

**The Corporation of the
Town of Arnprior**

By-Law No. 6694-17

Being a by-law respecting construction, demolition, change of use permits, inspections, and a code of conduct for building officials;

Whereas Section 7 of the *Building Code Act*, 1992, S.O.1992, Chap. 23, as amended, empowers Municipal Council to enact certain by-laws respecting construction, demolition, change of use, inspections, and a code of conduct for Building Officials;

Therefore the Council of the Town of Arnprior enacts as follows:

**Part I
Definitions and Interpretation**

Definitions

1) In this by-law

"**Act**" means the *Building Code Act*, 1992, S.O. 1992, Chap. 23 including amendments thereto;

"**Building**" means a "building" as defined in subsection 1 (1) of the Act;

"**Building Code**" means the regulations made under Section 34 of the Act;

"**Chief Building Official**" the Chief Building Official appointed pursuant to subsection 3(2) of the Act and by by-law of the Town of Arnprior for the purposes of enforcement of the Act;

"**Code of Conduct**" Conduct for Chief Building Officials and Inspectors as set out in Schedule "C" of the By- Law.

"**Construct**" means "construct" as defined in subsection 1(1) of the Act;

"**Demolish**" means "demolish" as defined in subsection 1(1) of the Act;

"**Fixture**" means "fixture" as defined in Sentence 1.4.1.2(1) Div. A of the Building Code;

"Inspector" means an inspector appointed pursuant to subsection 3(2) of the Act and by by-law of the Town of Arnprior for the purposes of enforcement of the Act;

"Owner" means the registered owner of the property or the agent of the registered owner duly authorized by the registered owner in writing;

"Permit" means permission or authorization in writing from the Chief Building Official to perform work regulated by the Act and the Building Code and in the case of an occupancy permit, to occupy any building or part thereof;

"Permit holder" means the owner to whom the permit has been issued or, where the permit has been transferred, the new owner to whom the permit has been transferred;

"Plumbing" means "plumbing" as defined in subsection 1(1) of the Act;

"Registered Code Agency" or "RCA" means a "registered code agency" as defined in subsection 1(1) of the Act;

"Sewage system" means "sewage system" as defined in Section 1.4.1.2 (1) Div. A of the Building Code;

"Work" means to do anything in the construction or demolition or change of use or plumbing for a building, which is regulated by the Act and the Building Code and "project", has a similar meaning.

Interpretation

- 2) (1)** Any word or term not defined in this by-law that is defined in the Act or Building Code shall have the meaning ascribed to it in the Act or Building Code.
- (2)** In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural
- (3)** This by-law includes the Schedules annexed hereto and the Schedules are hereby declared to form part of this by-law.
- (4)** In this by-law, the word "metre" shall be represented by the abbreviation "m", the word "centimetre" shall be represented by the abbreviation "cm" and the word "millimetre" shall be represented by the abbreviation "mm".

- (5) It is declared that if any section, subsection or part or parts thereof be declared by any Court of Law to be bad, illegal or ultra vires, such section, subsection or part or parts shall be deemed to be severable and all parts hereof are declared to be separate and independent and enacted as such.
- (6) Where reference is made to a specific section of the Act or Building Code, such reference shall be considered to be automatically amended to reflect any changes or renumbering of the Act or Building Code and the appropriate section of the Act or Code shall apply.

Part II

Classes of Permits

- 3) The classes of permits with respect to the construction, demolition or change of use of a building or part thereof shall be set out as per the user fees and charges by-law as amended.

