

CORPORATION OF THE TOWN OF SMOOTH ROCK FALLS

BY-LAW #2020-06

BEING A BY-LAW RESPECTING THE CONSTRUCTION, DEMOLITION, MOVING AND CHANGE OF USE OF BUILDINGS, BUILDING INSPECTIONS, AND THE REGULATING OF SIGNS AND FENCES.

WHEREAS the general municipal powers of the Municipal Act 2001, as amended, confers broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 10(2) of the Municipal Act 2001, as amended, provides that municipalities may pass by-laws respecting structures, including fences and signs, and the health, safety and well-being of persons;

AND WHEREAS Section 7 of the Building Code Act 1992, as amended, provides that municipalities may pass by-laws respecting the issuance of building Permits and other matters related to the construction, alternation and use of buildings and other structures;

NOW THEREFORE, the Council of the Corporation of the Town of Smooth Rock Falls enacts as follows:

1. Definitions

1.1 In this by-law:

- (a) "Act" means the Building Code Act, 1992, as amended from time to time;
- (b) "Advertising Device" means any device or object designed and intended to be erected or located or affixed on any property; this shall include signs, flags, banners, pennants, lights or any other object indented for advertising purposes;
- (c) "Applicant" means the Owner of a building or property who applies for a Permit or any person authorized by the Owner to apply for a Permit on the Owner's behalf, or any person or corporation empowered by statute to cause the demolition of a building or buildings and anyone acting under the authority of such person or corporation;
- (d) "Building Code" means the regulations made under Section 34 of the Act;
- (e) "Chief Building Official" means the Chief Building Official appointed by Council under section 3 of the Act;
- (f) "Council" means the Council of the Corporation of the Town of Smooth Rock Falls;
- (g) "Fence" includes a railing, wall, hedge, line of posts, wire gate, boards or pickets or other similar materials, which encloses or divides in whole or in part a yard or other land, or establishes a property boundary, or provides privacy;
- (h) "Municipality" means the Corporation of the Town of Smooth Rock Falls;
- (i) "Owner" means the registered owner of the land and includes a lease, a mortgagee in possession, and the authorized agent in lawful control of the property;

- (j) "Permit" means permission or authorization given in writing by the Chief Building Official to perform work, to change the use of a building or part thereof, as regulated by this by-law and the Act and Building Code;
- (k) "Permit Holder" means the Owner to whom a Permit has been issued;
- (l) "Sign" means any medium, including its structure and other component parts, which is used or is capable of being used to attract attention for identification, information or advertising purposes;

1.2 Terms not defined in this By-law shall have the meaning ascribed to them in the Act of the Building Code.

2. PERMIT APPLICATIONS

2.1 Classes of Permits for the construction, demolition and change of use of buildings shall be as set out in Schedule "A" of this By-law.

2.2 An Applicant for a Permit shall file an application in writing on forms prescribed by and available from the Chief Building official, and shall supply any other information relating to the application as required by the Chief Building Official.

2.3 Every Permit application shall:

- (a) Identify and describe in detail the work, use and occupancy to be covered by the Permit for which the application is made;
- (b) Identify and describe in detail the existing uses and the proposed use for which the premises are intended;
- (c) Describe the land on which the work is to be done, by a description that will readily identify and locate the site on which the construction, demolition or change of use is to occur;
- (d) Be accompanied by plans, specifications, documents and other information required by this By-law;
- (e) Be accompanied by the required fees as set out in Schedule "A" of this By-law;
- (f) Be accompanied by acceptable proof of corporate identity and property ownership, unless such proof is determined by the Chief Building Official to be unnecessary;
- (g) State the names, addresses and telephone numbers of the Owner, the Applicant, the architect, engineer or other designer, and the person who will carry out the work applied for;
- (h) When a provision of section 1.2.2 of the Building Code applies, be accompanied by in the form prescribed by the Chief Building Official:
 - i. a signed acknowledgement of the Owner that an architect or professional engineer, or both, have been retained to carry out the general review of the construction or demolition of the building; and,
 - ii. a signed acknowledgement of the architect or professional engineer, or both, undertaking to provide general review of the construction or demolition of the building;
- (i) Include, where applicable, the registration number of the building or vendor as provided in the Ontario New Home Warranties Plan Act, R.S.O. 1990, c.o. 31 as may be amended or replaced from time to time;

- (j) State estimated valuation of the proposed work including material, labour and related direct costs associated with the work exclusive of the cost of the land; and,
- (k) Be signed by the Applicant who shall certify as to the truth of the contents of the application.

