute a special fire hazard.

INDUSTRIAL OCCUPANCY, MEDIUM HAZARD (Group F. Division 2) means an industrial occupancy in which the combustible content is more than 10 lbs. (4.5 kg) or 100,000 BTU/sq.ft. (1,135,600 kJ/m²) of floor area and not classified as high hazard industrial occupancy.

INDUSTRIAL OCCUPANCY, LOW HAZARD (Group F. Division 3) means an industrial occupancy in which the combustible content is not more than 10 lbs. (4.5 kg) or 100,000 BTU/sq.ft. (1,135,600 kJ/m²) of floor area.

INSTITUTIONAL OCCUPANCY means the occupancy or use of building or part thereof by persons harboured or detained to receive medical care or treatment, or by persons involuntarily detained.

LOW HAZARD OCCUPANCY (see INDUSTRIAL OCCUPANCY, LOW HAZARD)

MANITOBA ELECTRICAL CODE means the Regulation(s) prescribed under Section 28 of the Manitoba Hydro Act, respecting standards or wiring and other electrical facilities.

MEDIUM HAZARD OCCUPANCY (see INDUSTRIAL OCCUPANCY, MEDIUM HAZARD)

MERCANTILE OCCUPANCY means the occupancy or use of a building or part thereof for the displaying or selling of retail goods, wares or merchandise.

MOBILE HOME means portable dwelling inspected by C.S.A. used for long term or permanent accommodation; cannot be licensed under Manitoba Highway Traffic Act.

OCCUPANCY means the use or intended use of a building or part thereof for the shelter or support of persons, animals or property.

OWNER means any person, firm or corporation controlling the property under consideration.

PERMIT means permission or authorization in writing by the authority having jurisdiction to perform work regulated by this By-law and in the case of an occupancy permit, to occupy any building or part thereof.

PERIMETER GRADE BEAM means a sill of structural steel or reinforced concrete atop the foundation of a building and supporting a wall at or near ground level.

PILE means a slender deep foundation made of materials such as wood, steel or concrete or combination thereof, which is either pre-manufactured and placed by driving, jacking, jetting or screwing or cast-in-place in a hole formed by driving, excavating or boring. (Cast-in-place bored piles are often referred to as caissons in Canada.)

PLUMBING CONTRACTOR means a person, corporation or firm that undertakes to construct, extend, alter, renew or repair any part of a plumbing system.

POTABLE means safe for human consumption.

POST AND PAD please refer to "Appendix F".

PRIVATE SEWAGE DISPOSAL SYSTEM means an approved privately-owned plant for the treatment and disposal of sewage (such as a septic tank with an absorption field).

PRIVATE WATER SUPPLY SYSTEM means an assembly of pipes, fittings, valves, equipment and appurtenances that supply water from a private source to a water distributing system.

RELOCATION means the moving of an existing building from one location to another location on the same property.

REMOVAL means the moving of an existing building from one property to another property.

RENOVATION means the reconstruction of all or part of the interior or exterior, or both, of an existing building, where there is no structural, reconstruction, alteration or enlargement of the building.

REPAIR means work done to an existing building for the purposes of maintenance and not amounting to a renovation.

RESIDENTIAL OCCUPANCY means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but who are not harboured or detained to receive medical care or treatment or are not involuntarily detained.

SANITARY DRAINAGE means a drainage system that conducts sewage.

SERVICE WATER HEATER means a device for heating water for plumbing services.

SEWAGE means liquid waste that contains animal, mineral or vegetable matter.

SIGN means any writing (including letter or word), pictorial representation (including illustration or decoration), emblem (including device, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

- (a) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building;
- (b) is used to announce, direct attention to, or advertise, and
- (c) is visible from outside a building but shall not include show windows as such.

STOREY means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it, but does not include a cellar.

STOREY, FIRST means the storey with its floor closest to grade and having its ceiling more than 6ft. (1.8 m) above grade.

STREET means a public thoroughfare over thirty-three feet (10.15 m) in width, which affords principal means of access to abutting property.

SUBSOIL DRAINAGE PIPE means a pipe that is installed underground to intercept and convey subsurface water.

TRAILER means a mobile home which can be licensed under the Manitoba Highway Traffic Act, used for short term accommodation, temporary use only during construction phase to a maximum of one year with prior approval from council.

TRAP means a fitting or device that is designed to hold a liquid seal that will prevent the passage of gas but will not materially affect the flow of liquid.

TRAP DIP means the lowest part of the upper interior surface of the trap.

TRAP SEAL means the vertical distance between the trap dip and the trap weir.

TRAP WEIR means the highest part of the lower interior surface of a trap.

UNSAFE CONDITION means any condition that could cause undue hazard to life, limb or health of any person authorized or expected to be on or about the premises.

VENT PIPE means a pipe that is part of a venting system.

VENTING SYSTEM means an assembly of pipes and fittings that connects a drainage system with outside air for circulation of air and the protection of trap seals in the drainage system.

WATER DISTRIBUTION SYSTEM means an assembly of pipes, fittings, valves and appurtenances that conveys water from the water service pipe or private water supply system to water supply outlets, fixtures, appliances and devices.

WATER SERVICE PIPE means a pipe that conveys water from a public water main or private water source to the inside of the building.

SECTION 4: PROHIBITIONS

4.1 Any person who fails to comply with any order or notice issued by the authority having jurisdiction, or who allows a violation of the code to continue, contravenes the provisions of this By-law.

4.2 No person shall work or authorize or allow work to proceed on a project for which a permit is required unless a valid permit exists for the work to be done.

4.3 No person shall deviate from the approved plans and specifications forming a part of the building permit, or omit or fail to complete, prior to occupancy, work required by the said approved plans and specifications, without first having obtained in writing the approval of the authority having jurisdiction to do so.

