

MUNICIPALITY OF THE COUNTY OF KINGS

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BY-LAW # 72

BUILDING BY-LAW

PART 1 - DEFINITIONS

All words in this By-law have the same meaning as in the Building Code Act and the Regulations prescribed pursuant thereto.

PART 2 - PERMITS

- 2.1 A building permit or building and development permit, footing permit, occupancy permit and demolition permit shall be in such form and contain such information as may from time to time be required for the proper administration of this By-law and the Provincial Building Code regulations.
- 2.2 Before a permit is issued, an applicant must complete an application form.
- 2.3 Every application for a permit shall:
 - (a) identify and describe in detail the work and occupancy to be covered by the permit for which application is made,
 - (b) describe the land on which the work is to be done by a description that will readily identify and locate the building lot, and should where possible include both civic number and subdivision lot number,
 - (c) include plans and specifications as required by the Building Code and show the occupancy of all parts of the building,
 - (d) state the valuation and square footage of the proposed work and be accompanied by the required fee, and
 - (e) state the names, addresses and telephone numbers of the owner, architect, professional engineer or other designer and constructor.
- 2.4 When an application for a permit has not been completed in conformance with the requirements of this by-law within six months after it is filed, the application shall be deemed to have been abandoned.
- 2.5 A permit is valid for 1 year from the date of issue and is renewable.

- 2.6 An occupancy permit may be issued, subject to compliance with provisions to safeguard persons in or about the premises, to allow the occupancy of a building or part thereof for the accepted use prior to commencement or completion of the construction.
- 2.7 Before issuing a building permit, a complete application shall be filed with the authority having jurisdiction.
- 2.8 Before issuing a building permit, the authority having jurisdiction shall be satisfied that a development permit has been issued or a development agreement entered into pursuant to the Land Use By-law of the Municipality of the County of Kings.
- 2.9 The authority having jurisdiction may, in the case of the construction of new buildings or structures, withhold a building permit until satisfied that any permit required pursuant to the Public Highways Act has been obtained.
- 2.10 A permit for a temporary building:
- (a) shall state the date after which the conditions under which the permit is no longer valid,
 - (b) may be extended in writing,
 - (c) shall be posted on the building.
- 2.11
- (a) Where in order to expedite work, approval of a portion of the building is desired prior to the issuance of a permit for the whole project, application shall be made for the complete project and complete plans and specifications covering the portion of the work for which immediate approval is desired shall be filed.
 - (b) Should a permit be issued for part of a building, the holder of the permit may proceed, but without any assurance that the permit for the entire building will be granted.
 - (c) Any permit issued for part only of a building shall be clearly marked as for part only, and shall also indicate that a permit for the entire building is not assured.

PART 3 - PERMIT FEES

- 3.1 Fees for permits shall be as set out in the Policy for Fees.

PART 4 - INSPECTIONS

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

PART 5 - SEWAGE DISPOSAL SYSTEMS

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

PART 6 - DEMOLITION AND DISPOSAL

- 6.1 Any building permit issued in relation to a demolition project shall not be issued unless the application is accompanied by a proposal indicating the method and the proposed site for the disposal of the demolition material and such proposal shall be in accordance with the requirements of the Municipal Disposal Site By-law of the Municipality of the County of Kings.

PART 7 - COMING INTO FORCE

- 7.1 This by-law shall have effect from and after April 1, 1987.

PART 8 – REVOCATION

- 8.1 By-laws 67 and 67A, The Building By-law and The Building Permit Fee By-law respectively, shall be revoked upon the coming into effect of this By-law.

History of this By-law

Enacted - March 3, 1987

Amended - December 6, 1988
April 20, 1990
March 3, 1992
June 6, 1995
June 4, 1996
December 3, 1996
May 1, 2007