



BYLAW NO. 358/15 BUILDING BYLAW

A BYLAW OF THE TOWN OF STRASBOURG, IN THE PROVINCE OF SASKATCHEWAN, RESPECTING BUILDINGS

The Council of the Town of Strasbourg in the Province of Saskatchewan enacts as follows:

SHORT TITLE

This Bylaw may be cited as the Building Bylaw.

RECEIVED

DEC 16 2015

BUILDING STANDARDS

PART 1 - INTERPRETATION/LEGISLATION

1. (1) **Act** - *The Uniform Building and Accessibility Standards Act* being Chapter U-1.2 of the Statutes of Saskatchewan, 1983-84 and amendments.
- (2) **Administrative Requirements** - The Administrative Requirements for Use with *The National Building Code*.
- (3) **Authorized Representative** - A building official appointed by the Municipality pursuant to Subsection 5(4) of the Act or the municipal official.
- (4) **Municipality** - The Town of Strasbourg.
- (5) **Regulations** - Regulations made pursuant to the Act.
- (6) **Value of construction** - The total cost to the owner for the building construction in its completed form and includes the cost of all design fees, building work, materials of construction, building systems, labour and overhead, and profit of the contractor and subcontractors.
- (7) Definitions contained in the Act and Regulations shall apply in this Bylaw.

PART 2 - SCOPE OF THE BYLAW

2. (1) This Bylaw applies to matters governed by the Act and the Regulations, including the *National Building Code of Canada*, and the Administrative Requirements.
- (2) Notwithstanding subsection (1), references and requirements in the Administrative Requirements respecting matters regulated by the Act and Regulations shall not apply.
- (3) Notwithstanding subsection (1), references and requirements in the Administrative Requirements respecting "occupancy permits" shall not apply except as and when required by the Municipality or its Authorized Representative.

PART 3 - GENERAL

3. (1) A permit is required whenever work regulated by the Act and Regulations is to be undertaken.

- (2) No owner or owner's agent shall work or authorize work 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.
- (3) The granting of any permit that is authorized by this Bylaw shall not:
 - (a) Entitle the grantee, his successor or assigns, or anyone on his behalf to erect any building that fails to comply with the requirements of any building restriction agreement, bylaw, act and/or regulation affecting the site described in the permit; or
 - (b) Make either the Municipality or its Authorized Representative liable for damages or otherwise by reason of the fact that a building, the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use or occupancy of which has been authorized by permit, does not comply with the requirements of any building restriction agreement, bylaw, act and/or regulation affecting the site described in the permit.
- (4) To obtain a permit, an owner or owner's agent, shall file an application in writing on a form prescribed by the Municipality or Authorized Representative.
- (5) The Municipality may refuse to issue any permit:
 - (a) That would contravene any provisions of the Municipality's Zoning Bylaw, Water and Sewer Bylaw, Waste Disposal Bylaw, Traffic Bylaw, or any other Bylaw or regulatory provision of the Municipality;
 - (b) Where required approval of any other Federal or Provincial authority or Municipality has not been obtained;
 - (c) Whenever information submitted is inadequate to determine compliance with the Act and Regulations;
 - (d) Whenever incorrect or incomplete information is submitted; or
 - (e) Whenever permit issuance would be prohibited by any other Act or Regulation.
- (6) The Municipality may revoke a permit by written notice to the permit holder if:
 - (a) There is a contravention of any condition under which the permit was issued;
 - (b) Any deviations from the approved plans are found in the construction;
 - (c) The permit was issued in error; or
 - (d) The permit was issued on the basis of incorrect or misleading information.

PART 4 - BUILDING PERMITS

- 4. (1) (a) No person shall commence or cause to be commenced the construction, addition, alteration, renovation, repair, or reconstruction of a building without first having obtained a building permit from the Municipality.
- (b) Failure to apply for the required permit may result in the issuance of a "Stop Work Order." Where a Stop Work Order is issued, the permit fees will be double the amount set out in Schedule "B" of this Bylaw.
- (2) No building permit shall be issued unless a development permit, where required, has first been applied for and obtained from the Municipality. Building permits shall be subject to any conditions stated on the development permit.
- (3) Every application for a permit to construct, erect, place, alter, repair, renovate, or reconstruct a building shall be in Form "A", and shall be accompanied by four sets of the plans and specifications of the proposed building, except that when authorized by the Municipality or its Authorized Representative plans and/or specifications need not be submitted.