4.4 No person shall occupy or allow the occupancy of any building, or part thereof, unless the owner has obtained an occupancy permit from the authority having jurisdiction.

4.5 No person having authority in the construction, reconstruction, demolition, alteration, removal, relocation or occupancy of a building shall cause, allow or maintain any unsafe condition.

4.6 No person shall excavate or undertake work on, over or under public property, or erect or place any construction or work or store any materials thereon, without approval having first been obtained in writing from the appropriate government authority.

4.7 No person shall allow the property boundaries of a building lot to be so changed as to place a building or part thereof in contravention of the code unless the building or part thereof is so altered, after obtaining the necessary permit, so that no contravention will occur as a result of the change of the property boundary or approved grades.

4.8 Any person who knowingly submits false or misleading information contravenes this By-law.

SECTION 5: DUTIES AND RESPONSIBILITIES OF THE OWNER

5.1 Every owner shall allow the authority having jurisdiction to enter any building or premises at any reasonable time for the purpose of administering and enforcing the code and this By-law.

5.2 Every owner shall obtain all permits or approvals required in connection with proposed work, prior to commencing the work to which they relate.

5.3 Every owner shall:

- (a) ensure that the plans and specifications on which the issue of the building permit was based are available continuously at the site of the work for inspection during working hours by the authority having jurisdiction, and that the permit, or true copy thereof, is posted conspicuously on the site during the entire execution of the work.
- (b) keep visible at all times during construction the street number of the premises in figures at least three (3) inches (7.5 cm) high and visible from the street or sidewalk.

5.4 Every owner shall give notice to the authority having jurisdiction of the dates on which he intends to begin work prior to commencing work on the building site.

5.5 Every owner shall give notice in writing to the authority having jurisdiction, prior to commencing the work, listing

- (a) The name, address and telephone number of
 - i) the constructor or other person in charge of the work,
 - ii) the engineer or architect reviewing the work, and
 - iii) any inspection or testing agency engaged to monitor the work.
- (b) Any change in or termination of employment of such persons during the course of the construction immediately that such change or termination occurs.

5.6 Every owner shall give notice to the authority having jurisdiction

- (a) of intent to do work that has been ordered to be inspected during construction,

- (b) of intent to cover work that has been ordered to be inspected prior to covering, and
- (c) when work has been completed so that a final inspection can be made.

5.7 Every owner shall give notice in writing to the authority having jurisdiction

- (a) immediately that any change in ownership or change in address of the owner occurs prior to the issuance of an occupancy permit, or certificate of occupancy, and
- (b) prior to occupying any portion of the building if it is to be occupied in stages.

5.8 Every owner shall give such other notice to the authority having jurisdiction as may be required by the provisions of the Code or this By-law.

5.9 TESTS

- (a) Every owner shall make or have made at his own expense tests or inspections as necessary to prove compliance with the code, and shall promptly file a copy of all such test or inspection reports with the authority having jurisdiction.
- (b) To the extent that is possible all tests required by the authority having jurisdiction shall be carried out by the owner in accordance with recognized standard test methods. In the absence of such standard test methods the authority having jurisdiction may specify the test procedure to be followed.
- (c) Where tests of any materials are made to ensure conformity with the requirements of the code, records of the test data shall be kept available by the owner or his agent for inspection during the construction of the building and for such period thereafter as required by the authority having jurisdiction.

5.10 Every owner shall provide an up-to-date survey of the building site when and as required by the authority having jurisdiction.

5.11 When required by the authority having jurisdiction, every owner shall uncover and replace at his own expense any work that has been covered contrary to an order issued by the authority having jurisdiction.

5.12 Every owner is responsible for the cost of repair of any damage to public property or works located thereon that may occur as a result of undertaking work for which a permit was required by this By-law.

5.13 No owner shall deviate from the requirements of the conditions of the permit without first obtaining from the authority having jurisdiction permission in writing to do so.

5.14 Every owner shall obtain an occupancy permit or certificate of occupancy from the authority having jurisdiction prior to any occupancy of a building or part thereof after construction, partial demolition or alteration of that building.

5.15 Every owner shall ensure that no unsafe condition exists or will exist, become undertaken or not completed, should occupancy occur prior to the completion of any work being undertaken that requires a permit.

5.16 When required by the authority having jurisdiction, every owner shall provide a letter to certify compliance with the requirements of the Code and of any permits required.

5.17 The granting of a permit, the approval of the drawings and specifications or inspections made by the authority having jurisdiction, shall not in any way relieve the owner of a building from full responsibility for carrying out the work or having the work carried out and for maintaining the building in accordance with the requirements of the Code, including ensuring that the occupancy of the building, or any part thereof, is in accordance with the terms of the occupancy permit or certificate of occupancy.

5.18 No permit or license issued pursuant to this By-law, no approval of plans or specifications of work done or to be done in connection with a sign or any inspection of such work shall relieve the permitted, licensee or owner of the sign from full responsibility for the carrying out of the work and maintaining the sign in accordance with the Code.

5.19 When a building or part thereof is in an unsafe condition, the owner shall immediately take all necessary action to put the building in safe condition. All buildings or structures, existing and new, and all parts thereof shall be maintained in a safe condition. All devices, or safeguards which are required by the Code in a building or structure when erected, altered, or repaired, shall be maintained in good working order. The owner or his designated agent shall be responsible for the maintenance of such building or structures.

SECTION 6: DUTIES AND RESPONSIBILITIES OF THE CONSTRUCTOR

6.1 Every constructor shall ensure that all construction safety requirements of the Code are complied with.

6.2 Every constructor is responsible for ensuring that no excavation or other work is undertaken on public property, and that no building is erected or materials stored in whole or in part thereon without approval first having been obtained in writing from the appropriate government authority.

