

City of Prince Albert Bylaw No. 1 of 2023

A Bylaw of The City of Prince Albert to establish fees related to the issuance of permits and the enforcement of the National Building Code of Canada and its' amending Acts within the City of Prince Albert.

WHEREAS *The Construction Codes Act* provides that The City of Prince Albert may pass bylaws in respect to establishing fees related to the administration and enforcement of *The National Building Code of Canada* and its related Acts.

NOW THEREFORE THE COUNCIL OF THE CITY OF PRINCE ALBERT IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

Title

1. This bylaw may be cited as the "*Building Fee Bylaw*".

Definitions

2. (1) In this Bylaw:
 - (a) "Act" means *The Construction Codes Act*;
 - (b) "Building Permit" means a permit issued by the Building Inspector to proceed with construction or reconfiguration of a specific structure at a particular site in accordance with the approved drawings and specifications, or use or occupancy of a building.
 - (c) "Building Inspector" means that person appointed as Building Inspector for the City of Prince Albert and anyone authorized to act on his behalf from time to time by resolution of Council and anyone acting in accordance with his instructions;
 - (d) "City" means the City of Prince Albert;
 - (e) "Demolition Permit" means a permit issued by the Building Inspector to proceed with demolition or removal of any or all of a structure.

- (f) "regular working hours" means between 8:00 a.m. and 4:45 p.m. on working days;

(2) Unless the context otherwise requires and subject to Subsection (1), terms and expressions used in this Bylaw shall have the same meaning as in the Act and the Regulations.

Permit Required

3. A Building Permit or Demolition Permit shall be obtained by the owner of a property for work defined under the Act, Regulations passed pursuant to the Act, or the City's Building Bylaw.

Fees

- 4. (1) Every applicant for a Building Permit, Demolition Permit, or for other services provided by the Building Division, shall pay a fee in accordance with the following:
 - (a) The minimum permit fee shall be \$100.00, unless stated otherwise in this bylaw.
 - (b) The permit fee for a deck shall be \$125.00.
 - (c) The permit fee for a secondary suite or a full basement development shall be \$225.00.
 - (d) The fee for approval of drawings or inspections provided for the purpose of verifying third party licensing requirements shall be \$100.00.
 - (e) If an inspection requires more than a single callback, this is considered an additional inspection and a \$75.00 fee will be charged to the property owner.
 - (f) The minimum fee for a building permit required as the result of an Order issued by the City shall be \$250.00 (standard rates apply).
 - (g) The permit fee for a shipping container in use as a building shall be \$200.00.
 - (h) Permit fees for residential 1 and 2 unit dwellings and accessory buildings shall be based on the following criteria:
 - (i) Slab on grade and grade beam foundations shall be costed at a rate of \$0.20 per square foot;
 - (ii) Concrete and pressure treated foundations shall be costed at a rate of \$0.30 per square foot;

- (iii) Main floor shall be costed at a rate of \$0.75 per square foot;
- (iv) Upper levels shall be costed at a rate of \$0.55 per square foot;
- (v) Attached garages shall be costed at a rate of \$0.30 per square foot; and
- (vi) Accessory buildings shall be costed at a rate of \$0.30 per square foot.

Fees are cumulative and include all aspects.

- (i) Demolition permit fees shall be a minimum of \$100.00 and assessed at a rate of \$1.00 per thousand for each \$1,000.00 exceeding \$50,000.00 in tender value.
- (j) The fee for all other permits shall be \$7.00 per \$1,000.00 of construction value, effective the day this Bylaw is passed, and will increase to \$7.50 per \$1,000.00 of construction value, effective January 1st, 2024.
- (k) Inspections performed after regular work hours shall be considered an extended service and a fee of \$75.00 per hour or portion thereof will be applied.
- (l) A permit cancelled by written request within 90 days of issuance shall have all fees refunded less a \$100.00 administrative fee.
- (m) Requests for early or phased occupancy require work beyond the standard provided under permit and are subject to the following fees regardless of approval:
 - (i) If specified at the plan submission stage under the provisions of Can/ULC S1001-11, a \$300.00 application fee will be applied;
 - (ii) If requested after the plan submission stage and Can/ULC S1001-11 applies, the application fee shall be \$1,000.00.
 - (iii) If the scope of work falls under Part 9 of the *National Building Code*, a request for early or phased occupancy shall be subject to a \$500.00 application fee.
- (n) Where work for which a permit is required has commenced prior to the issuance of such permit, an additional fee shall be paid in an amount equal to 100% of the permit fee or \$10,000.00, whichever is less.

(2) Neither the payment of fees nor the provision of documentation shall in any way be considered as approval in regards to early or phased occupancy. All submissions are subject to approval or rejection by the City of Prince Albert Building Division.

Repeal

5. Bylaw No. 2 of 2022 is hereby repealed.

Coming into Force

6. This Bylaw shall come into force and take effect on, from and after the final passing thereof.

INTRODUCED AND READ A FIRST TIME THIS 13th DAY OF February , A.D., 2023.

READ A SECOND TIME THIS 13th DAY OF February , A.D., 2023.

READ A THIRD TIME AND PASSED THIS 13th DAY OF February , A.D. 2023.



MAYOR



A/CITY CLERK