- (4) The Municipality may, at its discretion, have a plan review, inspection and other services for the purpose of enforcement of the Act and Regulations provided by building officials designated by the Minister to assist the Municipality pursuant to subsection 4(4) of the Act.
- (5) The Municipality may, at its discretion, have a plan review, inspection and other services provided by a person, firm, or corporation employed under contract to the Municipality.
- (6) Whenever the character of the proposed work requires the technical expertise of an architect or engineer, the Municipality or Authorized Representative may at its discretion, require as a condition of the application, that all drawings and specifications, or any part thereof, be prepared, reviewed, sealed, dated, and signed by a professional engineer or architect registered in the Province of Saskatchewan.
- (7) If the work described in an application for a building permit, to the best of the knowledge of the Municipality or its Authorized Representative, complies with the requirements of this Bylaw, the Municipality, upon receipt of the prescribed fee, shall issue a permit in Form "B" and return one set of submitted plans to the applicant.
- (8) The entire permit fee for construction, erection, placement, alteration, repair, renovation or reconstruction of a building is as follows:
 - (a) A development permit fee as described in Town of Strasbourg Bylaw No. 345/15, as known as the Bylaw to Provide for Planning and Development Fees;
 - (b) An assessment fee equal to the current maintenance charge assessed by the Saskatchewan Assessment Management Agency;
 - (c) A Municipality building permit fee as designated in Schedule "B" attached to and forming part of this Bylaw;
 - (d) Fees for inspection fees and charges as designated by Professional Building Inspections Ltd. in Schedule "A" attached to and forming part of this Bylaw on the following conditions:
 - i) The fee schedule can be amended from time to time by amending Schedule "A" of this Bylaw;
 - ii) The permit fees will be due and collected in full at the time the permit is issued;
 - iii) Fees are based upon the construction project proceeding in a timely and competent manner. Additional fees for extra inspections, such as re-inspection of infractions, progress inspection, any changes to the original permit, stop work order, affidavit review, renewal of the permit, follow-up for long delays between inspections, a random check at any point of construction, a final inspection for exterior work, a framing inspection for attached insulated garages or developed basements in RTM/Modular homes, etc. may be incurred in accordance with Schedule "A" attached;
 - iv) A progress inspection may be initiated at an additional fee for construction projects where an inspection has not occurred in the past six (6) months;
 - v) Any additional fees as a result of subclause (iii) or (iv) above, plus Authorized Representative travel costs, which are part of the inspection process, shall be due upon issuance of an invoice from the Municipality;
 - vi) It is the responsibility of the owner to ensure that all required inspections are called for. Failure to do so shall result in the missed inspection(s) being charged for, as well as an additional inspection fee for the review of the affidavit that the owner may be required to produce;

- vii) No person shall occupy a new building without first receiving occupancy approval from the Municipality or its Authorized Representative. Occupancy without prior approval shall result in an additional investigation fee.
- (9) The Municipality may estimate the value of construction for the work described in an application for building permit, for the purpose of evaluating a permit fee, based on established construction costs, owner's statement of costs, or constructor's contract values, or similar methods selected by the Municipality.
- (10) Approval in writing from the Municipality or its Authorized Representative is required for any deviation, omission, or revision to work for which a permit has been issued under this section.
- (11) As per subsection 4(12), extensions for expired permits can be granted in writing to the owner at the discretion of the Municipality or its Authorized Representative.
- (12) All permits issued under this section expire:
 - (a) Six (6) months from date of issue if work is not commenced within that period; or
 - (b) If work is suspended for a period of six (6) months.
 - (c) If work is suspended for a period of longer than six (6) months after a prior written extension of the Municipality or its Authorized Representative had been granted.
- (13) If a building permit expires and construction is not completed in accordance with the Act and the Regulations, including the minimum standards of the National Building Code of Canada, then the owner may be required to renew the permit and pay additional fees for each remaining inspection required for the project, as prescribed under subsection 4(8)(d)(iii), until deficiencies are corrected and construction is satisfactorily completed.