6.3 Every constructor is responsible jointly and severally with the owner for the work actually undertaken.

SECTION 7: DUTIES AND RESPONSIBILITIES OF THE AUTHORITY HAVING JURISDICTION

7.1 The authority having jurisdiction is responsible for the administration and enforcement of the Code and this By-law.

7.2 The authority having jurisdiction shall keep copies of all applications received, permits and orders issued, inspections and tests made, and of all papers and documents connected with the administration of the Code and this By-law for such time as other regulations require.

7.3 The authority having jurisdiction shall accept any construction or condition that lawfully existed prior to the effective date of the Code provided that such construction or condition does not constitute an unsafe condition.

7.4 The authority having jurisdiction shall issue in writing such notices or orders as may be necessary to inform the owner where a contravention of the Code or this By-law has been observed.

7.5 The authority having jurisdiction shall issue to the owner an order or notice in writing to correct any unsafe condition observed in any building.

7.6 The authority having jurisdiction shall provide, when requested to do so all reasons for refusal to grant a permit.

7.7 The authority having jurisdiction shall answer such relevant questions as may be reasonable with respect to the provisions of the Code or this By-law when requested to do so but except for standard design aids shall refrain from assisting in the layout of any work and from acting in the capacity of an engineering or architectural consultant.

7.8 The authority having jurisdiction shall issue a permit to the owner, constructor or agent when, to the best of his knowledge, the applicable conditions as set forth in the Code have been met.

SECTION 8 POWERS OF THE AUTHORITY HAVING JURISDICTION

8.1 The authority having jurisdiction may enter any building or premises at any reasonable time for the purpose of administering or enforcing the Code or this By-law.

8.2 The authority having jurisdiction is empowered to order:

- (a) a person who contravenes the Code to comply with the Code within the time period specified;
- (b) work to stop on the building or any part thereof if such work is proceeding in contravention of the Code or this By-law, or any condition under which the permit was issued, or if there is deemed to be an unsafe condition. Upon issuance of order to stop work, work shall be immediately stopped. The stop work order shall be in writing and shall be given or mailed by registered mail to the owner or the owner's agent or to the person in charge personally and shall state the conditions under which the work may be resumed;
- (c) the removal of any unauthorized encroachment on public property;
- (d) the removal of any building or part thereof constructed in contravention of the Code;
- (e) the cessation of any occupancy in contravention of the Code, and
- (f) the cessation of any occupancy if any unsafe condition exists because of work being undertaken or not completed.

8.3 The authority having jurisdiction may authorize the complete or partial demolition or removal at the expense of the owner thereof, a building which, in his opinion has been constructed in contravention of the Code or any by-law and to provide that the cost of such demolition or removal as certified by the authority having jurisdiction may be added to the taxes on the land occupied by such building and collected as other taxes.

8.4 The authority having jurisdiction may by written notice, require the owner of a building, or other person acting for the owner in request thereof, to comply within a specified period of time to have the specified building made to conform with the Code in such respects as are specified in the notice. Omission to give such notice, however, shall not prevent any owner or other person from being prosecuted for breach of the Code.

8.5 The authority having jurisdiction may direct that tests of materials, equipment, devices, construction methods, evidence or proof be submitted at the expense of the owner, where such evidence or proof is necessary to determine whether the material, equipment, device, construction or foundation condition meets the requirements of the Code.

8.6 The authority having jurisdiction may require any owner to submit an up-to-date plan of survey prepared by a registered land surveyor which shall contain sufficient information regarding the site and the location of any building

- (a) to establish before construction begins that all requirements of the Code in relation to this information will be complied with, and
- (b) to verify upon completion of the work that all such requirements have been complied with.

8.7 Except in the case of a building three (3) storeys or less in height, having building area not exceeding 6,000 square feet (558 m²) and which is to be used for Residential, Business and Personal Service, Merchantile, and Medium and Low Hazard Industrial Occupancies, the owner shall appoint an architect(s) and/or engineer(s) entitled to practice in the Province of Manitoba, skilled in the appropriate section of the work concerned, which consultant(s) shall be responsible for the preparation of drawings and specifications and for the inspection of construction to ensure conformity with the drawings, specifications and the applicable sections of the Code.

8.8 Notwithstanding the above, where in the opinion of the authority having jurisdiction any building requires the services of a consultant to ensure conformance with the Code, the owner shall hire a qualified consultant to perform all the services described above.

8.9 Where the construction of a building will not be supervised by the person responsible for its design as provided for in Part 4 of the Code, the name and address of the person who will supervise the construction shall be submitted with the application to build and notice shall be given to the authority having jurisdiction of any subsequent change of said person or of address whenever any such change takes place.

8.10 Where the character or the proposed work requires technical knowledge, such as reinforced concrete, steel, timber construction, trusses and others, the authority having jurisdiction may require that the plans and specifications be prepared and sealed, and the construction inspected by an engineer entitled to practice in the Province of Manitoba.

8.11 The authority having jurisdiction may issue a permit at the risk of the owner, with conditions if necessary to ensure compliance with the Code and any other applicable regulation or by-law to excavate or to construct a portion of a building before the entire plans of the whole project have been submitted or approved.

8.12 The authority having jurisdiction may refuse to issue any permit

- (a) whenever information submitted is inadequate to determine compliance with the provisions of the Code, or
- (b) whenever incorrect information is submitted, or
- (c) that would authorize any building work or occupancy that would not be permitted by the Code, or
- (d) that would be prohibited by any other standard, by-law, act or regulation, or
- (e) to any person who has failed within a specified period of time to remedy a defect in construction under a building permit previously issued to him, after having been notified that such defect exists; or
- (f) where, in his opinion, the results of the tests referred to in Section 9 are not satisfactory, or
- (g) to any person who has failed to pay any fees due and owing to the municipality under this By-law.
- (h) to any person who, in the opinion of the authority having jurisdiction, is not capable of performing the work required in a reasonable, responsible and acceptable manner. In such a case a project manager or knowledgeable contractor may be hired to manage and/or perform the work required.