Part III

Application for Permit

Information to Be Submitted With All Applications

- 4) Every application for a permit shall:
- a) contain the information set out in Sections 5, 6, 7, 8, 9, or 10 of this bylaw, as applicable;
 - b) be signed by the owner who shall certify the truth of the contents of the application;
 - c) be submitted to the Chief Building Official

Application for Permit to Construct

- 5) Where an application is made for a permit to construct under subsection 8.(1.1) of the Act, the owner shall file the following information:
- a) the prescribed application form entitled "Application for a Permit to Construct or Demolish";
 - b) complete plans and specifications, documents and other information as required in Part IV of this by-law; and
 - c) the form entitled "Confirmation of Commitment by Owner" prescribed by the Chief Building Official, where required by the Chief Building Official.
 - d) where a construction project involves disturbing a 'designated substance', as

described by Ontario Regulation 278/05 and, which applies to construction projects in any buildings constructed before 1985; the 'project' must adhere to these regulations and a 'Material Substance Report', if required, will be provided to the CBO;

- e) that the applicant clearly indicates methods of removal and disposal of materials that are following applicable laws; and
- f) that the applicant fences the site to the satisfaction of the Chief Building Official, as outlined in Part XI of this bylaw.

Application for Permit to Demolish

- 6) Where an application is made for a permit to demolish under subsection 8. (1.1) of the Act, the owner shall file the following information:
- a) the prescribed application form entitled "Application for a Permit to Construct or Demolish";
 - b) site plan accompanied by plans and specifications, documents and other information as prescribed by the Chief Building Official;
 - c) the form entitled "Confirmation of Commitment by Owner" prescribed by the Chief Building Official, where required by the Chief Building Official;
 - d) proof satisfactory to the Chief Building Official that arrangements have been made for the disconnection of water, sewer, gas, electric and private services.
 - e) where a demolition project involves disturbing a 'designated substance', as described by Ontario Regulation 278/05 and, which applies to all buildings constructed before 1985; the 'project' must adhere to these regulations and a 'Material Substance Report', if required, will be provided to the CBO;
 - f) that the applicant clearly indicates methods of removal and disposal of materials that are following applicable laws;
 - g) that the applicant fences the demolition site to the satisfaction of the Chief Building Official, as outlined in Part XI of this bylaw;
 - h) that in circumstances where section 1.2 of Division C Part 1 of the Building Code applies, be accompanied by a "Commitment to General Review by Architects of Engineers"; and
 - i) The applicant shall retain a professional engineer to undertake the general review of the project during demolition, where:
 - i. The building is greater than 3 storeys in height
 - ii. The building is greater than 600 sq. m. (6,450 sq. ft.) in building area
 - iii. The building includes post-tensioned or pre-tensioned members
 - iv. Excavation will be within the angle of repose of a footing on an adjacent structure
 - v. Explosives or lasers are to be used during the demolition
 - vi. Partial demolition is proposed and occupancy still occurs post-demolition."

Application for Conditional Permit

- 7) (1) Where an application is made for a conditional permit under subsection 8(3) of the Act, the owner shall file the following information:
- a) the prescribed application form entitled "Application for a Permit to Construct or Demolish";
 - b) complete plans and specifications, documents and other information as required in Part IV of this by-law;
 - c) a statement of the reasons why the applicant believes that unreasonable delays in construction would occur if a conditional permit is not granted;
 - d) a statement of the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be obtained;
 - e) the time in which plans and specifications of the complete building will be filed with the Chief Building Official;
 - f) the form entitled "Confirmation of commitment by Owner" prescribed by the Chief Building Official, where required by the Chief Building Official; and
 - g) the conditional permit agreement to be signed by the applicant and filed with the Chief Building Official.
- (2) The fee for a conditional permit as set out in the user fees and charges by-law is nonrefundable.

Application for Change of Use Permit

- 8) Where an application is made for a change of use permit issued under subsection 10(1) of the Act, the owner shall file the following information:
- a) the form prescribed by the Chief Building Official; and
 - b) complete plans and specifications showing the current and proposed occupancy of all parts of the building contained in the Building Code including:
 - i. floor plans,
 - ii. details of wall, ceiling and roof assemblies identifying required fire resistance ratings and load bearing capacities, and
 - iii. details of the existing sewage system, if any.

Applications for Transfer Permit

- 9) Where an application is made for a transfer of permit under clause 7.(1)(h) of the Act because of change of ownership of the property, the owner applying for the transfer shall file the following information;
- a) the form prescribed by the Chief Building Official;
 - b) the names and address of the former and new owner;
 - c) the date that the property was transferred to the new owner; (d) the nature of the permit being transferred; and
 - d) confirmation of the continuation of or the particulars of any change in the

arrangements for general review of the construction in accordance with Article 1.2.2.1 Div. C Design and General Review, of the Building Code.