PART 5 - DEMOLITION OR MOVING PERMITS

- 5. (1) (a) The fee for a permit to demolish or move a building is set out in Schedule "B" of this Bylaw.
- (b) i) In addition, the applicant shall deposit with the municipality the following sum to cover the cost of restoring the site after the building has been demolished or moved to such condition that it is, in the opinion of the Municipality or its Authorized Representative, not dangerous to public safety. Demolition and moving deposits are not required for decks, sheds, or other small accessory buildings.

	<i>Over 720 sq. feet</i>	<i>Under 720 sq. feet</i>
<i>Demolition Deposit</i>	\$1000.00	\$500.00
<i>Removal Deposit</i>	\$1000.00	\$500.00

- (ii) If the applicant who demolishes or moves the building restores the site to a condition satisfactory to the Municipality or its Authorized Representative, the sum deposited, or portion thereof, shall be refunded.
- (2) All pre-existing buildings moving into the Municipality are required to have a Pre-Move Inspection and Post-Move Inspection completed by the Municipality's Authorized Representative as per Schedule "A" of this Bylaw. Pre- and Post-Move Inspections do not apply to brand new Ready-To-Move Homes, Modular Homes, and Mobile Homes.
- (3) Every application for a permit to demolish a building shall be in Form "C".

- (4) Every application for a permit to move a building shall be in Form "D".
- (5) Where a building is to be demolished and the Municipality or its Authorized Representative is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated, the Municipality, upon receipt of the fee and deposit prescribed, shall issue a permit for the demolition in Form "E".
- (6) Where a building is to be moved to, from, or within the Municipality, and the Municipality or its Authorized Representative is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated, and that the building when placed on its new site (if located in the Municipality) and completed will conform with the requirements of the Bylaw, the Municipality, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in Form "F".
- (7) All permits issued under this section expire six (6) months from the date of issue except that a permit may be renewed for six (6) months upon written application to the Municipality.

PART 6 - ENFORCEMENT OF BYLAW

6. (1) If any building or part thereof or addition thereto is constructed, erected, placed, altered, repaired, renovated or reconstructed in contravention of any provision of this Bylaw, the Municipality or its Authorized Representative may take any measures as permitted by Part V of the Act for the purpose of ensuring compliance with this Bylaw including, but not limited to:
 - (a) Entering a building;
 - (b) Ordering production of documents, tests, certificates, etc. relating to a building;
 - (c) Taking material samples;
 - (d) Issuing notices to owners that order actions within a prescribed time;
 - (e) Eliminating unsafe conditions;
 - (f) Completing actions, upon an owner's non-compliance with an order, and adding the expenses incurred to the tax payable on the property; and
 - (g) Obtaining restraining orders.
- (2) If any building, or part thereof, is in an unsafe condition due to its faulty construction, dilapidated state, abandonment, open or unguarded condition or any other reason, the Municipality or its Authorized Representative may take any measures allowed by subsection 6(1).
- (3) The owner of a building for which a permit has been issued or for which actions are being taken in compliance with an order shall give notice in writing to the Municipality as required in section 17(2) of the Act including, but not limited to:
 - (a) On start, progress and completion of construction;
 - (b) Of change in ownership prior to completion of construction; and
 - (c) Of intended partial occupancy prior to completion of construction.

PART 7 - SPECIAL CONDITIONS

7. (1) Notwithstanding the requirements of the Regulations, an architect or professional engineer registered in the Province of Saskatchewan shall be engaged by the owner for assessment of design and inspection of construction or certification of a building or part of a building where required by the Municipality or its Authorized Representative.

- (2) An up-to-date plan or survey of the site described in a permit or permit application prepared by a registered land surveyor shall be submitted by the owner where required by the Municipality or its Authorized Representative.
- (3) It shall be the responsibility of the owner to ensure that change in property lines and/or change in ground elevations will not bring the building or an adjacent building into contravention of this Bylaw.
- (4) It shall be the responsibility of the owner to arrange for all permits, inspections and certificates required by other applicable bylaws, acts, and regulations.