8.13 The authority having jurisdiction may issue a permit for the entire project conditional upon the submission, prior to commencing the work thereon, of additional information not available at the time of issuance, if such data are of secondary importance, and are of such nature that the withholding of the permit until its availability would unreasonably delay the work.

8.14 The authority having jurisdiction may revoke a permit if:

- (a) there is a contravention of any condition under which the permit was issued;
- (b) the permit was issued in error, or
- (c) the permit was issued on the basis of incorrect information.

8.15 VALUATION

- (a) The permit applicant shall place a value on the cost of the work for the purpose of obtaining permit.

- (b) The valuation on a building permit shall mean the total monetary worth of all construction of work including all paintings, papering, roofing, electrical work, plumbing, permanent or fixed heating equipment, elevator equipment, fire sprinkler equipment, and any permanent equipment and all labour, materials and other devices entering into and necessary to the prosecution of the work in its completed form. No portion of any building including mechanical, electrical and plumbing work, shall be excluded from the valuation of the building permit because of any other permits required by any governing by-law, regulation or agency.
- (c) Notwithstanding the provisions of Article (b) above, the valuation for a building permit in the case of a removal or relocation shall include the cost to move the building, excavation at the new site, cleaning and leaving the former site in the condition specified in the Code and alterations or repairs to the building.
- (d) In the case of erection, alteration or enlargement of any sign or encroachment, the valuation shall reflect the cost of any contract for the prosecution of the work with all contractors which shall include all labour costs, materials, and devices necessary to complete the work.
- (e) The determination of value or valuation shall be made by the authority having jurisdiction and shall be the reproduction cost without depreciation and without regard to any loss occasioned from fire, used material or other causes.
- (f) Every owner, architect, engineer, contractor or builder, having contracted for or having performed or supervised any work of construction, alteration or repairs on any land, or the agent of such person, shall give, in writing over his signature when requested by the authority having jurisdiction all the information in his power with respect to the cost of the work.

8.16 The authority having jurisdiction may issue an occupancy permit, subject to compliance with provisions to safeguard persons in or about the premises, to allow the occupancy of a building or a part thereof for the approved use, prior to commencement or completion of the construction or demolition work.

8.17 UNSAFE CONDITIONS

- (a) Any building or structure, that is in an unsafe condition in that it is liable to fall, or to cause an explosion or to cause damage or injury to any person or property, or, in that it constitutes a fire hazard, or that in the case of a well, excavation, or opening, is not properly covered or guarded, or that in the opinion of the authority having jurisdiction is so dilapidated, out of repair, or otherwise in such condition that it is a trap for persons or animals, shall not be allowed to remain in such condition but shall be demolished, removed, guarded, or put in a safe condition to the satisfaction of the authority having jurisdiction.
- (b) If in the opinion of the authority having jurisdiction a building or structure is in an unsafe condition or a well, excavation, or opening is not properly covered or guarded, as set out in Sentence (a) above, the authority having jurisdiction may serve a written notice on the owner, occupier, agent, or person in charge of the building or structure, or a well, excavation or opening, by registered mail or personal notice to the last known address describing the building or structure or well, excavation or opening requiring him to have it demolished, guarded, covered, or put in a safe condition forthwith to the satisfaction of the authority having jurisdiction.
- (c) Without affecting any other remedy that the municipality may have on default of compliance with a notice given under articles (b) and (e) the authority having jurisdiction may, in the case of a building or structure, cause the same, covered, guarded, or put in a safe condition as may be deemed expedient and necessary, and that the cost of the work may be recovered by the municipality by summary process of law, and shall also be a lien upon the building or structure and the material thereof and upon the lot or parcel of land occupied by the said building or structure or by the said well, excavation or opening, and that the cost when certified by the authority having jurisdiction may be added to the taxes on the land or on the building or structure and may be collected in the same manner as other municipal taxes are collected.

- (d) Where, upon noncompliance with any notice given under articles (b) and (e), the authority having jurisdiction causes the building or structure to be demolished, the municipality may sell the material, fixtures, and other salvage therefrom and apply the price received therefrom towards paying the cost of the demolition and the balance, if any shall be applied toward paying any taxes owing in respect to the property, after encumbrances and lien holders, if any, in the order of their priority and the surplus, if any, shall be paid to the owner of the property.
- (e) Where the authority having jurisdiction is unable, as set forth in article (b) to locate the owner, occupier, agent, or person in charge of the building or structure, or of well, excavation or opening, or in cases where service as aforesaid is impracticable, the unsafe notice shall be posted by affixing two copies thereof in a conspicuous place on the premises, and such procedure shall be deemed the equivalent of personal notice.

8.18 Before issuing an occupancy permit, the authority having jurisdiction may require the owner to provide letters to certify that the requirements of the code and the necessary permits have been met.

8.19 The Building Inspector or any of his assistants charged with the enforcement of this By-law while acting for the municipality shall not thereby render themselves liable personally, and are hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of their official duties. Any suit instituted against any officer or employee because of an act performed by him in the lawful discharge of his duties and under the provisions of this By-law shall be defended by the legal representative of the municipality until the final termination of the proceedings. In no case shall the Building Inspector or any of his assistants be liable for costs in any action, suit or proceeding that may be instituted in pursuance of the provisions of this By-law and any officer of the Inspections Departmental citing in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of his official duties in connection therewith.

