

OFFICE CONSOLIDATION OF

**Township of St. Joseph Building By-law**

**BY LAW #969**

As amended by By-law No. 1676

WHEREAS Subsection 2 of Section 5 of the Building Code Act, 1974, empowers municipal councils to pass by-laws and regulations respecting building permits;

NOW THEREFORE, the Council of the Township of St. Joseph enacts as follows:

Section 1      SHORT TITLE

1.1              This By-law may be cited as “The Township of St. Joseph Building By-Law”.

Section 2      PERMITS

2.1              CLASSES OF PERMITS

2.1.1            Classes of Permits with respect to the construction, demolition and occupancy of buildings shall be set out in Schedule “A” to this By-Law

2.2              APPLICATION FOR PERMIT

2.2.1            To obtain a permit the owner or his authorized agent shall file an application by completing prescribed forms available at the office of the municipality.

2.2.2            Except as otherwise permitted by the chief official, every application 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) be accompanied by complete plans and specifications as described in Subsection 2.3.
- (d) State the valuation of the proposed work.
- (e) State the names, addresses and telephone numbers of the owners, architect, engineer or other designer and constructor;
- (f) Be accompanied, where applicable, by a written acknowledgement of the owner that he has retained the architect or professional Engineer to carry out the field review of the construction, as described in Section 2.4. of the Regulations, and;
- (g) Be signed by the owner or his authorized agent who shall certify the truth of the contents of the application.

2.2.3            An application for a permit may be deemed to have been abandoned and cancelled 6 months after the date of filing, unless such application is being seriously proceeded with.

2.3              PLANS, SPECIFICATIONS AND INFORMATION

2.3.1            Sufficient information shall be submitted with each application for a permit to enable the chief official to determine whether or not the proposed work will conform with the Act, the Regulations thereunder and any other applicable law.

2.3.1.a          Permanent and seasonal dwellings must be accompanied by a certificate of approval from the Algoma Health Unit.

- 2.3.2 Plans shall be drawn to scale upon paper, cloth or other durable material.
- 2.3.3 Plans, specifications and information furnished with the application shall be in duplicate.
- 2.3.4 Plans submitted shall be as set out in Schedule "B" to this By-law.
- 2.3.5 Unless otherwise permitted by the chief official, site plans shall be reference to a current plan of survey, certified by a registered Ontario Land Surveyor, and a copy of such survey shall be submitted.
- 2.3.6 Where property boundaries are not clearly distinguishable, the Chief Building Inspector may require such boundaries to be determined by a registered Ontario Land Surveyor prior to issuance of a building permit. The costs of such a survey shall be borne by the applicant.

2.4 APPROVAL IN PART

- 2.4.1 When, in order to expedite work, a permit for a portion of the building is desired, prior to the issuance of a permit for the whole project, application shall be made and fees paid for the complete project, and complete plans and specifications covering the portion of work for which immediate approval is desired shall be filed with the chief official.
- 2.4.2 Should a permit be issued for part of a building the holder of such permit may proceed but the municipality gives no assurances that permits required for the remainder of the project will be granted.

Section 3 FEES

- 3.1 Fees for a required permit shall be in accordance with Schedule "A" to this By-Law.
- 3.2 Where the fees are based on the cost or valuation of the proposed work, such valuation shall mean the total cost of all work regulated by the permit including cost of professional and related services.
- 3.3 The chief official shall place a valuation on the cost of work and if the permit applicant or holder disagrees with this valuation, the prescribed fee shall be paid before the issue of the permit. Upon completion of the work, if the actual cost of the work was less than the valuation placed by the chief official, an audited statement may be submitted detailing the cost of all component parts of the work. The chief official shall, if the statement contains the cost of all component parts of the work upon which the valuation was required to be based, value the work in accordance with this statement and issue the appropriate refund.

Section 4 NOTIFICATIONS

- 4.1 The owner or his authorized agent shall notify the chief official at least three (3) business days in advance of the stages of construction specified in Section 2.10 of the Regulations. As set out in the attached Schedule "C" to this By-Law.