PART 8 - PENALTY

- 8. (1) Any person who contravenes any of the provisions of this Bylaw shall be liable to the penalties provided in section 22 of the Act.
- (2) Conviction of a person or corporation for breach of any provision of this Bylaw shall not relieve him from compliance therewith.

PART 9 - REPEAL

- 9. Bylaw No. 249/95, passed May 8, 1996, being a Bylaw Respecting Buildings, is hereby repealed.

Enacted pursuant to section 14 of
The Uniform Building and Accessibility Standards Act.




MAYOR





ADMINISTRATOR

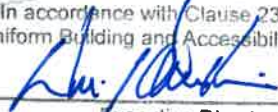
Certified to be a true copy of Bylaw No. 358/15 adopted by the Council of the Town of Strasbourg on the 9th day of December, 2015.



ADMINISTRATOR



APPROVED
In accordance with Clause 23 1(3)(a) of
The Uniform Building and Accessibility Standards Act



Executive Director
Building Standards and Licensing
Ministry of Government Relations

December 23/2015



Town of Strasbourg

APPLICATION FOR BUILDING PERMIT

I hereby make application for a permit to construct a building according to the information below and to the plans and documents attached to this application.

Civic address or location of work _____

Legal description Lot _____ Block _____ Plan _____
Or _____ ¼ Section _____ Twp _____ Rge _____ W2M _____

Owner _____ Address _____ Telephone _____
_____ Email _____

Designer _____ Address _____ Telephone _____

Contractor _____ Address _____ Telephone _____

Project Type:

- New Home/Bldg RTM/Mobile/Modular Home Addition Accessory Bldg Renovation
- Deck Att. Garage Det. Garage (insulated) Det. Garage (uninsulated) Basement
- Residential Commercial Industrial Other _____

Size of Building: _____ ft² Length _____ Width _____ Height _____

Finished areas: Main _____ ft² 2nd Storey _____ ft² Basement _____ ft²

Project Start date: _____ Estimated Project Completion date: _____

Estimated Value of Construction *(The total cost for the building construction in its completed form including the cost of all design fees, building work, materials of construction, building systems, labour and overhead, and profit of the contractor and subcontractors.)*

\$ _____

I hereby agree to comply with the Building Bylaw of the Municipality and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the Municipality and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the Municipality or its Authorized Representative.

Date

Signature of Owner or Owner's Agent



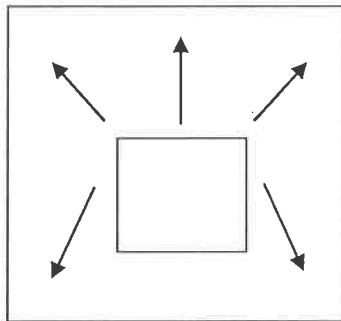
Town of Strasbourg

BUILDING PERMIT # _____

Permission is hereby granted to _____
to _____ a building to be used as a _____
on civic address or location _____
Lot _____ Block _____ Plan _____ in accordance with the
application and **attached site plan** (with setbacks) dated _____.

This permit expires six (6) months from the date of issue (Permit Expiry: _____) if work is not commenced within that period or if work is suspended for a period of six (6) months, unless otherwise authorized by the Municipality or its Authorized Representative.

Grade lines of the building site are to be as indicated below and as shown on the diagram.



This permit is issued subject to the following conditions:

Any deviation, omission or revision to the approved application requires approval of the Municipality or its Authorized Representative.

Estimated value of construction \$ _____ Permit fee \$ _____

Date

Signature of Municipality

Town of Strasbourg



APPLICATION TO DEMOLISH A BUILDING IN THE MUNICIPALITY

I hereby make application for a permit to demolish a building now situated on

Civic address or location _____

Lot _____ Block _____ Plan _____

The demolition will commence on _____, 20_____

and will be completed on _____, 20_____

The building to be demolished: Type _____ Size (sq ft) _____

The site work (filling, final grading, landscaping, etc.) which will be done after removal of the building includes: _____

I hereby agree to comply with the Building Bylaw of the Municipality and to be responsible and pay for any damage done to any property as a result of the demolition of the said building, and to deposit such sum as may be required by Section 5(1)(b) of the Building Bylaw. I acknowledge that it is my responsibility to ensure compliance with any other applicable Bylaws, Acts and Regulations, and to obtain all required permits and approvals prior to demolishing the building.