Applications for Partial Permit

- 10) Where an application is made for a partial permit in order to expedite work for a portion of a building prior to the issuance of a permit for the work for the complete building, and the Chief Building Official is in agreement that an application for a partial permit may be submitted, the owner shall file the following information:
- a) the prescribed application form entitled "Application for a Permit to
 - b) Construct or Demolish";
 - c) complete plans and specifications, documents and other information as required in Part IV of this by-law;
 - d) the form entitled "Confirmation of Commitment by Owner" prescribed by the Chief Building Official, where required by the Chief Building Official; and
 - e) the completed form as set out in Schedule "A".

Incomplete Application

- 11) Where an application is found to be incomplete and does not comply with Sentence 1.3.1.3 (5) Div. C. of the Building Code, the application may be accepted for processing if the owner acknowledges that the application is incomplete and completes the form as set out in Schedule "A" of this by-law.

Inactive Application

- 12) Where an application for a permit remains incomplete or inactive for six months. The application may be deemed by the Chief Building Official to have been abandoned and notice of cancellation shall be given to the owner.

Part IV

Plans and Specifications

Sufficient Information to be Supplied

- 13) The owner shall submit sufficient information with each application for a permit to enable the Chief Building Official to determine whether or not the proposed construction, demolition, change of use or transfer of permit will conform with the Act, and Building Code, any applicable law and whether or not adjacent property may be affected.

Two Set of Hard Copy Plans and Specifications (or) One Set of Electronic Plans and Specifications

14) The owner shall submit two complete sets of hard copy plans and specifications (or) one set of electronic plans and specifications using the online portal, in accordance with this Part and Schedule "B" annexed to this by-law, unless otherwise specified by the Chief Building Official.

Plans to Scale

15) The owner shall ensure that plans submitted to the Chief Building Official are:

- a)** drawn to scale upon substantial material or in electronic format approved by the Chief Building Official through the online portal;
- b)** are legible and durable; and
- c)** indicate the nature and extent of the work or proposed occupancy in sufficient detail to establish that the complete work will conform to the Act, the Building Code and any applicable law.

Plan of Survey

16) The owner shall submit a copy of a plan of survey certified by a Registered Ontario Land Surveyor to the Chief Building Official when required to demonstrate compliance with the Act, the Building Code or any applicable law.

Site Plan

17) The owner shall ensure that site plans submitted to the Chief Building Official demonstrate compliance with the Act, the Building Code and any applicable law and shall contain the following information:

- a)** lot size, lot dimensions and setbacks to any existing or proposed buildings;
- b)** the similarly dimensioned location of every other adjacent existing building on the property;
- c)** existing and finished ground levels or grades to an established datum at or adjacent to the site;
- d)** existing rights-of-way, easements, municipal services and private; and
- e)** Driveway location and dimensions.

Grading and Lot Drainage Plans

18) Grading Plans shall be referenced to an up-to-date survey when available and when required to demonstrate compliance with the Act, the Building Code or other applicable law.

A copy of the Grading and Drainage Plan shall be submitted to the Chief Building Official

and include:

- a) Accurate geodetic survey elevations when possible
- b) A permanent benchmark for reference

- c) Footing elevations, where step footings indicate elevations of all steps, elevations of footings on frost walls
- d) Top of foundation wall where step foundations show all elevations
- e) Average grade around foundation and spot elevations
- f) Garage floor, basement floor, 1st and 2nd floor elevations, peak roof elevation, sump hole elevation and elevations of building heights where heights of buildings are critical;
- g) Driveway, walkways, decks, retaining walls, walkout elevations, parking yards, turnarounds
- h) Slopes of yards, driveways, terracing or berming
- i) Swales, grade elevations, outlet elevations and inlet elevations.
- j) Drainage plan showing the location of termination of sump discharge line and/or any other appliance that discharges water to the exterior including downspouts, pools and hot tubs and surface drainage
- k) sediment and erosion control measures

Servicing Report and Plan

19) Servicing Plans shall be referenced to an up-to-date survey when available and, when required to demonstrate compliance with the Act, the Building Code or other applicable law.