2.4 Where an application for a Permit remains incomplete or inactive for six months after it is made, the application may be deemed by the Chief Building Official to have been abandoned and notice thereof shall be given to the applicant by regular mail. If an application is deemed to be abandoned, a new application must be filed for the proposed work.

3. PLANS AND SPECIFICATIONS

3.1 Every Applicant shall furnish:

- (a) Sufficient plans, specifications, documents and other information to enable the Chief Building Official to determine whether the proposed construction, demolition, or change of use conforms to the Act, the Building Code, this By-law, and any other applicable law or by-law; and,
- (b) A site plan referenced to a current plan of survey certified by a registered Ontario Land Surveyor and a copy of such a survey shall be filed with the municipality unless this requirement is waived because the Chief Building Official is able, without having a current plan of survey, to determine whether the proposed work conforms to the Act, the Building Code, this By-law, and any other applicable law or by-law.

3.2 The site plan referred to in section 3.1(b) of this By-law shall include:

- (a) The lot size and dimensions of the property and setbacks to any existing or proposed buildings;
- (b) Existing and finished ground elevations of the property and elevations of the streets abutting the property;
- (c) Dimensions of setbacks of proposed buildings located on adjacent lots;
- (d) Existing rights-of-way, easements and municipal services; and,
- (e) Dimensions of setbacks of buildings located on adjacent lots from their respective property lines.

3.3 Plans submitted under section 3.1 of this By-law shall be legible and be drawn to scale upon paper or other suitable and durable material.

3.4 Each application shall, unless otherwise specified by the Chief Building Official, be accompanied by two complete sets of the plans, specifications and other documents required under this By-law.

3.5 The Chief Building Official may require additional information to be provided at any time prior to the completion of work.

3.6 At the completion of work the Chief Building Official may require a set of as constructed plans, including a plan of survey showing the location of the building.

3.7 Plans, specifications and any other document furnished according to this By-law or otherwise required by the Act become the property of the municipality and will be disposed of or retained in accordance with relevant legislation.

4. CONDITIONAL PERMITS [reference: section 8(3) of the Act]

4.1 In addition to the requirements of section 2.3 of this By-law, every conditional Permit application shall:

- (a) State the reasons why the Applicant believes that unreasonable delays in construction would occur if a conditional Permit is not granted;
- (b) State the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be obtained;
- (c) State the time in which plans and specifications of the complete building will be filled with the Chief Building Official; and,
- (d) Contain such other information, plans and specifications concerning the complete project as the Chief Building Official may require.

4.2 In accordance with section 8(3.1) of the Act, the Chief Building Official is hereby delegated the power to enter into agreements described in section 8(3)(c) of the Act.

4.3 The Chief Building Official may, where conditions in sections 8(3) to 8(5) of the Act and section 3.1 of this By-law have been fulfilled, issue a conditional Permit for a building subject to compliance with the Act, the building Code and any other applicable law.

4.4 The Chief Building Official shall not, by reason of the issuance of a conditional Permit, be under any obligation to grant any further Permit therefor.