Date

Signature of Owner or Owner's Agent

Office Use

Demolition Deposit Required: \$ _____

Town of Strasbourg



APPLICATION TO MOVE A BUILDING IN THE MUNICIPALITY

I hereby make application for a permit to move a building now situated on:

from Civic address or location _____
 Lot _____ Block _____ Plan _____
 to Civic address or location _____
 Lot _____ Block _____ Plan _____
 or Out of the municipality _____

The building has the following dimensions: Length _____ Width _____ Height _____
 Type of Building: _____ Size (sq ft): _____

The building mover will be _____
 and the date of the move will be _____, 20 _____.

The building will be moved over the following route: _____

The site work (filling, final grading, landscaping, etc.) which will be done after removal of the building includes _____

I hereby agree to comply with the Building Bylaw of the Municipality and to be responsible and pay for any damage done to any property as a result of the moving of the said building, and to deposit such sum as may be required by Section 5(1)(b) of the Building Bylaw. I acknowledge that it is my responsibility to ensure compliance with any other applicable Bylaws, Acts and Regulations, and to obtain all required permits and approvals prior to moving the building.

Date

Signature of Owner or Owner's Agent

Office Use

Moving Deposit Required: \$ _____

Town of Strasbourg



DEMOLITION PERMIT # _____

Permission is hereby granted to _____ to demolish a
_____ (type of building) now situated on:

Civic address or location _____

Lot _____ Block _____ Plan _____

in accordance with the application dated _____, 20 _____.

This permit expires six months from the date of issue.

This permit is issued subject to the following conditions:

Any deviation, omission or revision to the approved application requires approval of the Municipality or its Authorized Representative.

Permit fee \$ _____

Deposit fee \$ _____

Date

Signature of Municipality

Town of Strasbourg



MOVING PERMIT # _____

Permission is hereby granted to _____ to move a
_____ (type of building) now situated on:

Civic address or location _____

Lot _____ Block _____ Plan _____

to Civic address or location _____

Lot _____ Block _____ Plan _____

or Out of the municipality _____

in accordance with the application dated _____, 20 _____.

This permit expires six months from the date of issue.

This permit is issued subject to the following conditions:

Any deviation, omission, or revision to the approved application requires approval of the Municipality or its Authorized Representative.

Permit fee \$ _____

Deposit fee \$ _____

Date

Signature of Municipality

Town of Strasbourg
Residential Building Inspection Fees (Class 1) from Professional Building Inspectors
Schedule "A"
Effective January 1, 2015

The building inspection fees include the Plan Review (required before the issuance of a building permit) and the on-site inspections (Foundation, Anchoring, Framing, Occupancy, Final, Other*) – INCLUDES TRAVEL

1) Single Residential Dwellings (including each Duplex unit)	On-Site Inspections
a. Developed living space (up to 139 m ²)	Fdn, Frame, Occup, Other * \$1,300.00
b. Undeveloped basement	incl.
c. Attached garage	incl.
d. Deck (if completed when the home is completed)	incl.
e. Additional fee per each 50 m ² of developed living space (incl. bsmt dev/walkouts)	\$ 160.00
RTM / Modular / House Moved In (up to 139 m ²) (points b. to e. above apply)	Fdn, Anchor, Occup, Other * \$1,140.00
Mobile Home	Anchor, Occup \$ 650.00

Duplex (treated as two independent single residential dwellings)

e. **Developed living space that exceeds 139 m²** (additional fee per each 50 m²):

Residential Dwelling		RTM / Modular Home	
140 m ² - 189 m ²	\$ 1,460.00	140 m ² - 189 m ²	\$ 1,300.00
190 m ² - 239 m ²	\$ 1,620.00	190 m ² - 239 m ²	\$ 1,460.00
240 m ² - 289 m ²	\$ 1,780.00	240 m ² - 289 m ²	\$ 1,620.00
290 m ² - 339 m ²	\$ 1,600.00	290 m ² - 339 m ²	\$ 1,780.00
340 m ² - 389 m ²	\$ 1,940.00		
390 m ² - 439 m ²	\$ 2,260.00		
440 m ² - 489 m ²	\$ 2,420.00		
490 m ² - 539 m ²	\$ 2,580.00		
540 m ² - 589 m ²	\$ 2,740.00		

* **Other** inspection may be used for a **Re-inspection** of infractions, a **Progress** follow-up, an **Affidavit Review** for missed inspections, a **Final** inspection for exterior work, a **Framing** inspection for RTM/Modular Homes, etc.