By-law No. 969  
Enacted May 16, 1977  
Amended by By-law No. 1676  
on January 2, 2001

**Schedule "A"**

<u>i) CLASS OF PERMIT</u>	<u>PERMIT FEE</u>
a) To construct or renovate a building:	
i) with a construction value of less than \$ 1,000.	\$ 25.00
ii) with a construction value of \$ 1,000 or more.	\$ 25.00 plus \$ 3.00 for each \$ 1,000 of value or portion thereof
b) To move a building	\$ 25.00
c) To demolish a building	\$ 10.00
d) To authorize occupancy of a building	\$ 10.00
ii) The building permit fee for any building or work begun prior to the issuance of a building permit for such building or work shall be double (i.e. 2 times) the regular permit fee.	
iii) Where building permit fees are based on the value of the proposed work, such valuation shall be based on the following:	
a) construction of outbuildings: (i.e. sheds, garages, etc.)	
- with interior unfinished	\$ 25.00 per sq. ft.
- with interior finished	\$ 45.00 per sq. ft.
b) construction of decks & patios:	
- uncovered	\$ 5.00 per sq. ft.
- covered	\$ 10.00 per sq. ft.
c) construction of car ports:	\$ 10.00 per sq. ft.
d) construction of all other buildings:	\$ 90.00 per sq. ft.
e) building renovations:	contract price or estimated material cost plus 50%

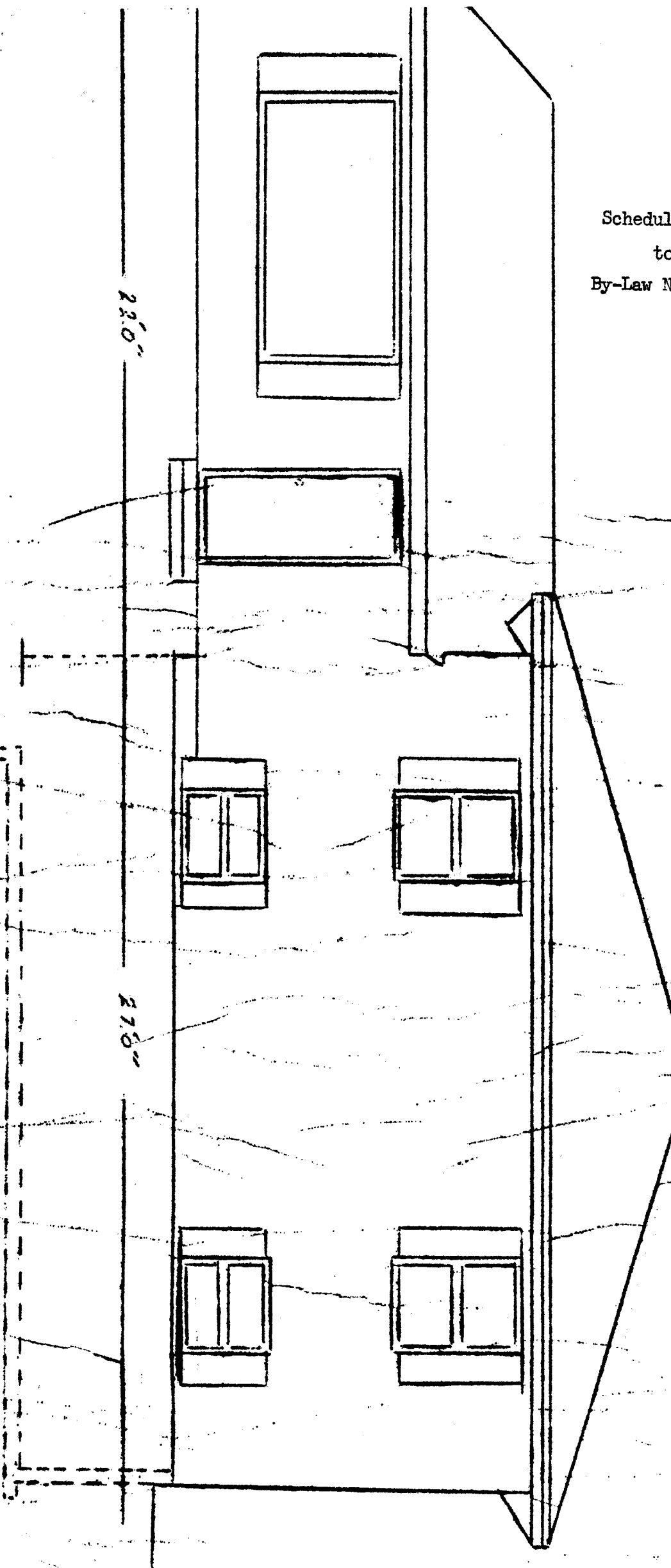
Schedule "B"

