



Did you know that *The Uniform Building and Accessibility Standards Act* (UBAS Act) came into force in 1988 to set standards for construction, assign responsibilities to the parties to construct projects, and to authorize local authorities to adopt Building Bylaws?

Did you know that Farm Buildings, including farm residences, are not regulated by the UBAS Act? Rural municipalities may, by resolution of Council, choose to expand the coverage of the regulations to include farm residences and/or buildings.

Building Bylaws-Part 1 of 2: Why Your Municipality Needs a Building Bylaw?

The WaterWolf Planning District has recently acquired a sample Building Bylaw and would like to bring it to your attention. Right now you are probably saying, "but development has been fine so far, why would we need a building bylaw anyway?"

Because your Municipality has the responsibility to ensure buildings are safe.

If a Municipality had construction activity going on within its jurisdiction and took no steps to monitor or control the activity in order to ensure that the building was safe, it is likely that the Municipality would be seen as negligent.

A Building Bylaw must be enacted by the Municipality to:

- Establish a permit system to simplify administration;
- Monitor construction in the Municipality
- Process/record requests for information and complaints
- Deal with enforcement duties and penalties
- Set permit fees to allow the Municipality to recover the costs of building
- Adopt Building Standards (ie *National Building Code of Canada*)
- Add some protection against liability.

If a Building Bylaw is in effect all proposed work must come before the Municipality or its authorized representative in an application for a Building Permit. The Municipality attempts to fulfill its duty for protecting and providing public safety by controlling all construction that is occurring within its jurisdiction.



If a Building Bylaw has not been enacted, individuals wishing to construct, erect, place, alter, repair, renovate, demolish, relocate or removed buildings are not required to obtain approval for compliance with building standards.



The owner is still required by the UBAS Act and regulations to notify the Municipality of his or her actions, however the Municipality will become aware of the work being done, but can have no say about the design or control of the project until the enforcement stage begins.

Stay tuned for the December 21st 'Catch' where we will discuss Building Bylaw enforcement. If you have any questions or concerns regarding Building Bylaws or planning issues please contact:

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**Note*: Beechy & District Fire are investigating holding an EMO workshop early in 2010. If you are interested in sending representatives please contact Diane Watt @ 859-2270 or email rm226@yourlink.ca*