2) Residential Building Projects	On-Site Inspections
a. Addition	Fdn, Frame, Final \$ 810.00
b. Attached Garage (insulated)	Fdn, Frame, Final \$ 650.00
c. Attached Garage (not insulated)	Fdn, Final \$ 405.00
d. Detached Garage (insulated)	Frame, Final \$ 405.00
e. Detached Garage (not insulated)	Final \$ 160.00
f. Renovation / Secondary Suite	Frame, Final \$ 405.00
g. Basement Development	Frame, Final \$ 405.00
h. Deck	Final \$ 160.00
i. Accessory Building (insulated)	Frame, Final \$ 405.00
j. Accessory Building (not insulated)	Final \$ 160.00
k. Pole Building (equivalent to an Accessory Building ... insl or not insl)	
l. Boathouse (equivalent to a Detached Garage... insl or not insl)	
m. Foundation Replacement	Fdn, Anchor, Final \$ 650.00
n. Retaining Wall	Fdn, Final \$ 405.00

Notes for 1 & 2 above:

- Fees are based on the building project proceeding in a timely and competent manner. An additional fee of \$160.00 per inspection may be charged due to: a re-inspection of infractions to ensure NBC compliance; progress inspections due to long delays between inspections, drawing revisions, issuing stop work orders, affidavit reviews, any changes to the original permit (i.e. a project changing from not insulated to insulated), etc.

- Owners/Builders who do not call in for the scheduled inspections will be charged for the missed inspection(s) and may be charged an additional \$160.00 fee to review the affidavit that they may be required to produce.
- Travel fee is \$85.00 per on-site inspection, or part thereof. This fee will be reduced if more than one property is inspected in the municipality on the same day. Travel will not be charged for the Final inspection in most cases.

3) Houses to be Moved from Within or Outside of the Municipality

Pre-move inspection (PBI invoices the applicant directly)

Post-move inspection (See "House Moved In" in item 1 above)

replaced Dec 12/18

Town of Strasbourg
Commercial Building Inspection Fees (Class 2 & Class 3)
from Professional Building Inspectors
Schedule "A"
Effective January 1, 2015

All non-residential buildings (commercial, industrial and institutional), multi-unit residential buildings that are not one or two family dwellings, and single dwellings with a footprint larger than 600 m², would be charged at \$4.50 per \$1,000 construction cost (although minimum fees do apply). This fee/\$1,000 may be reduced for projects over \$20 million dollars (please inquire, if applicable). No travel fees are generally charged on construction projects with a value of \$5 million dollars or more.

Value of construction is based on the value the building would be assessed at or insured for, excluding land value. More specifically, it is defined as the total cost to the owner for the building construction in its completed form and includes the cost of all design fees, building work, materials of construction, building systems, labour and overhead, and profit of the contractor and subcontractors.

The number of inspections required is dependent upon the size, usage (restaurant, school, etc.), and method of construction (prefab, wood, concrete block, etc.) The number of inspections required would be assessed at the time of the plan review prior to issuance of a building permit. This number is typically between 5 and 18 inspections, except for larger projects.

Fees are based on the building project proceeding in a timely and competent manner. Additional fees may be charged if there are excessive infractions requiring re-inspections and/or progress inspections required due to tardy construction.