A copy of the Servicing Report and Plan shall be submitted to the Chief Building Official and include:

- a) Estimated water consumption and current capacities of water systems
- b) Water distribution/connection plan
- c) Net impact due to the proposed change in land use or development and any need for expansions and upgrades
- d) Hydrant flow test to confirm boundary conditions and confirmation that it meets required flow
- e) Estimated wastewater discharge and current capacities of trunk systems
- f) Net impact due to the proposed change in land use or development and need for expansion and upgrades

Stormwater Management Report and Plan

20) Stormwater Management Plans shall be referenced to an up-to-date survey when available and, when required to demonstrate compliance with the Act, the Building Code or other applicable law.

A copy of the Stormwater Management Report and Plan shall be submitted to the Chief

Building Official and include:

- a) Site conditions
- b) Quantity Control Analyses
- c) Quality Control Analyses
- d) Recommendations and Conclusions
- e) Signature
- f) Professional Engineer's Seal

As-Constructed Plans

21) On completion of the construction of the building, if required by the Chief Building Official, the owner shall submit to the Chief Building Official a set of as-built plans for the work, including a plan of survey showing the location of the building.

Plans Property of the Town of Arnprior

22) Plans and specifications furnished in accordance with the Town requirements of this by-law or otherwise required by the Act become the property of the Town of Arnprior and shall be retained in accordance with the relevant legislation and the Town's Records Retention By-law.

Part V

Deviations from Plans and Specifications

23) Deviations from the plans, specifications or other documents filed and in respect of which a permit or permits were issued, may be made following the issuance thereof or during the course of the inspections provided that:

- a) the changes do not contravene the Act, the Building Code or any applicable law;
- b) the Chief Building Official agrees to the changes;
- c) revised plans and specifications in the prescribed numbers are submitted for approval; and
- d) the additional non-refundable fee for "Revision to permit" as set out in the user fees and charges by-law, is submitted prior to review by the Chief Building Official.

Part VI

Equivalents and Alternative Solutions

Equivalent

- 24)** Where an application for a permit or for authorization to make a material change to a plan, specification, document or other information on the basis of which permit was issued, contains an equivalent material, system or building design for which authorization under Section 8 of the Act is requested, the following information shall be provided by the owner to the Chief Building Official:
- a)** a description of the proposed material, system or building design for which authorization is requested;
 - b)** any applicable provisions of the Building Code; and
 - c)** evidence that the proposed material, system or building design will provide the level or performance required by the Building Code.

Alternative Solutions

- 25)** Where an application for a permit or for authorization to make a material change to a plan, specification, document or other information on the basis of which permit was issued, contains an alternative material, system or building design for which authorization under Section 8 of the Act is requested, the following information shall be provided by the owner to the Chief Building Official:
- a)** Application for approval of an Alternative Solution.

Part VII

Permit

Transfer of Permit

- 26)** It is a condition of the issuance of any permit that the permit shall not be transferred without the approval of the Chief Building Official and the payment of the required non-refundable fee as set out in the user fees and charges by-law, as amended.
- 27)** The new owner shall apply for a transfer of the permit in accordance with the requirements of Section 9 of this by-law.

Restricted Permit

- 28)** A restricted permit for a temporary building may be issued by the Chief Building Official authorizing, for a limited time only, the erection and existence of a building or part thereof.

Partial Permit – Limitations

- 29)** Where a permit is issued for part of the work for a building, the permit holder may proceed but the issuance shall not be construed as to authorize construction beyond the plans for which approval was given, or guarantee that approval will necessarily be granted for the entire work.

