

RESOLVED THAT BY-LAW NUMBER 101 OF THE BY-LAWS OF THE TOWN OF LOCKEPORT ENTITLED "BUILDING BY-LAW" BE AMENDED BY MAKING THE FOLLOWING CHANGES:

BY-LAW NUMBER 101 – AMENDMENT

REPLACE PART 3 – SUBSECTION 3.1 WITH THE FOLLOWING:

PART 3 – PERMIT FEES

3.1 Fees for permits shall be as follows:

Residential.....up to four units.....	\$0.10/sq.ft. + \$25.00
four units and over.....	\$0.14/sq.ft. + \$50.00
Residential Repairs & Renovations.....	\$1.00 per \$1000.00 + \$25.00
Additions to Residential.....	\$0.10/sq.ft. + \$25.00
Residential Outbuildings.....	\$0.04/sq.ft. + \$25.00
Patio, Decks, Steps, Car-Ports, etc.....	\$1.00 per \$1000.00 + \$25.00
Assembly.....	\$0.14/sq.ft. + \$50.00
Commercial.....	\$0.14/sq.ft. + \$50.00
Industrial.....	\$0.14/sq.ft. + \$50.00
Institutional.....	\$0.14/sq.ft. + \$50.00
Addition to Commercial, Industrial, Institutional.....	\$0.14/sq.ft. + \$50.00
Repairs & Renovations other than Residential..	\$1.00 per \$1000.00/sq.ft. + \$50.00
Outbuildings other than Residential.....	\$0.06/sq.ft. + \$35.00
Relocation of an Existing Structure or Mobile Home.....	\$50.00
Demolition of a building.....up to 500 sq. ft.....	\$15.00
500 sq. ft. and over.....	\$35.00
Location of New Mobile Home.....	\$0.10/sq.ft. + \$25.00
Replacement of a Single Family Dwelling.....	\$0.10/sq.ft. + \$25.00

Fee Calculation:

$$\frac{\text{Square Footage}}{\text{Dollar Amount}} \times \frac{\text{Total}}{\text{Permit Fee}} = \frac{\text{Total Amount Due}}{\text{Permit Fee}}$$

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 Lockeport, held on the 12th day of March A. D. , 2007.

GIVEN under the hand of the Clerk and the corporate seal of the said Town this 22nd day of March, A.D., 2007.


Joyce Y. Young
Town Clerk/Preasurer

**TOWN OF LOCKEPORT
BUILDING BY-LAW NUMBER 101**

BE IT RESOLVED by the Town Council of the Town of Lockeport 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 the Building Code Act, R.S.N.S., 1989, c.46.

PART 1 - DEFINITIONS

1.1 CONSTRUCT - means to do anything in the erection, installation, extension, relocation, material alteration or material repair of a building and includes the installation of a factory-made building fabricated or moved from elsewhere.

1.2 MATERIAL ALTERATION AND MATERIAL REPAIR - means work that is done in the alteration or repair of a building, which work is covered by the Building Code, and which:

(a) is a non-structural repair or alteration which has a monetary value of more than \$5,000.00, or

(b) is a repair or alteration to the structure of the building.

1.3 OWNER - includes a person controlling the property under consideration, and also includes prima facie the assessed owner of the property whose name appears on the assessment roll prepared in accordance with the Assessment Act.

PART 2 - PERMITS

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

2.2 Before a permit is issued, an applicant must complete an application form, which shall be in the form set out in Schedule "C" 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 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 monetary 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.

2.2.2. When an application for a permit has not been completed in conformance with the requirements of this By-Law within six (6) months after it is filed, the application shall be deemed to have been abandoned.

2.2.3. A permit is valid for one (1) year from the date of issuance and may be renewed upon payment of a \$5.00 fee.

2.3.1. Before issuing a demolition or building permit, the authority having jurisdiction shall be satisfied that the building is not subject to the provisions of a By-Law passed to the Heritage Property Act.

2.3.2. 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.

2.3.3. An application for a building permit for the construction of a building requiring a new on-site sewage disposal system shall be accompanied by a copy of a valid on-site sewage disposal system permit issued by the Nova Scotia Department of Environment, and the authority having jurisdiction

shall withhold a building permit until satisfied that there is a valid on-site sewage disposal system permit in force.

2.3.4. A permit for a temporary building:

(a) shall state the date after which the permit is no longer valid and in any event, a permit for a temporary building shall not be valid for a period longer than 12 months.

(b) may be extended in writing.

2.3.5. (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 that part only, and shall also indicate that a permit for the entire building is not assured.

2.3.6. (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 the building before all the plans of the project have been submitted or accepted.

(2) The permit shall be clearly marked "At Owner's Risk".

2.3.7. (1) 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.

(2) The condition shall be set out on the permit.

PART 3 - PERMIT FEES

3.1 Fees for permits shall be as follows:

Residential	\$0.09/sq. ft. + \$20.00
Community Centres	\$0.09/sq. ft. + \$20.00

Churches	\$0.09/sq. ft. + \$20.00
Commercial Buildings	\$0.12/sq. ft. + \$50.00
Industrial	\$0.12/sq. ft. + \$50.00
Institutional	\$0.12/sq. ft. + \$50.00
Repairs	\$1.00/\$1,000.00 + \$20.00
Demolition	\$20.00
Relocation of Mobiles	\$25.00
Sheds, Garages & Farm Buildings under 500 sq. ft.	\$25.00
Sheds, Garages & Farm Buildings 500 sq. ft. and over	\$0.03/sq. ft. + \$20.00
Carports ... same as Sheds above	
Additions ... same as Residential above	
Patios, Decks, Steps ... same as Repairs above	
Inspection of Existing Structure by Request	\$50.00
Inspection of Heating System or Heating Appliance by Request	\$30.00
Each Additional Heating System or Heating Appliance	\$ 5.00

PART 4 - INSPECTIONS

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

- (1) Footings in place.

(2) The site before commencing backfilling of the laterally supported foundation, before a superstructure is placed on the foundation. In the case of a mobile or modular home, installation as per the required CSA Standard.

(3) The framing, roof, plumbing and mechanical.

(4) Insulation and vapour barrier before the interior of the walls are finished.

(5) Before occupancy.

PART 5 - REPEAL


All by-laws of the Town of Lockeport in relation to Building By-Laws heretofore passed by the Council are hereby repealed.

DEPARTMENT OF HOUSING
& MUNICIPAL AFFAIRS

FILED
APPROVED this 6TH day
of AUGUST 1997
Minister of Housing and Municipal Affairs

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 Lockeport, held on the 14th day of July A.D., 1997.

GIVEN under the hand of the Clerk and the corporate seal of the said Town this 2nd day of July , A.D., 1997.


Maureen Lewis
Town Clerk/Treasurer

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