Commercial / Industrial / Institutional / Multi-Unit Residential

All buildings (* minimum fees apply)

\$4.50 / \$1,000 value of construction

*** Minimum Fees:**

- a. Principal Building (larger than 20 m²)
- b. Addition
- c. Renovation
- d. Accessory Building (insulated) (up to 20 m²)
- e. Accessory Building (not insulated) (up to 20 m²)

On-Site Inspections

Fdn, Frame, Final	\$ 1,155.00
Fdn, Frame, Final	\$ 975.00
Frame, Final	\$ 710.00
Frame, Final	\$ 710.00
Final	\$ 445.00

Notes:

- An additional \$180.00 per inspection may be charged if: extra inspections are required due to excessive infractions on building projects; progress inspections are required due to long delays between inspections; and/or minimum fee projects require:
 - re-inspection of infractions to ensure compliance with the NBC,
 - issuance of a stop work order,
 - affidavit review for a missed inspection,
 - additional inspections due to changes to the original plans (e.g. deciding to insulate a "not insulated" project, drawing revisions, etc.)
- Owners/Builders who do not call in for the scheduled inspections will be charged for the missed inspection(s).
- Travel fee is \$85.00 per on-site inspection, or part thereof if two or more properties are inspected on the same day.

replaced Dec 12/18

Schedule A
Town of Strasbourg
Rates Effective January 1, 2019

Inspection Fees & Charges

Residential (Class 1 & 2): PBI charges a *minimum* inspection fee of \$960 for each new single family dwelling or unit in a NBC Part 9 detached house, semi-detached house, duplex, triplex, townhouse, row house and boarding house that does not exceed 99 m² of developed living space. Dwellings greater than 99 m² of developed living space (m² includes walkouts and finished basements) are charged \$160 per each additional 40 m² of developed living space or part thereof. Fees for other residential Class 1 building projects are listed in item 2 below.

Commercial (Class 2 & 3): Commercial, industrial, institutional, and residential (not noted above or with a footprint larger than 600 m²) buildings will be charged at \$4.50 per \$1,000 value of construction (VOC), although minimum fees do apply. Number of inspections required is dependent on the size, intended use, construction method, fire safety and/or energy code requirements, etc. PBI assesses the number of inspections required at the time of the plan review prior to issuance of a building permit. The fee/\$1,000 may be reduced for projects over 20 million dollars (please inquire, if applicable).

(1 residential billing unit = \$160.00)

(1) Residential Dwellings

	Inspections/Billing	PBI Fee
(a) Developed living space (up to 99 m ²) (6 units)	[2PR, Fdn, Frame, Ins & VB, Occupancy]	\$ 960.00
(b) Undeveloped basement		incl.
(c) Attached garage (if included in the dwelling designs)		incl.
(d) Deck (if included in the dwelling designs)		incl.
(e) Additional fee per each 40 m ² of developed living space (incl. basement development shown in designs)		\$ 160.00
Duplex/Multi-Unit (each civic address is treated as an individual dwelling permit, with a permit number assigned for each address)	Items (1)(a) to (e) above apply. Party wall inspection @ n/c.	
RTM / Modular Home / Post-Move (up to 99 m ²) (5 units)	[PR, Fdn, Anchor/Frame, Ins & VB, Occupancy]	\$ 800.00
Items (b) to (e) above apply.		
Mobile (Manufactured) Home (deformation resistant) (3 units)	[PR, Anchor, Occupancy/Final]	\$ 480.00
Optional Inspection Service as requested by the municipality.		\$ 160.00

(2) Residential Building Projects

a) Addition / Accessory Bldgs with Living Space (5 units)	[PR, Fdn, Frame, Ins & VB, Occupancy]	\$ 800.00
b) Secondary Suite	[PR, Frame, Ins & VB, Occupancy]	\$ 640.00
c) Attached Garage (insulated) (storage only) (3 units)	[½PR, Fdn, Frame, ½Final] - May require Ins & VB	\$ 480.00
d) Attached Garage (not insulated) (storage only) (2.5 units)	[½PR, Fdn, Final]	\$ 400.00
e) * Accessory Building (insulated) (storage only) (2 units)	[½PR, Frame, ½Final] - May require Fdn / Ins & VB	\$ 320.00
f) * Accessory Building (not insulated) (storage only) (1.5 unit)	[½PR, Final] - May require Fdn	\$ 240.00
* Accessory Building includes <u>unheated</u> detached garages, buildings over 10 m ² , boat houses, pole buildings under 600 m ² , etc. Foundation inspection at extra fee may be required due to building height, size, foundation method, etc.		
g) Renovation (structural or egress) (2 units)	[½PR, Frame, ½Final] - May require Ins & VB	\$ 320.00
h) Basement Development (2 units)	[½PR, Frame, ½Final]	\$ 320.00
i) Deck (not covered or enclosed) (1 unit)	[½PR, ½Final] - May require Framing	\$ 160.00
j) Solar Panels (PV or Domestic Hot Water)	[½PR, ½Final]	\$ 160.00
k) Retaining Wall (2 units)	[½PR, Fdn, ½Final]	\$ 320.00
l) Foundation Replacement (4 units)	[½PR, Fdn, Anchor/Frame, Ins & VB, ½Final]	\$ 640.00