5. PARTIAL PERMITS [used to allow a portion of the work to be completed in advance of a full application]

5.1 In addition to the requirements of section 2.3 of this By-law, every construction Permit application for part of a building or project shall:

- (a) Include an application for the entire project;
- (b) Include a statement from the Applicant that in order to expedite work, the approval of a portion of the building or project is desired prior to the issuance of a permit for the complete building or project;
- (c) Include plans and specification covering the part of the work for which more expeditious approval is desired, together with such information pertaining to the remained of the work as may be required by the Chief Building Official; and,
- (d) Include payment of all applicable fees for the entire completed project

5.2 The Chief Building Official may, where conditions in section 5.1 of this By-law have been fulfilled, issue a Permit for part of a building or project subject to compliance with the Act, the building Code and any other applicable law.

5.3 Where a permit is issued for part of a building or project, this shall not be construed to authorize construction beyond the plans for which approval was given nor that approval will necessarily be granted for the entire building or project.

5.4 The Chief Building Official shall not, by reason of the issuance of a Permit for part of a building, be under any obligation to grant any further Permit therefor.

6. DEMOLITION PERMITS

6.1 In addition to the requirements of section 2.3 of this By-law, every Permit application for the demolition of a building or structure that includes demolition where section 1.2.2.3 of the Building Code applies shall be accompanied by structural design characteristics of the building and the method and time schedule of demolition.

7. MOVING PERMITS

- 7.1 No person shall move a building or structure without having first obtained a Permit to do so from the Chief Building Official.
- 7.2 No Permit to move a building or structure shall be issued unless the Applicant has indemnified the Municipality against any and all losses or damages to the satisfaction of the Chief Building Official.
- 7.3 No person shall move a building or structure over a public street or public property except on the route, date and time approved of in writing by the Chief Building Official.

8. CHANGE OF USE PERMITS [reference: section 10(1) of the Act]

- 8.1 In addition to the requirements of section 2.3 of this By-law, every change of use Permit application shall:
 - (a) Describe the building or part thereof in which the occupancy is to be changed;
 - (b) Identify and describe in detail the current and proposed occupancies of the building or part of a building of which the application is made; and,
 - (c) Include plans and specifications which show the current and proposed occupancy of all parts of the building, and which contain sufficient information to establish compliance with the requirements of the Building Code including: floor plans and details of wall, floor and roof assemblies identifying required fire resistance ratings and load bearing capacities.

9. PERMIT FEES, REFUNDS, AND CONDITIONS

- 9.1 The Chief Building Official shall determine the required fees for the work proposed calculated in accordance with Schedule "A" of this By-law and the applicant shall pay such fees prior to Permit issuance.
- 9.2 Where a person has initiated any construction, demolition or changes the use of a building or structure, or otherwise commences any work or action that requires a Permit under this By-law, without first obtaining the required Permits, the Chief Building Official may require the Applicant to pay double the Permit fees as provided for by this By-law.
- 9.3 The Applicant for a Permit may, where the Permit has been surrendered or canceled prior to any construction, or where the application has been withdrawn, abandoned or refused, submit a written request to the Chief Building Official for a partial refund of the Permit fees which the applicant has already paid. The amount of fees refunded shall be:
 - (a) 60% of the fees paid where no Permit was issued; or,
 - (b) 40% of the fees paid where a Permit was issued, but was surrendered or cancelled prior to any construction.
- 9.4 Permits shall be valid for a period of one year, unless otherwise specified by the Chief Building Official on the face of the Permit.
- 9.5 After the issuance of a permit, notice of any material change to a plan, specification, document or other information on the basis of which the permit was issued, must be given in writing to the Chief Building Official together with the details of such change, which is not to be made without the written consent of the Chief Building Official.

9.6 Where a permit has expired or the ownership of land has changed, the Owner may apply in writing to the Chief Building Official for the transfer or renewal of the Permit as applicable.

9.7 The Owner shall prominently display any Permit issued under this by-law at the site of construction, renovation, repair, alteration or demolition for the duration of the time between the commencement and completion of the entire project.

10. NOTIFICATIONS AND INSPECTIONS

10.1 Notices for inspections respecting states of construction required by the Building Code shall be given by the permit holder to the Chief Building Official at least two (2) full business days in advance of each stage of construction specified therein.

10.2A notice pursuant to this section is not effective until written or oral notice is received by the Chief Building Official.