SECTION 9: TESTS AND CONSTRUCTION REVIEW

9.1 TESTS

- (a) All required tests of materials shall be conducted according to the appropriate methods found in the standards listed in the code, or in the absence of these, as specified by the authority having jurisdiction or other authority acceptable to him.
- (b) All tests shall be conducted and reports thereon prepared at the expense of the owner.
- (c) Laboratory tests shall be conducted by a laboratory acceptable to the authority having jurisdiction.

9.2 CONSTRUCTION REVIEW

- (a) Whenever general review, during construction, by an architect or engineer is required by the code, such review shall be to standards satisfactory to the authority having jurisdiction.
- (b) Upon completion of the work for which review was required, a report shall be submitted to the authority having jurisdiction by the architect or engineer stating what was reviewed and where applicable, construction conforms to the Code.

SECTION 10: PERMITS REQUIRED

10.1 A permit is required whenever work regulated by the code is to be undertaken.

10.2 An owner, agent or person in charge shall not commence or cause to be commenced:

- (a) the erection or construction of any building or structure, or portion thereof;

- (b) the addition, extension, improvement, alteration or conversion of any building or structure, or portion thereof;
- (c) the repair of any building or structure, or portion thereof;
- (d) the relocation or removal or demolition of any building or structure, or portion thereof;
- (e) the excavation of any land for any purpose of erecting or locating on or above it any building structure;

Unless the required permit has first been obtained from the authority having jurisdiction as provided.

10.3 Notwithstanding the provisions of Section 14, any owner, agent or person in charge, who commences work without first having obtained a permit therefore, is guilty of an offence and shall be liable on a summary conviction to a fine as prescribed in Appendix "C" for each day such work is continued without a permit.

10.4 PLUMBING PERMIT

- (1) Every application for a plumbing permit shall be accompanied by a specification or description of the proposed work.
- (2) When required by the authority having jurisdiction, the application shall also be accompanied by
 - (a) a plan that shows the location and size of every building drain, and of every trap and clean-out fitting that is on a building drain,
 - (b) a sectional drawing that shows the size and location of every soil or waste pipe, trap and vent pipe, and
 - (c) a plan that shows a layout of the potable water distribution system including pipe sizes and valves.
- (3) Except as provided in Sentence (4) below, a plumbing system shall not be constructed, extended, altered, renewed or repaired or a connection made to a sewer unless a permit to do so has been obtained. Interim authority to commence, pending delivery of a permit, may be given in writing by the authority having jurisdiction.
- (4) A permit is not required when a valve, faucet, fixture or service water heater is repaired or replaced, a stoppage cleared or a leak repaired if no change to the piping is required.
- (5) A permit shall be issued only to a homeowner or plumbing contractor who meets the qualifications that are prescribed by the municipality in which the Code is enforced.

10.5 CERTIFICATE OF PLUMBING INSPECTION APPROVAL

- (1) When a plumbing system has been completed and has been approved, the authority having jurisdiction, when requested, shall issue a certificate of plumbing inspection approval to the owner and to the plumbing contractor.

10.6 ELECTRICAL PERMIT

- (1) The requirements for the issuance of an electrical permit shall be as set forth in the Manitoba Electrical Code.

10.7 SIGN PERMIT

- (a) No alteration or addition or any erection or re-erection of signs including any of the accessories shall be made unless the owner of the building or site upon which such sign is erected or his agent has obtained a permit.

(b) Permits, in addition to permits required in this subsection with respect to building components and services, may be required by the authority having jurisdiction.

(c) The application for a sign permit shall be made on the prescribed form.

SECTION 11: APPLICATION FOR PERMITS

11.1 To obtain any permit or certification authorized herein, the owner shall file application in writing on a prescribed form.

11.2 All applications for permits or certificates shall be accompanied by the required fee specified in Appendix A.

11.3 An application for a permit may be deemed to have been abandoned six months after the date of filing, unless such application has been proceeded with.

11.4 BUILDING PERMIT APPLICATION

(1) Except as otherwise allowed by the authority having jurisdiction, every application for a building permit shall:

- (a) identify and describe in detail the work and major 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, unless otherwise approved by the authority having jurisdiction,
- (d) state the valuation of the proposed work and be accompanied by the required fee, based on square footage, and
- (e) state the names, addresses and telephone numbers of the owner, architect, engineer or other designer and constructor,
- (f) include proof of approval from the appropriate authority having jurisdiction when necessary; and

(2) An application for a building permit for the construction of a metal clad building or additions thereto shall have the approval of the authority having jurisdiction before the permit is issued, except that such approval is not required for the use of factory finished cladding.

11.5 CONDITIONS UNDER WHICH PERMITS ARE REVOKED OR TERMINATED

(1) A permit shall expire and the right of an owner under the permit shall terminate if:

- (a) the work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit and actively carried out thereafter, or
- (b) work is suspended for a period of six (6) months.
- (c) construction must be completed within two (2) years from date of issuance of permit.
- (d) a permit may be renewed for six (6) months in the case of clause (a) or (b) upon application, without charge.

- (2) The permittee shall at those stages of construction that may be indicated on the permit request an inspection from the inspections department of the municipality before proceeding further with construction.
- (3) Every building permit is issued upon condition:
 - (a) that pegs, stakes, lines and other marks approved by the authority having jurisdiction be located on the building site so as to establish the line or limiting distance beyond which the building or structure shall not extend as specified on the permit, and shall be accurately maintained during the course of construction and until occupancy has been approved. Such markings shall be provided for the erection of a new building or structure extension or addition to existing buildings or structures, or for buildings or structures moved from one location to another whether on the same property or not.
 - (b) that the construction shall be carried out in accordance with all provisions of the code, and all provisions as described on the building permit and approved plan.
 - (c) that all municipal by-laws and provincial regulations be complied with, and
 - (d) that the authority having jurisdiction shall get copies of all changes ordered which may alter any condition or requirement of the Code, and a set of the revised plans showing these changes.
- (4) Where a plumbing permit has been issued, no departure shall be made from the plan unless permission is obtained from the authority having jurisdiction.