Notes for 1 & 2 above:

- Extra fee of \$160.00 may be charged for a review of revised drawings, re-inspection of infractions, progress inspection, order issuance, projects that require an additional inspection, changes to the original permit, etc.
- If owner/builder does not call PBI for the required inspection, the missed inspection(s) will be charged for.
- Travel rate is \$85.00 per visit to your municipality; however, we try to keep this to a minimum for ratepayers by inspecting a number of properties during each visit.
- GST is payable and not included in these rates.

(3) Buildings to be Moved Into or Within the Town of Strasbourg

- (a) **Pre-move** inspection (PBI invoices the applicant directly at \$480.00 plus travel/km and GST)
 (b) **Post-move** permit (Post-Move fees apply, as noted in item (1) above)

(1 minimum fee commercial billing unit = \$200.00)

(4) Commercial / Industrial / Institutional / Multi-Unit or Large Residential

		PBI Fee
All Buildings (* minimum fees apply)		\$4.50 / \$1,000 Value of Construction (VOC)
* Minimum fees:		
a) Principal Building (6 units)	[2PR, Fdn, Frame, Ins. & VB, Occup/Final]	\$ 1,200.00
b) Addition (5 units)	[PR, Fdn, Frame, Ins & VB, Occup/Final]	\$ 1,000.00
c) Renovation or Tenant Improvements (4 units)	[PR, Frame, Ins & VB, Occup/Final]	\$ 800.00
d) * Accessory Building (insulated) (<u>unheated</u>) (3 units)	[PR, Frame, Final] - May require Fdn	\$ 600.00
e) * Accessory Building (not insulated) (<u>unheated</u>) (2 units)	[PR, Final] - May require Fdn	\$ 400.00
* Accessory Building for storage only with <u>no permanent heat source</u> . Foundation inspection at extra fee may be required due to bldg height, size, fdn method.		
f) Barrier-free Washroom (3 units)	[PR, Frame, Final]	\$ 600.00
g) Barrier-free Ramp (2 units)	[PR, Final]	\$ 400.00
h) Solar Installation (1 unit)	[½PR, ½Final]	\$ 200.00

Notes for 4 above:

- Extra fee of \$200.00 may be charged for a review of revised drawings, re-inspection of infractions, progress inspection, order issuance, projects that require an additional inspection, changes to the original permit, etc.
- Class 2 multi-unit residential may be charged residential dwelling rates per each civic address (see item (1) above).
- Travel rate is \$85.00 per visit to your municipality; however, we try to keep this to a minimum for ratepayers by inspecting a number of properties during each visit.
- GST is payable and not included in these rates.

All fees are payable to: Professional Building Inspections, Inc.

Payment terms are net 60 days from date of invoice. Interest shall be charged on overdue amounts at a rate of 1.5% on the unpaid balance (19.5% annual compounded).

SCHEDULE "B" – MUNICIPALITY BUILDING PERMIT FEES

1. The following schedule shall be used to establish Building Permit Fees for the Municipality:
 - \$30.00 for the first \$5,000.00 of the value of construction
 - \$1.00 for every \$1,000.00 over \$5,000.00 of the value of construction

2. The following schedule shall be used to establish Demolition and Moving Permit Fees for the Municipality:
 - \$25.00 for Demolition Permit
 - \$25.00 for Moving Permit