10.3 No person shall fail to provide the Chief Building Official with the notice for inspection required under this By-law or the Building Code.

11. FENCES

11.1 No person shall erect or construct a fence in the Municipality without a valid Permit issued by the Chief Building Official;

11.2 No person shall erect or construct a fence of a greater height than:

(a) In a Residential Zone or on a property used for residential purposes:

- i. Three (3) feet if the fence is located between the front wall of the dwelling and the front property line;
- ii. Five (5) feet if the fence is located between the front wall of the dwelling and the back wall of the dwelling; or,
- iii. Six (6) feet if the fence is located between the back wall of the dwelling and the rear property line;

(b) On a corner lot in any zone, three (3) feet measured from the center line elevation of the abutting streets if the fence is located between the front wall of the dwelling or structure and the front property line; and,

(c) In all other cases, nine (9) feet.

For the purposes of this section, height shall be measured from the finished grade of the property along the fence unless otherwise specified

11.3 No person shall erect, construct or maintain a fence:

(a) Along a highway:

- i. Using a single length chain, wire, cable, or rope;
- ii. That is not properly marked as to be fully and safely visible by day or night;
- iii. That obstructs the sightlines of traffic as to create a hazard to pedestrian or vehicular traffic; and,

(b) In a Residential Zone or on a property used for residential purposes, that is partly or wholly made of barbed wire or any other barbed material; and,

(c) On private property, without the written consent of the property Owner.

11.4 Any person erecting, constructing or maintaining a fence made partly or totally of barbed wire or other barbed material shall insure that persons or animals are properly and sufficiently protected against injury.

11.5 By issuing a Permit for a fence, the Municipality and the Chief Building Official do not make any representations or verifications that the fence or proposed fence is positioned correctly in relation to any property line. It is the fence Owner's responsibility alone to ensure that the fence is situated on his or her own property, and the Owner is advised to obtain a plan of survey if there is any doubt as to the location of the property lines.

11.6 Where the Chief Building Official is of the opinion that a construction site presents a particular hazard to the public, the Chief Building Official may require the Owner to erect and maintain such fencing as the Chief Building Official deems appropriate to the circumstances. In considering the hazard presented by a construction site and the necessity of fencing, the Chief Building Official shall have regard for:

- (a) The proximity of the construction site to occupied dwellings;
- (b) The proximity of the construction site to lands accessible to the public, including but not limited to streets, parks and commercial and institution activities;
- (c) The hazards presented by the construction activities and materials;
- (d) The feasibility and effectiveness of site fencing; and,
- (e) The duration of the hazard.

12. POOLS

12.1 No person shall install or construct any pool without first obtaining a Permit issued by the Chief Building Official.

12.2 The installation of pools shall comply with the Swimming Pool By-law of the Municipality

12.3 Despite section 12.1 of this by-law, no permit shall be required for the seasonal removal and reinstallation of an above ground pool, provided that the pool was originally installed under a valid Permit and no changes have been made to the pool, pool deck or fencing around the pool.

13. SIGNS

13.1 All signs shall be of a permanent or a mobile type with suitable support, shall not be constructed of paper or any paper product, and shall be visually pleasing.

13.2 No sign shall obstruct any sidewalk or highway, or otherwise interfere with vehicular or pedestrian traffic.

13.3 No person shall place a sign or advertising device without first obtaining a Permit issued by the Chief Building Official.