Part VIII Revocation

Notice of Revocation

- 30)(1)** Prior to revoking a permit under subsection 8(10)(b) or subsection 8(10)(c) of the Act, the Chief Building Official shall serve the permit holder or cause the permit holder to be served with written notice of his or her intention to revoke the permit.
- (2)** Notice under subsection (1) may be served either by personal service or by mailing the notice by registered mail addressed to the permit holder at the address the permit holder has communicated to the Chief Building Official in writing.
- (3)** Where notice is served by registered mail, the permit holder shall be conclusively deemed for all purposes to have been served with the notice on the third day after the day of mailing.
- 31)** If on the expiration of thirty (30) days from the date of service of the notice of intention to revoke the permit described in Section 26 of this by-law, the ground for revocation continues to exist, the Chief Building Official may revoke the permit without further notice to the permit holder.

Request for Deferral

- 32)** A permit holder may, within thirty (30) days from the date of service of the notice described in Section 26 of this by-law, request in writing that the Chief Building Official defer the revocation by stating reasons why the permit should not be revoked.

Deferral of Revocation

- 33)** The Chief Building Official having regard to the changes in the Act, Building Code or any applicable law may allow the deferral in writing.

Fee for Deferral

- 34)** A request for deferral shall be accompanied by the non-refundable fee as set out in the user fees and charges by-law, as amended.

Part IX

Prescribed Notices and Inspections

Notice at Each Stage

- 35)** The permit holder shall notify the Chief Building Official or a Registered Code Agency, where one is appointed of each stage of construction for which a notice is required under Article 1.3.5.1. Div. C and Article 1.3.5.2. Div. C of the Building Code.

Notice of Completion

- 36)** The permit holder shall give notice of completion as prescribed by Section 11 of the Act or, where occupancy is required prior to completion, the permit holder shall give notice of inspection to ensure compliance with the requirements of Section 11 of the Act and Article 1.3.3.1. Div. C and 1.3.3.2. Div. C of the Building Code.

Inspections

- 37)** Upon receipt of proper notice, the Chief Building Official or a Registered Code Agency, where one is appointed, shall undertake a site inspection of the building to which the notice relates in accordance with the prescribed time periods set out in Article 1.3.5.3. Div. C of the Building Code.

Required Inspections

- 38)** The following inspections are required under this By-Law:

- a)** Underside of footing, excavation
- b)** Forms for footing, foundation, piers, posts or other point loads
- c)** Insulated Concrete Forms (ICF)
- d)** Prior to Backfill of foundation includes damp proofing, water proofing, drainage layer, drainage tile, granular layer
- e)** Plumbing - underground
- f)** Framing I – all buildings, decks, accessory structures
- g)** Mechanical components
- h)** Plumbing Rough-in includes air/water tests, ball tests and design components
- i)** Air Barrier/2nd plain of protection – if applicable
- j)** Insulation/Vapour/Air Barrier

- k) Framing II – Subsequent framing of decks, or other areas not included in main inspection
- l) Insulation final – final including ceiling, documentation.
- m) Grading – rough grading away from building

- n) Occupancy – includes required framing, plumbing, mechanical, insulation, HVAC completion
- o) Final interior – all interior areas completed
- p) Final exterior – all grading, decks, guards, and landscaping completed

Part X Fees and Refunds

Fees Payable

- 39)** The Chief Building Official shall calculate the required fees for the work proposed in accordance with the user fees and charges by-law as amended, and the owner shall pay such fees upon issuance of a permit.

Additional Fees

- 40) (1)** Any person who commences construction, demolition or changes the use of a building or part thereof prior to the issuance of a permit to construct, demolish or change the use of a building or part thereof shall, in addition to any other penalty imposed under the Act or Building Code, pay a non-- refundable administrative surcharge fee equal as detailed in the User Fees and Charges By-law, being by-law 7358-23, as amended or replaced.

(2) Where the Chief Building Official determines that a limiting distance agreement is required pursuant to the Act and the Building Code, the owner shall pay the fee shown in the user fees and charges by-law as amended, prior to execution of the agreement by the Chief Building Official.

Plan Re-Examination

- 41)** Where an owner substantially revises a proposed building design after examination of the plans and specifications, a re-examination fee as set out in the user fees and charges by-law as amended, shall apply to the revised plans and specifications.

