



BYLAW NO 08-2026

A BYLAW RESPECTING BUILDINGS

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

1. Short Title

This bylaw may be cited as the Building Bylaw.

2. Purpose

The purpose of this bylaw is to provide for the administration and enforcement of:

- The Construction Codes Act (the “Act”);
- The Building Code Regulations;
- The Energy Code Regulations;
- The National Building Code of Canada (NBC);
- The National Energy Code of Canada for Buildings (NECB);
- Ministerial interpretations;
- Saskatchewan Construction Standards Appeal Board orders; and
- Building official orders

within the Town of Foam Lake.

3. Definitions

The definitions contained in the Act, the Building Code Regulations, and the Energy Code Regulations apply to this bylaw. In addition:

- “**Act**” means *The Construction Codes Act, 2022*.
- “**building official**” means a person who holds a valid building official licence under the Act and is appointed by the Town of Foam Lake.
- “**building official services**” means plan review, inspection, and enforcement services carried out by an appointed building official.
- “**competent person**” means a person recognized by the local authority as having the qualifications, knowledge, experience, and training necessary to design or review the design of a building.
- “**local authority**” means the Town of Foam Lake.
- “**NBC**” means the edition of the National Building Code of Canada declared in force under the Act.
- “**NECB**” means the edition of the National Energy Code of Canada for Buildings declared in force under the Act.
- “**owner**” means:
 - Any person who has any right, title, estate, or interest in land, improvements or premises other than that of a mere occupant, tenant, or mortgagee;

- Any person, firm, or corporation that controls the property under considerations; or
- If the building is owned separately from the land on which the building is located, the owner of the building.
- **“permit”** means written authorization issued by the local authority or its building official.
- **“plan review”** means the examination of building drawings and related documents to determine compliance with the Act and regulations.
- **“regulations”** means *The Building Code Regulations* and *The Energy Code Regulations*.
- **“value of construction”** means the total costs to the owner for the building construction in its completed form and includes the cost of all building work, materials of construction, building systems, labour and overhead, and profit of the contractor and subcontractors.
- **“certificate of occupancy”** means written authorization permitting occupancy of a building for its intended use.

4. General Requirements

4.1 Permit Requirement

A permit is required whenever work regulated by the Act or regulations is undertaken, including:

- Construction
- Alteration
- Renovation
- Reconstruction
- Demolition
- Relocation
- Change of use
- Placement of buildings (including RTMs and modular units)

It shall be the responsibility of the owner or the owner’s representative to arrange for all permits, inspections and certificates required by any other applicable bylaws, Acts and regulations.

4.2 Prohibition

No owner or agent shall undertake or authorize work for which a permit is required unless a valid permit has been issued.

4.3 Effect of Permit

Issuance of a permit does not:

- Entitle the owner to violate any other bylaw, restrictive covenant, or provincial regulation;
- Make the Town or its building official liable for damages arising from non-compliance.

The provisions of this building bylaw apply to buildings greater than 10m² (107.6 ft²) in building area except as otherwise exempted by the Act or the regulations.

5. Building Permits

5.1 Application Requirements

Every application shall:

- Be submitted on Form A;

- Include required plans, specifications, site plans, surveys, and documents;
- Identify the designer, contractor, and competent persons involved;
- Include energy compliance documentation where required (NECB or NBC Section 9.36).

5.2 Plan Review

The building official shall review plans for compliance with the Act and regulations. External plan review services may be contracted.

5.3 Permit Issuance

Permit will be issued on Form B

A permit shall be issued when:

- The application is complete;
- The work complies with the Act and regulations;
- All fees are paid.

Work must not commence before a permit is issued.

5.4 Permit Fees

Construction Value	Permit Fee
\$0 – \$10,000	\$25
\$10,001 – \$200,000	\$25.00 for first \$10,000 plus \$0.75 for every additional \$1,000
Over \$200,000	\$175 + \$0.25 per \$1,000 over \$200,000

Additional Fees:

- Plan Review Fee: Actual cost charged to the Town by contracted building officials.
- Inspection Fee: Actual cost charged to the Town by contracted building officials.
- SAMA Assessment Fee: As invoiced to the Town.

5.5 Permit Expiry

Permits expire:

- If work does not commence within **6 months** of issuance;
- If work is suspended for **6 months**;
- Unless renewed in writing.

5.6 Deviations

Any deviation, omission, or revision requires written approval from the building official.

6. Demolition and Removal Permits

6.1 Application

Applications shall be made on Form C.

6.2 Fees

- Demolition/Removal Permit Fee: \$25
- Restoration Deposit: \$1,000 – \$20,000 (set by Council based on risk and site condition)

6.3 Conditions

The site must be restored to a condition satisfactory to the building official, including:

- Removal of foundations
- Backfilling and grading
- Seeding or stabilization

7. Enforcement

The building official may take any enforcement measures permitted under Part V of the Act, including:

- Entry and inspection
- Orders to remedy
- Orders to stop work
- Orders to produce documents
- Sampling/testing
- Eliminating unsafe conditions
- Completing work and adding costs to taxes
- Seeking court orders

8. Occupancy

8.1 Certificate of Occupancy Required

No building shall be occupied until a Certificate of Occupancy is issued.

8.2 Conditions for Issuance

- All required inspections completed
- All deficiencies corrected
- All life-safety systems operational
- Energy compliance verified
- Final documentation submitted

9. Repeal Bylaw

That Bylaw 2-2011 and any amendments to, is hereby repealed.

10. Come into Force

This Bylaw shall come into force and take effect on the day of final passing thereof.

[SEAL]

Mayor

Chief Administrative Officer

CERTIFIED A TRUE COPY OF BYLAW
08-2026 PASSED BY UNANIMOUS
CONSENT OF COUNCIL THIS 8TH DAY OF
SEPTEMBER, 2026

Administrator