to

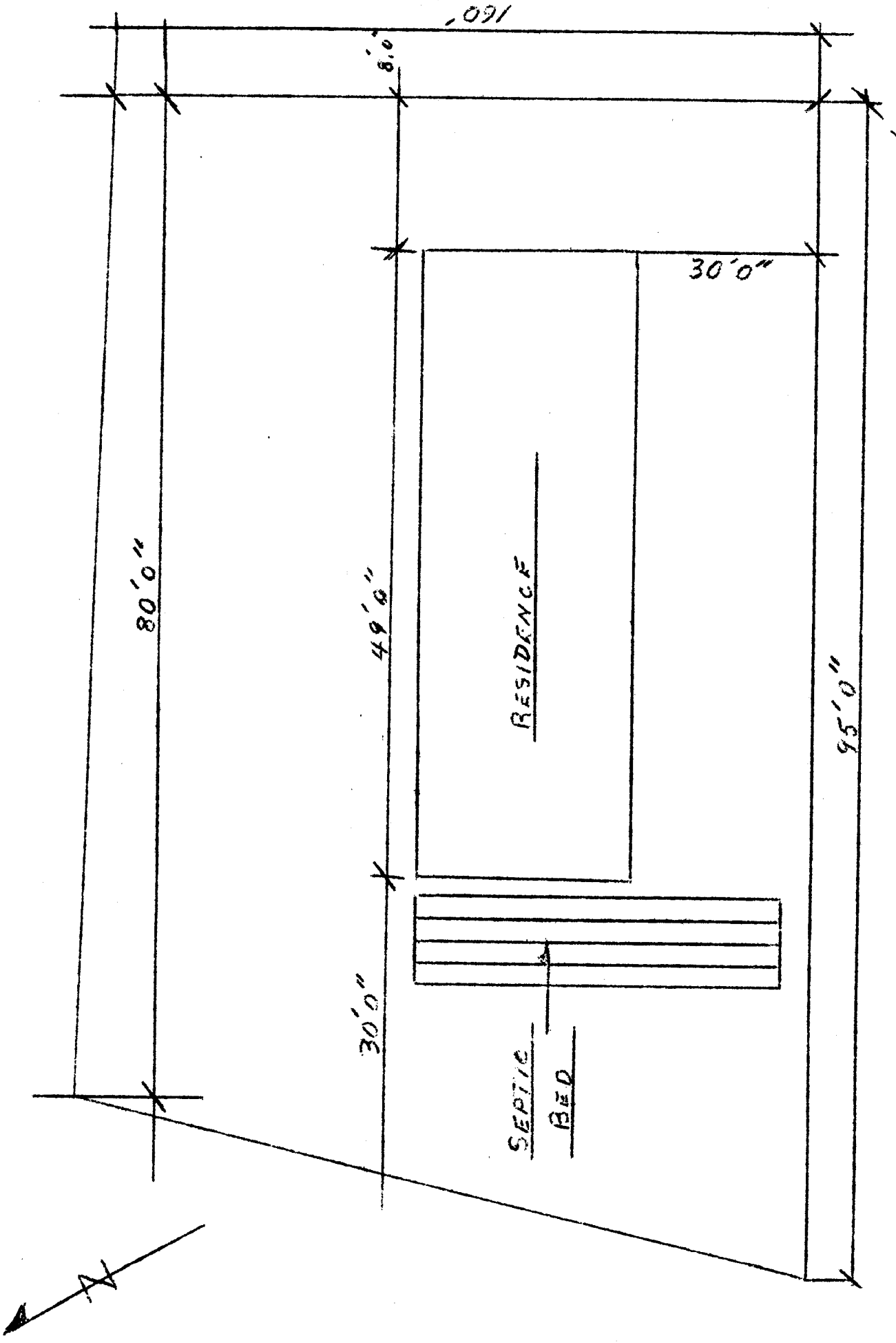
By-Law No. 969

23'0"