13.4 All signs shall comply with the Zoning By-law of the Municipality.

13.5 Notwithstanding section 13.3, the following signs may be placed or erected without a Permit provided the sign is in compliance with all other provisions of this and all other By-laws of the Municipality and does not require a Permit under the Building Code:

- (a) Temporary signs advertising a yard or garage sale for a maximum of three (3) days;

- (b) Signs advertising a property for sale or rent while the property is actually available for sale or rent, provided such signs do not exceed 13 ft²;
- (c) Any sign required by Federal or Provincial legislation;
- (d) Civic address signs and signs regulating traffic;
- (e) Interior signs; and,
- (f) Election signs;

14. OFFENCES

- 14.1 No person, contractor or Owner shall commence, or cause to be commenced, the construction, renovation, alteration, demolition or change in use of any building or structure without having a valid Permit to do so as required by this By-law.
- 14.2 No person shall construct, alter, repair or demolish a building or structure in a manner that is contrary to approved plans, or the terms and conditions imposed on a Permit, without first having obtained the written consent of the Chief Building Official.
- 14.3 No person shall obstruct or fail to comply with a lawful order or requirement imposed by the Chief Building Official or a Building Inspector who is in the lawful performance of his or her duties.
- 14.4 Every person who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to a fine as provided in section 36 of the Act.

15. ADMINISTRATION

- 15.1 The Chief Building Official shall prescribe the form of any applications, forms or permits not specified by Act.
- 15.2 The Town of Smooth Rock Falls and its agents shall not be liable either directly or indirectly for any loss, damage or injury to any person or property resulting from any failure of any construction on any building or structure erected under this by-law.
- 15.3 The provisions of the Act and the Building Code, as amended, relating to all matters not specifically referred to in this by-law, are hereby adopted and form part of this by-law.

16. EXEMPTIONS

- 16.1 Except when required by the Building Code, Permits shall not be required for the following items for a single-detached, semi-detached or duplex dwelling:
 - (a) Kitchen Cupboards & Counter-tops with no plumbing modifications;
 - (b) Flooring on existing sub-floors not requiring modification;
 - (c) Interior & exterior trim and painting;
 - (d) Landscaping;
 - (e) Driveways (pavement, inter-locking stone, concrete, etc);
 - (f) Washroom vanity with no plumbing modifications;
 - (g) Window and door replacement with no modifications; and,
 - (h) Residential sheds and gazebos under 10 m² (108 ft²).
 - (i) Reroofing - Shingle Replacement ONLY

17. CODE OF CONDUCT

- 17.1 The Corporation of the Town of Smooth Rock Falls maintains a Code of Conduct in accordance with the provisions of the Building Code Act. Building Officials undertake building certification functions that ensure quality, structural integrity and safety of buildings. Building Officials are exposed to potential conflicts of interest because of the special powers conferred on them. The conduct and

behaviour of the Town of Smooth Rock Falls building officials reflects the Smooth Rock Falls Building Department's commitment to the highest standards of professionalism, technical competence, skill, honesty, fairness and independence. Building Officials observe both the letter and spirit of this code of conduct as it pertains to situations that bear on their responsibilities. The Code of Conduct is outlined in Schedule 'C' of this By-law.

18. SERVIABILITY

If any part of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.


19. SHORT TITLE

This by-law may be referred to or cited as the "Building By-Law".


20. EFFECTIVE DATE AND REPEAL

This by-law comes into force on the day on which it is passed; and upon passing of this by-law, By-law #2017-02 and any amendments thereto are hereby repealed.

READ THIS FIRST AND SECOND TIME this 04th day of May, 2020.

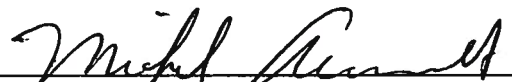


MAYOR – Michel Arseneault




CLERK – Veronique Dion

READ A THIRD AND FINAL TIME this 4th day of May, 2020.



MAYOR – Michel Arseneault



CLERK – Veronique Dion

SCHEDULE "A"
TO BY-LAW #2020-06
RESPECTING CLASSES OF PERMITS AND PERMIT FEES

A minimum Permit fee of \$60.00 applies to all permits calculated by square footage. Permit Fees are HST exempt.