11.6 PLANS AND SPECIFICATIONS REQUIRED FOR A PERMIT

- (1) Sufficient information shall be submitted with each application for a permit to enable the authority having jurisdiction to determine whether or not the proposed work will conform to the code and whether or not it may affect adjacent property.
- (2) When required by the authority having jurisdiction, plans and specifications shall be provided.
- (3) Plans drawn to scale upon paper, cloth or other substantial material shall be clear and durable, and shall indicate the nature and extent of the work or proposed occupancy in sufficient detail to establish that when completed the work and the proposed occupancy will conform to the code and other relevant municipal by-laws and provincial regulations.
- (4) Site plans shall be referenced to an up-to-date survey and when required to prove compliance with the code, a copy of the survey shall be submitted to the authority having jurisdiction.
- (5) Site plans shall show when required by the authority having jurisdiction:
 - (a) by dimensions from property lines, the location of the proposed building,
 - (b) the similarly dimensioned location of every other adjacent existing building on the property and
 - (c) existing and finished ground levels to an established datum at or adjacent to the site.

11.7 APPROVAL IN PART

- (1) When in order to expedite work, approval of a portion of the building is desired prior to the issuance of a permit for the whole building, application shall be made for the complete building and complete plans and specifications covering the portion of the

work for which immediate approval is desired shall be filed with the authority having jurisdiction.

- (2) Should a permit be issued for a part of a building the holder of such permit may proceed without assurance that the permit for the entire building will be granted. Work not covered by permit shall not be commenced.

11.8 REVISIONS TO PERMITS

- (1) After issuance of the permit, application may be made for revision of the permit, and such application shall be made in the same manner as for the original permit.

11.9 PERMIT FOR A TEMPORARY BUILDING

- (1) Notwithstanding anything contained elsewhere in the Code a permit for a temporary building may be issued by the authority having jurisdiction, authorizing for a limited time only the erection and existence of a building or part thereof for an occupancy which because of its nature, will exist for a short time under circumstances which warrant only selective compliance with the Code. No person shall effect or place a temporary building without first entering into an agreement with the authority having jurisdiction and obtaining the required building permit.
- (2) A permit for a temporary building shall state the date after which and the condition under which the permit is no longer valid.
- (3) A temporary building shall be permitted only for the following major occupancy classifications:
 - (a) All Divisions, Group A;
 - (b) Group D; and
 - (c) Group E.
- (4) A display home or display cottage may also be classified as a temporary building.
- (5) A permit for a temporary building may be extended provided permission in writing is granted by the authority having jurisdiction.
- (6) A permit for a temporary building shall be posted on the building.

SECTION 12: FEES

- 12.1 Permit fees and all procedures and conditions applicable thereto shall be established by the authority having jurisdiction and are set forth in Appendix A, C, D and E of this By-law.
- 12.2 Inspection fees and all procedures and conditions applicable thereto shall be as established by the authority having jurisdiction and are set forth in Appendix A, B, C, D and E of this By-law.

SECTION 13: OCCUPANCY

13.1 REQUIREMENTS FOR OCCUPANCY

An inspection of a site shall be made prior to the issuance of an Occupancy Permit or a Certificate of Occupancy and a fee shall be charged in accordance with Appendix A.

13.2 OCCUPANCY PERMIT

- (1) An Occupancy Permit is required

- (a) to allow the occupancy of a building or part thereof, or
 - (b) when the occupancy of a building or part thereof is changed where that building or structure is located on land subject to Zoning By-laws.
- (2) The authority having jurisdiction may approve clearance for the issuance for an Interim Occupancy Permit, being a permit allowing the partial occupancy of a building or structure provided that such occupancy will not jeopardize life or property.

13.3 CERTIFICATE OF OCCUPANCY

- (1) Authority having jurisdiction may issue an Interim Certificate of Occupancy, being a certificate allowing the partial occupancy of a building or structure, provided that such occupancy will not jeopardize life or property.

13.4 APPLICATION FOR PERMIT OR CERTIFICATE

- (1) To obtain any permit or certificate authorized herein the owner shall file an application in writing on a prescribed form.
- (2) All applications for permits or certificates shall be accompanied by the required fee specified in Appendix A.

SECTION 14: REMOVAL, RELOCATION, OR DEMOLITION OF A BUILDING

- 14.1 Upon application for a permit to demolish, relocate, or remove a building or structure, the applicant shall submit a statement that the taxes upon the land and building or buildings, or structures have been paid in full and that the land and building or buildings, or structures have not been sold for taxes, and if sold, have not been redeemed. This provision shall not apply to buildings or structures demolished under Section 10 of this By-law.
- 14.2 The authority having jurisdiction may request that an application for a permit to remove, relocate or demolish a building or structure shall contain one or more of the following:
- (a) a description of the building or structure giving the existing location, construction materials, dimensions, number of rooms and condition of exterior and interior,
 - (b) a legal description of the existing site,
 - (c) a legal description of the site to which it is proposed that the building or structure is to be moved if located within the municipality, and
 - (d) a plot plan of the site to be occupied by the building or structure if located within the municipality.
- 14.3 The owner, or his agent, of a site from which a building or structure is to be removed or demolished shall:
- (a) notify the gas, electric, telephone and water service companies or utilities to shut-off and/or remove their services,
 - (b) plug the sewer line with a concrete stopper eight (8) feet (2.5 m) outside the property line; and
 - (c) upon completion of the removal or demolition put the site in a safe and sanitary condition to the satisfaction of the authority having jurisdiction.