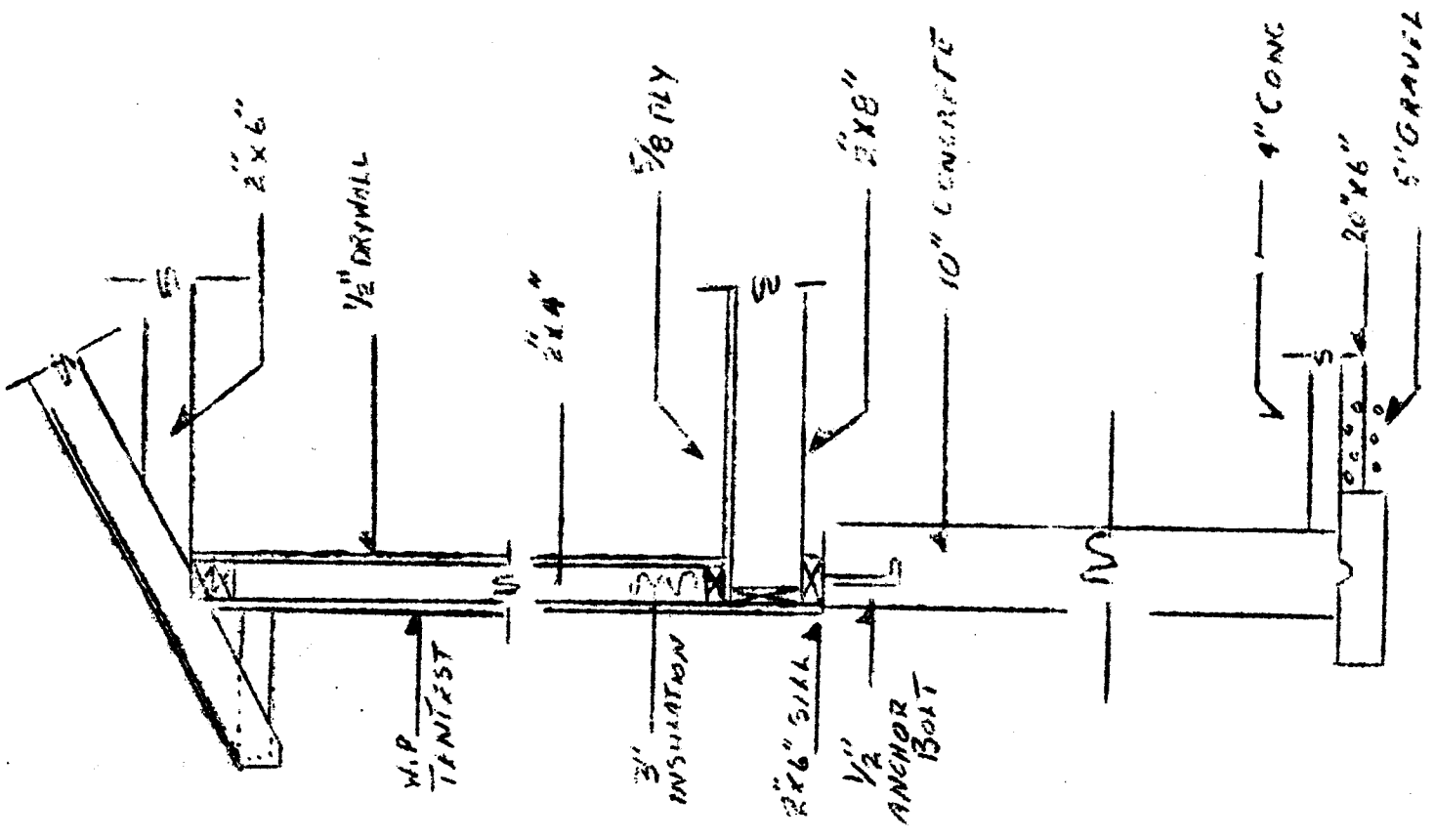
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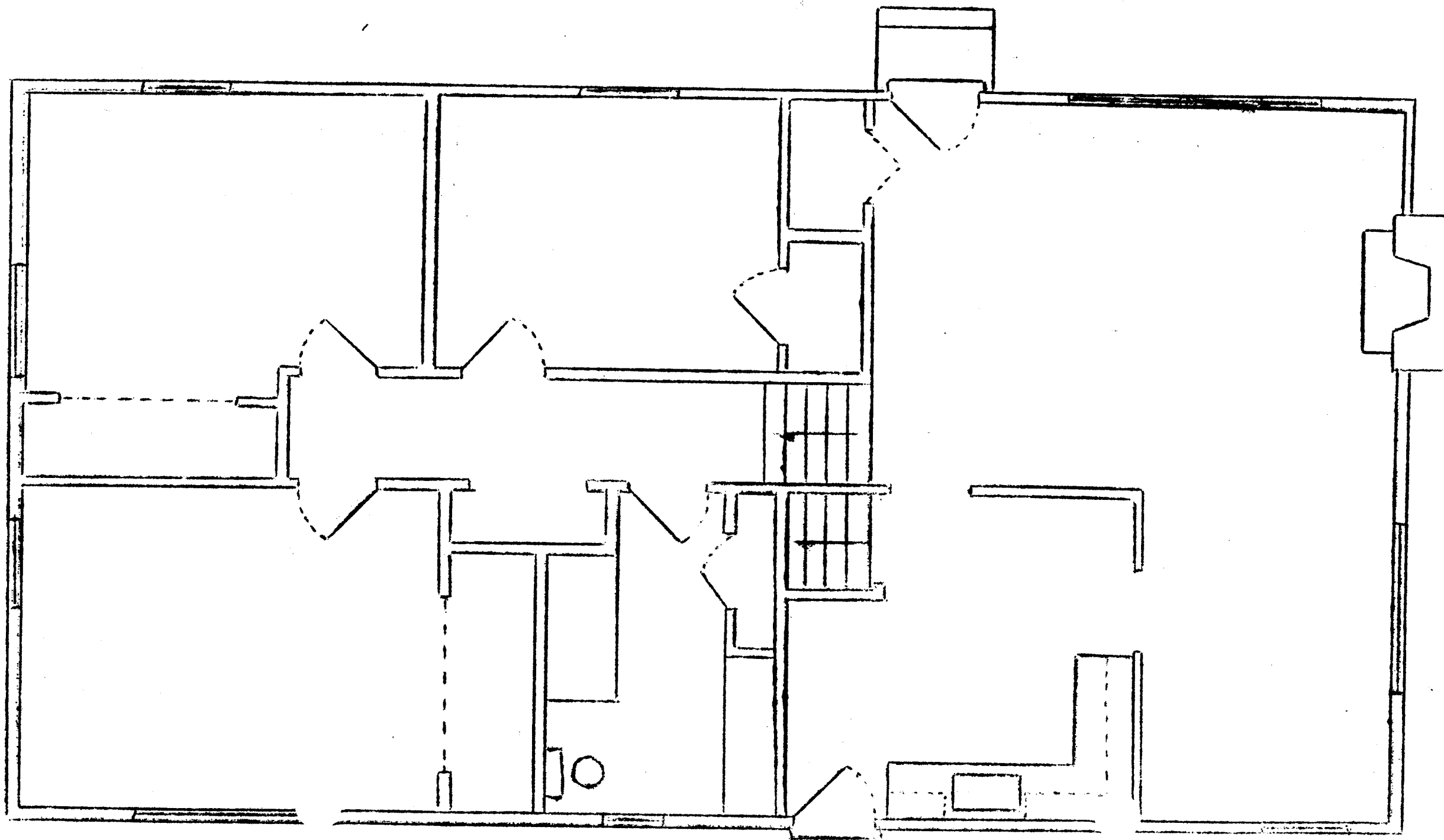
PLOT PLAN  
LOT 21  
CON A