Refunds

- 42)(1)** In the case of abandonment of all or a portion of the work or of the non-commencement of any project, the Chief Building Official shall determine, at his sole discretion, the amount of refund of permit fees, if any, that may be returned to the permit

holder, in accordance with section 38(2).

- (2)** The fees that may be refunded shall be a percentage of the fees payable as follows:
- a)** ninety (90%) per cent if applicable is filed and no processing or review functions have been performed,
 - b)** (b) eighty (80%) per cent if administrative and zoning functions have been performed,
 - c)** (c) fifty (50%) per cent if administrative, zoning and plans examination functions have been performed,
 - d)** (d) forty (40%) per cent if the permit has been issued and no field inspections have been performed subsequent to permit issuance, and
 - e)** \$60.00 shall be additionally deducted for each field inspection that has been performed after the permit has been issued.
- (3)** Despite subsection 38.2 no refund shall be payable where the amount calculated is less than the minimum fee.
- (4)** The fee that may be refunded shall be paid to the person named on the fee receipt issued by the Town of Arnprior upon payment of the fee, unless the person directs in writing that it be refunded to another person.
- (5)** Despite subsection (1) to (4) inclusive, no refund shall be issued after one year from the date of withdrawal, cancellation, abandonment, refusal to issue a permit or revocation of a permit.

Part XI Construction Fencing

- 43)** The person to whom a permit for construction or demolition is issued shall, prior to the commencement of any construction or demolition or placement of any materials or equipment in the Town of Arnprior, erect or cause to be erected and maintain a fence enclosing the site of the construction or demolition, for the purpose of preventing entry to the site in accordance with Section 40 of this by-law.
- 44)** For the purposes of subsection 39(1), the site of the construction or demolition includes the area of the proposed construction or demolition, together with any area where materials are stored or where equipment is operated or stored.
- 45)** Subsection 39(1) does not apply to those areas in the Town:
- a)** where all of the proposed construction or demolition is contained within an existing structure, and entry to the structure is limited by the walls of the structure and by the securing of any window, door or other opening;
 - b)** where existing fencing is in place which will provide a reasonable deterrence to entry;

- c) where it can be demonstrated that the hazard to the public is minimal due to:
 - (i) The nature of the construction or demolition, or
 - (ii) The security measures that are in place to reasonably deter entry to the construction or demolition site, or
- d) where the construction or demolition has progressed to such a stage that the public no longer requires the protection of the fencing.

46) Every fence shall be erected in accordance with the following standards:

- a) in the case of the construction or demolition of residential buildings of 3 stories or less, every fence shall have an unobstructed height of at least 1.2m;
- b) in the case of the types of construction or demolition not referred to in clause 40(a), every fence shall have an unobstructed height of at least 1.8m;
- c) every fence shall be constructed as follows:
 - (i) if the fence is of wood construction, the exterior face shall be minimum 12.5mm thick exterior grade plywood or wafer board or oriented strand board (OSB) fence, that is close-boarded and securely nailed or screwed to the exterior of 89mm by 89mm vertical posts at 2. m centers and embedded at least 600mm into the ground and by 39mm by 89mm horizontal supports, top and bottom, that are secured to the vertical supports, or
 - (ii) if the fence is of the Poly-Vinyl-Chloride (PVC) safety-fence or snow-fence type, the fencing shall be fastened securely to and supported horizontally by steel "T" pickets at not more than 2.4m centers and embedded at least 600mm into the ground and by 39mm by 89mm horizontal supports, top and bottom, that are secured to the vertical supports, or
 - (iii) if the fence is of galvanized chain link construction, the chain link shall be fastened securely to vertical galvanized steel tubes at not more than 2.4m centers that are embedded at least 600mm into the ground and to horizontal metal rail threaded through the meshing top and bottom, or
 - (iv) a combination of the above materials may be used provided that there is an equivalent barrier and it can be demonstrated that it fulfils the required function, or
 - (v) other materials may be substituted provided that there is an equivalent barrier and it can be demonstrated that they fulfill the required function;
- d) every opening in a fence shall be protected by a gate that shall be:
 - (i) constructed of materials with a construction and performance level the same as the fence, and
 - (ii) securely closed and locked when the construction or demolition site is not actually being use
- e) where the building or structure is located adjacent to a "public way" as defined by the Occupational Health and Safety Act, R.S.O. 1990, Chap. 0.1, as

amended, the "Public Way Protection" as required, may be constructed in addition to, or as part of, the required fencing, in accordance with the requirements of Sections 64 and 65 or O. Reg 213/91, as amended; and

- f) every fence shall be maintained in a sturdy condition, such that there are no gaps under the fence or that the effective height of the protection is not reduced.