RESIDENTIAL						
Alternations and New Construction – FLAT FEES			Code	Fees	Building Code	
					Yes	No
1	Siding	Over 400 ft ²	RS	\$63		
		400 ft ² or less	MRS	\$51		
2	Window/Door Alteration	2 windows/doors or less	RWIN	\$51		
		2-5 windows/doors	RWIN3+	\$63		
		6+ windows/doors	RWIN6+	\$105		
3	Re-Roofing (Excluding Shingle replacement only)	Over 400 ft ²	RR	\$63		
		400 ft ² OR LESS	SR	\$51		
4	Combinations	Any two of the above combined	COM2	\$100		
		Any three of the above combined	COM3	\$128		
5	Residential Brick and Stone Veneer		RBV	\$121		
6	New Residential Roof (includes trusses, sheathing and insulation)		NRR	\$211		
7	Minor Foundation Repairs, Weeping Tiles, or Damp-Proofing		RMFR	\$95		
8	Sewer/ Water Connection		SC	\$73		
9	Weeping Tile and Sewer/ Water Connection		WSW	\$114		
10	Structural Repairs and Alterations to Existing Deck/Balcony		ADECK	\$63		
11	New Deck/ Balcony	Over 64 ft ²	LDECK	\$124		
		64 ft ² or less		\$63		
12	Residential Sheds and Gazebos (400 ft ² or less) also in 21		SHEDS	\$101		
13	Garbage Slab Replacement/ Repairs		GSR	\$101		
14	<u>Interior Alterations</u>					
		Minor (Moving Doors, Holes, Replacing Beams, Adding Walls)	MINT	\$117		
		Insulation/ Vapor Barrier	IVL	\$78		
		Water Damage (Sub-Floor, 2' Drywall)	SWDR	\$87		
Water Damage (Full Height Drywall, Subfloor, Insulation)		LWDR	\$100			
15	Masonry Chimney	New	MFP	\$143		
		Repairs/ Removal	CHIMR	\$63		
16	HVAC (HWT and Furnace Replacement Exempt)		HVAC	\$62		
17	Plumbing Modifications	Combined with Other	PLUMM	\$32		
		Permits Alone	PLUMR	\$63		
18	Demolition Permit Garage and Sheds	Residential	DMOR	\$101		
		Dwelling	DEMOS	\$49		
		- Over 200 ft ² - 200 ft ² or less	DEMOG	\$62		

Alternations and New Construction – FEES PER SQ. FOOT			Code	Fees	Building Code	
					Yes	No
19	Single Detached, Semi-Detached or Duplex Dwelling		CS	\$1.28		
20	New Foundation		BASEF	\$0.29		
21	Residential Accessory Garages, Sheds, Carports Over 400 ft ² (Includes additions)	Finished Interior	GARFIN	\$0.40		
		Unfinished Interior	GARNOT	\$0.29		

FARM BUILDINGS						
Alternations and New Construction – FEES PER SQ. FOOT			Code	Fees	Building Code	
					Yes	No
22	Pole Barn or Coverall building	Less than 2,000 ft ²	COVERS	\$0.19		
		2,000 to 5,000 ft ²	COVERM	\$0.18		
		More than 10,000 ft ²	COVERL	\$0.16		
23	Other Farm Buildings	Insulated Building	FARMIN	\$0.28		
		Non-Insulated Building	FARMNO	\$0.24		

COMMERCIAL, INDUSTRIAL & INSTITUTIONAL							
Alternations – FLAT FEES			Code	Fees	Building Code		
					Yes	No	
24	Siding and Windows, Door Alterations	Less than 2,000 ft ²	MCSS	\$187			
		2,000 to 5,000 ft ²	MCSM	\$350			
		More than 5,000 ft ²	MCSL	\$700			
25	Re-Roofing	<u>Shingles and Metal Roofing Only</u>					
		More than 2,000 ft ²	CCR	\$95			
		2,000 ft ²	CRRL	\$370			
		<u>Membrane Roofing (Flat Roof)</u>					
		Less than 2,000 ft ²	CMRS	\$232			
	2,000 to 5,000 ft ²	CMRM	\$350				
	More than 5,000 ft ²	CMRL	\$729				
26	Minor Foundation Repairs, Weeping Tiles, Damp-Proofing or Sewer/Water Connection	More than 3,000 ft ²	CMFRL	\$350			
		3,000 ft ² or less	CMFR	\$151			
27	Plumbing Modifications		PLMC	\$232			
28	Commercial Kitchen Exhaust Installation		CKE	\$154			
29	Fire Alarm Systems		FAS	\$111			
30	Demolition Permit	Less than 2,000 ft ²	DEMOCS	\$101			
		2,000 ft ² to 5,000 ft ²	DEMOCM	\$187			
		5,001 ft ² to 10,000 ft ²	DEMOCL	\$374			
		More than 10,000 ft ²	DEMOCX	\$623			