SECTION 15 PENALTIES

15.1 OFFENSES AND PENALTIES

15.1.1 Any person who contravenes or disobeys or refuses or neglects to obey:

- (a) any provision of the code or this By-law or any provision of any other by-law that, by this By-law, is made applicable to the municipality or made applicable to proceedings taken or things done under this By-law, or
- (b) any provision of any by-law, regulations, or order enacted or made by the municipality.

for which no other penalty is herein provided, is guilty of an offence and liable to a fine not exceeding one thousand dollars (\$1,000.00) in the case of an individual or five thousand dollars (\$5,000.00) in the case of a corporation.

15.1.2 Where a corporation commits an offence against this By-law each Director or Officer of the corporation who authorized, consented to, connived at, or knowingly permitted or acquiesced in the doing of the act that constitutes the offence is likewise guilty of the offence and liable to the penalty for which provision is in 15.1.1.

15.1.3 In addition to 15.1.1 and 15.1.2 any person or corporation may be required to observe or perform such terms and conditions as a magistrate may impose.

15.1.4 Where the contravention, refusal, neglect, omission, or failure continues for more than one (1) day, the person is guilty of a separate offence for each day it continues.

15.1.5 Any applicable fines, costs and charges remaining outstanding after the expiration of thirty (30) days may be added to the owner's property tax account to be collected in the same manner as a tax may be collected under The Municipal Act;

SECTION 16: EFFECTIVE DATE

16.1 This By-law shall come into effect when proclaimed by the authority having jurisdiction.

SECTION 17

That By-law No. 1620 be and the same is hereby repealed.

DONE AND PASSED in Council duly assembled, in the City of Winnipeg, in the Province of Manitoba, this 16th day of November, 2021.

Penny McMorris – Mayor

Raymond Moreau – CAO

Read a first time this 2nd day of November A. D. 2021.

Read a second time this 16th day of November A. D. 2021.

Read a third time this 16th day of November A. D. 2021.



THE RURAL MUNICIPALITY OF VICTORIA BEACH

BY-LAW NO. 1627

APPENDIX "A"

1.0 VALUATION

Unless otherwise provided herein, the Building Permit Fee shall be based on the square foot (area) of work as follows:

\$0.70 per square foot of construction

2.0 BUILDINGS (STRUCTURES)

2.1 Definitions

a) Unfinished Space

- includes areas such as unfinished basements and sleeping lofts, but does not include areas such as crawl spaces or attic spaces that are not suitable for future development into habitable space.

b) Mobile Homes

- portable dwelling inspected by C.S.A. used for long term or permanent accommodation; cannot be licensed under Manitoba Highway Traffic Act.

2.2 DWELLINGS

- a) cottages, detached sleeping quarters and ordinary residences..... \$0.70 per square foot
- b) renovations \$0.70 per square foot
- c) additions.....\$0.70 per square foot
- c) open decks (including railings).....\$0.70 per square foot
- d) porches / verandahs (screened or enclosed).....\$0.70 per square foot

2.3 ACCESSORY BUILDINGS

- a) detached garages / sheds / etc.....\$0.70 per square foot

2.4 MOVE ON BUILDINGS

- a) Mobile Homes.....\$0.70 per square foot
 - b) Additions.....\$0.70 per square foot
 - c) Ready To Move.....\$0.70 per square foot
- NOTE: current mileage rate to be charged for inspections outside the boundaries of the R.M. of Victoria Beach PLUS hourly fee of \$50.00 MINIMUM, PREPAID.

2.5 COMMERCIAL BUILDINGS.....\$0.70 per square foot

2.6 PRIVATE SWIMMING POOL.....\$0.70 per square foot (includes fence and deck) as described in the Manitoba Building & Plumbing Code

3.0 PLUMBING PERMIT FEES

3.1 New Buildings.....\$100.00

4.0 OCCUPANCY PERMITS

4.1 Occupancy Permit where the nature of the occupancy has changed and where no other permit is required.....\$50.00

4.2 No fee is required for an occupancy permit where another permit has been issued for the same building.

4.3 Where no permit has been issued and an inspection is required under the Building Code, the inspection fee shall be charged by the hour.....\$35.00/hour or part thereof

4.4 For additional inspections required in connection with the issuance of an Occupancy Permit, including interims, because the building was not sufficiently ready for occupancy at the time the inspections were called for.....\$50.00/inspection

4.5 Temporary Occupancy Permit...\$100.00/year in advance – Renewable annually

4.6 REMOVAL OR RELOCATION FEES

Any building or part thereof, excluding used homes..... \$100.00

4.7 LEVELLING / POST REPLACEMENT.....\$60.00 flat fee

4.8 CONCRETE PAD REPLACEMENT * / GRAVEL BASE REPLACEMENT * / BEAMS OR JOISTS REPLACEMENT *

50% or more of entire square foot area of structure.....\$300 flat fee

Less than 50% of entire square foot area of structure.....\$150 flat fee

*Professional Engineer’s report required

5.0 DEVELOPMENT PERMIT.....\$ 200.00

PERMIT REFUNDS

Where a permit is surrendered for cancellation before expiry date.

(As determined by the authority having jurisdiction, how far the building has progressed).....50% refunded upon inspection less any costs incurred by the Municipality.