HWY 548



DESCRIPTION	MATERIALS
FOUNDATION	CONCRETE 10"
FLOOR JOIST	2 X 8 STRUCE 16' O.C.
SUB-FLOOR	5/8" FIR PLY T&G
EXT. WALLS	2 X 4 " 16' O.C.
INSULATION	W.P. TANKST
INTERIOR	1/2" SIDING 3/8"
CEILING JOIST	3" - F.F. WITH VAPOR B
ROOF	1/2" GYPROCK
	2" X 6"
	2" X 6" TRUSS
	3/8" PLY
	15# PAPER
	1" 10 AB SHINGLES
PERMANENT RESIDENCE	PLANS & ELEVATIONS
MR. RICHARDS LANDING	SCALE - 1/4" = 1'-0"
LOT 21 CON-A	DATE - JUNE 5, 1914
PLAN -	DRAWN BY - D. W. D.
	GOLDEN MILE ENGINEERS



SCHEDULE "A"

to By-Law No. 969

Respecting:

REQUIRED INSPECTIONS OF THE CHIEF OFFICIAL

- (a) the commencement of construction of the building;
- (b) the completion of excavation;
- (c) the readiness to construct the footings;
- (d) the completion of foundations;
- (e) where the building is within the scope of Part 9, the completion of the structural framing;
- (f) where the building is not within the scope of Part 9, the completion of the structural framing of each storey;
- (g) the readiness to apply interior finishes; and
- (h) the completion of drawings of buildings as constructed.