Alternations – FEES PER SQ. FOOT			Code	Fees	Building Code	
					Yes	No
31	Interior Alterations		IAC	\$0.62		
32	Structural Repairs (New Walls, Stairs, etc.)		SRR	\$0.39		

ALL BUILDINGS						
FLAT FEES			Code	Fees	Building Code	
					Yes	No
33	Moving Permit		MOVE	\$63		
34	Change of Use Permit		CUSE	\$62		
35	Permit Renewal		RENEW	\$62		
36	Occupancy Permit		OCC	\$62		
37	Signs	Over 32 ft ²	SBILL	\$124		
		32 ft ² or less	SBUS	\$95		
38	Communication Towers		COMT	\$187		
39	Bulk Storage Tanks		BST	\$232		
40	Tents and Mobile Homes		TMH	\$95		

41	Swimming Pools	Inflatable Above Ground	POOLI	\$63		
		Hard Shell Above Ground	POOLH	\$100		
		In-Ground	POOLG	\$188		
42	Fences	Over 100 ft in total length	LFENCE	\$35		
		100 ft or less in total length	SFENCE	\$20		
43	Solar Panels	Roof MicroFit	RSOLAR	\$326		
		Ground MicroFit	GSOLAR	\$163		
		Fit < 1MW	FITS	\$1,393		
		1MW to < 5 MW	FIT1	\$2,788		
		5MW to < 10 MW	FIT5	\$5,575		
		10 MW & Over	FIT10	\$8,281		

Alternations – FEES PER SQ. FOOT		Code	Fees	Building Code	
				Yes	No
44	HVAC for Existing Buildings	HVACEX	\$0.18		
45	Sprinklers	SPRINK	\$0.13		

ADMINISTRATION FEES					
FLAT FEES		Code	Fees	Building Code	
				Yes	No
46	Conditional or Partial Permits (In Additional to All Other Fees)	COND	\$150		
47	Re-Checking Plans as Result of Revisions to Approved Plans	RECHK	\$80		
48	Transfer of Permit	TRANSF	\$50		
49	Staff Time per Hour (For work not covered by a Permit Fee) (Minimum 1 hour, billed in increments of 15 minutes)	STAFF	\$80		

NEW CONSTRUCTION BY MAJOR OCCUPANCY CLASSIFICATION					
FEES PER SQ. FOOT		Code	Fees	Building Code	
				Yes	No
50	Group A, Division 1 (Theatres, etc.)	GRAD1	\$1.75		
51	Group A, Division 2 (Churches, Restaurants, Schools, etc.)	GRAD2	\$2.32		
52	Group A, Division 3 (Arenas, Indoor Swimming Pools, etc.)	GRAD3	\$2.32		
53	Group A, Division 4 (Bleachers, etc.)	GRAD4	\$2.32		
54	Group B, Division 1, 2 and 3 (Care-Homes, Hospitals, etc.)	GBR	\$2.32		
55	Group C (Residential, Hotels, etc.) (unless otherwise provided)	C1	\$1.75		
56	Group D (Banks, Offices, Barber, etc.)	GRD	\$1.34		
57	Group E (Mercantile Buildings) Department Stores, Retail, Plazas, etc. Bix Box Stores (Open Concept)	E1	\$1.34		
		E2	\$1.17		
58	Group F, Divisions 1, 2 and 3 (Industrial Buildings) Open Concept Type Building (Shell Only) Partitioned Type Building (Multiple Interior Compartments)	FO	\$0.86		
		FP	\$1.34		