THE RURAL MUNICIPALITY OF VICTORIA BEACH

BY-LAW NO. 1627

APPENDIX "B"

1.0 BASIC INSPECTION FEE WITH PERMIT

MAIN DWELLING.....\$50.00/inspection/hour or part thereof

OTHER THAN MAIN DWELLING.....\$35.00/inspection/hour or part thereof

2.0 INSPECTION REQUIRED – NO PERMIT.....\$35.00/hour or part thereof, plus applicable mileage Where an inspection of a building or structure is required / requested

3.0 SCHEDULE OF INSPECTIONS

- 1) Site inspection before work commences.
- 2) After the footing has been poured and the foundation forms are up but not poured.
- 3) When forms are up and steel is in place, but before pad poured.
- 4) During drilling of piers or piles.
- 5) When forms and steel are in place, but before pouring on grade beams.
- 6) Before back fillings.
- 7) When roof and framing are complete and windows and doors have been installed.
- 8) When the vapour barrier and insulation have been installed.
- 9) When building is completed (final inspection).
- 10) Plumbing when ready.

NOTE: Inspection fees will be added to the Basic Fees at the time of application (the number of which will be determined by the Building Inspector).



THE RURAL MUNICIPALITY OF VICTORIA BEACH

BY-LAW NO. 1627

APPENDIX "C"

1.1 ADDITIONAL FEES

1.1 Work Commencing Before Permit Obtained.....DOUBLE REGULAR FEE as outlined in Appendix "A" does not include doubling of inspection fees as outlined in Appendix "B" when a permit has not been obtained prior to the actual work, through neglect or some other reason.

1.2 Any owner, agent or person in charge, who commences work without first having obtained a permit therefore, is guilty of an offence and shall be liable to a fine not less than \$100.00 each day such work is continued without a permit.

1.3 Notwithstanding the other fees of this By-law, the following additional fees shall be payable to all permits under the following conditions:

a) Where, in an application, a wrong site address is given or insufficient information is provided.....\$50.00

b) Where the work is not ready for inspection at the time for which the inspection was called for.....\$50.00/inspection

c) For each re-inspection of an installation made at least (1) one week after the permit applicant has been notified of defects in the installation and where, upon such subsequent re-inspection, it is found that the defects have not been remedied.....\$50.00/inspection

1.4 RENEWAL OF PERMIT

When work is not completed within two (2) years of date of issuance of permit.....\$50.00/year
Renewable Annually

1.5 CONCRETE PARKING PAD.....\$50.00



THE RURAL MUNICIPALITY OF VICTORIA BEACH

BY-LAW NO. 1627

APPENDIX "D"

- 1.0 READY TO MOVE HOMES or Modular Homes
- 1.1 No building permit will be granted for placement of a Ready to Move Home that has not been inspected.
- 1.2 For Ready to Move Homes or Modular Homes built within the Rural Municipality of Victoria Beach:
- a) Arrangements may be made with the builder to have (2) two inspections done during construction of the builder's site, at the framing and insulation/vapour barrier stages.
 - b) A fee of \$50.00 per inspection will be charged to the builder for these inspections.
 - c) The regular permit fee will be charged to the purchaser of the home; the foundation stage and final inspection will then be done on the permanent site.
- 1.3 For Ready to Move Homes and Modular Homes built outside the Rural Municipality of Victoria Beach:
- a) For homes completed only to the shell stage, all inspections will be done on the permanent site.
 - b) For homes to be completed past the close-in stage one of the following three options shall be selected by the applicant:
 - i) A building permit as provided in Appendix "A" shall be obtained and an inspection shall be made at the close-in stage at the builder's site. The fee for this inspection shall be \$50.00 per hour, calculated from the time of leaving the office until the time of return to the office, plus mileage at the current rate. This fee shall be in addition to the regular permit fee.
 - ii) When the applicant provides engineered plans for the subject building complete with a duly executed affidavit from the builder stating that the home has been constructed in accordance with the said plans, the inspection at the builder's site shall not be required.
 - iii) A building permit as provided in Appendix "A" shall be obtained and an inspection shall be made at the foundation stage, the plumbing stage and the completion stage at a fee of \$50.00 per inspection



THE RURAL MUNICIPALITY OF VICTORIA BEACH

BY-LAW NO. 1627

APPENDIX "E"

PROCEDURES TO MOVE OLDER DWELLINGS OR ACCESSORY BUILDINGS FROM WITHIN OR FROM OUTSIDE THE RURAL MUNICIPALITY OF VICTORIA BEACH

1. Request, in writing, approval to relocate an older building from within or from outside the Rural Municipality of Victoria Beach:
 - a) the request must include: photographs acceptable to the Building Inspector, showing the view of the building from:
 - (i) the side and rear and
 - (ii) the side and front; and
 - b) a letter of application outlining the details of the proposed move (eg. Legal description of placement site, etc.).
2. Obtain inspection by the Building Inspector at the site where the building is presently located. Fee for inspection is \$50.00 per hour plus mileage at the current rate and actual expenses.
3. Building must be brought to current building code.

NOTE: THE RELOCATION OF ANY STRUCTURE BEFORE OBTAINING A PERMIT DOES NOT GUARANTEE APPROVAL OF THE PERMIT.



THE RURAL MUNICIPALITY OF VICTORIA BEACH

BY-LAW NO. 1627

APPENDIX "F"

POST AND PAD CONSTRUCTION

For post & pad additions, secondary buildings of no more than 240 square feet or decks under 300 square feet no engineered drawings or engineer’s letter is required.

For post & pad additions or decks over 300 square feet an engineered, stamped drawing is required with no disclaimers. Engineer must inspect and sign off addition or deck. All engineering costs are the responsibility of the property owner/permit holder.

Fees for post & pad additions or decks (Appendix A).....\$0.70/square foot

SUPPORTING BEAM REPLACEMENT

Any beam replaced requires a professional engineer’s report, stamp and signature with no disclaimers. Engineer must inspect and sign off on supporting beam replacement work. All engineering costs are the responsibility of the property owner/permit holder.

Inspection fees for leveling and beam replacement.....\$60.00 per inspection

SOLAR PANELS

On buildings only – permit required \$200.00 flat fee

SKIRTING

To skirt a pad and post building.....\$300 flat fee