SCHEDULE "B"

Town of Smooth Rock Falls

PART 1 Provincial Offences Act

BY-LAW #2017-02: Building By-Law

Page 1 of 1

ITEM	COLUMN 1 Short Form Wording	COLUMN 2 Provision creating or defining offence	COLUMN 3 Set Fine
1	Move Building Without Permit	7.1	\$350.00
2	Move Building Contrary to Conditions	7.3	\$350.00
3	Fail to Display Permit	9.7	\$75.00
4	Fail to Provide Notice for Inspection	10.3	\$150.00
5	Erect Fence without Permit	11.1	\$150.00
6	Install Pool Without a Valid Permit	12.1	\$150.00
7	Place Sign Which Obstructs Traffic	13.2	\$150.00
8	Place Sign or Advertising Device Without a Valid Permit	13.3	\$150.00
9	Commence Work Without a Valid Permit	14.1	\$350.00
10	Perform Work Contrary to Approved Plans or Conditions	14.2	\$350.00
11	Obstruct Building Official	14.3	\$350.00

"NOTE: The penalty provision for the offences listed above is Section 36 of the Building Code Act, 1992, S.O. 1992, C 23".

SCHEDULE "C"

Bylaw #2016-02

Town of Smooth Rock Falls

Building Official Code of Conduct

Purpose

The purposes of this code of conduct are:

- i. To promote appropriate standards of behaviour by Building Officials in the exercise of their powers and performance of their duties.
- ii. To prevent practices that may constitute an abuse of power; and,
- iii. To promote appropriate standards of honest and integrity.

Standards of Conduct and Professionalism

The Corporation of the Town of Smooth Rock Falls Building Officials undertake at all times to:

1. Act on the public interest, particularly with regard to the safety of buildings works or structures;
2. Maintain their knowledge and understanding of the best building practice, the building laws and regulations relevant to their building certifying functions;
3. Commit themselves to a process of continuous education so as to constantly be aware of developments in building design, practice and law relevant to their duties;
4. Comply with the provisions of the Building Code Act, the Building Code and any other Act or Law that regulates or governs Building officials or their functions;
5. Avoid situations where there may be, or where there may reasonable appear to be, a conflict between their duties to their clients, their procession, their peers and the public at large and their personal interests;
6. Not act beyond their level of competence or outside their area of expertise;
7. Apply all relevant building laws, regulations and standards strictly and without favour and independent of influence of interested parties;
8. Perform their inspection and certifying duties impartially and in accordance with the highest professional standards;
9. Not divulge any confidential or sensitive information or material, that they became privy to in the performance of their duties, except in accordance with the laws governing freedom of information and protection of privacy;
10. To avoid any conduct that could bring Building Officials or the Town of Smooth Rock Falls into disrepute;
11. Extend professional courtesy to all;
12. Accept responsibility for the conduct of their subordinate employees;
13. Maintain current accreditation to perform functions assigned to them;
14. Take all reasonable steps to ascertain and document all available facts relevant to the performance of their duties;
15. Exemplify compliance with all regulations and standards that govern building construction, health and safety or other matters related to their status as a Building Official.

Guideline for Responding to Misconduct Allegations

The Building Code Act provides that the performance of Building Officials will be measured against this code of conduct. In response to any allegation of a breach of this code, the Chief Building Official shall direct and investigate and where applicable, recommend disciplinary action against any building official who fails to comply with this Code of Conduct. Where the allegation is against the Chief Building Official, Council will direct the investigation and make such recommendations as are reasonable.

In determining the appropriate discipline, the Chief Building Official or Council will have regard to the relevance of the conduct to the official's powers and responsible as well as severity of any misconduct.

Disciplinary Action arising from the violation of this code of conduct is the responsibility of the Town of Smooth Rock Falls administration and is subject to relevant employee agreements, employment law and standards.