47) Despite Section 40 of this by-law, every site where:

- a) there exists an extra hazard to the public due to the close proximity of the construction or demolition site to parks, schools, residences or places where significant populations of children congregate, or the closeness of the construction or demolition to the fence, or
- b) the construction or demolition has been substantially suspended for a period of more than four (4) weeks; shall be protected by a fence that shall be constructed as follows:
 - (i) of an exterior grade plywood that is a minimum of 12.5m thick;
 - (ii) at least 2.4m in height;
 - (iii) close-boarded;
 - (iv) with a smooth surface facing the exterior side of the enclosed area of plywood that shall be securely nailed or screwed to the exterior of 89mm by 89mm vertical posts at 1.2m centers embedded at least 1.2m into the ground and by 39mm by 89mm horizontal supports, top and bottom, secured to the vertical supports;
 - (v) painted with a solid colour so as to resist weathering; and
 - (vi) maintained free of posters, notices and bills.

Part XII

General

Offence

- 48)** Any person who contravenes any provision of this by-law is guilty of an offence as provided for in Section 36 of the Act

Repeal

- 49)** By-law No. 6228-13 entitled "A by-law of the Corporation of The Town of Arnprior respecting construction, demolition, change of use permits, inspections, and a code of conduct for building officials ", as amended, is hereby repealed and replaced with this by-law.

Short Title

50) This by-law may be referred to as the "Building By-Law".

Effective Date

51) This by-law shall come into force and effect on the date of passing.

Enacted and **Passed** this 10th day of April, 2017.

Original Signed

David Reid, Mayor

Maureen Spratt, Clerk

Schedule "A"

Acknowledgement by Applicant of an Incomplete Application

Pursuant to Sentence 1.3.1.3(5) Div. C of the Ontario Building Code

Part A *(completed by Building Official)*

A pre-screening of the application to _____
(describe work)
at _____ reveals that the application is
(location of work)
incomplete within the meaning of Section 8 of the Building Code Act S.O., c. 23 as amended.

As such, the application is not permitted to the processing time periods specified for issuance or refusal of a permit as prescribed in Column 3 of Table 1.3.1.3. Div. C. of the Building Code.

The Town of Arnprior will, however, accept the incomplete application for processing provided the following acknowledgement is completed.

Part B *(completed by Owner or Authorized Agent)*

I, _____ acknowledge that my
(Print name-Owner or Authorized Agent)
application as described above does not meet the requirements of 1.3.1.3. (5) Div. C. of the Building Code therefore, is not entitled to the time periods prescribed in Column 3 of Table 1.3.1.3. Div. C. of the Building Code.

Notwithstanding the above, I wish to have the application accepted for processing and understand that a permit cannot be issued until all the information is submitted and reviewed for compliance.

Declaration of Applicant _____
(Signature) (Date)

I have the authority to bind the corporation or partnership (if applicable)

Personal information on this form is collected under the authority of the Building Code Act and will be used in the processing of you Building Permit Application. Questions regarding the collection of this information should be directed to the Municipal Freedom of Information and Protection of Privacy Office at 613-623-4231 ext. 1817.

Schedule “B” Submission Requirements

Category: House

(As Defined by the Ontario Building Code Section 3.5.2.1 Div. “C”)

X Means May Be Required by Chief Building Official (C.B.O)

Information Required	New Building	Addition	Interior Alterations
General			
All drawings to be drawn on a durable material, drawn to scale, and fully dimensioned	X	X	X
Site and Key Plan			
Property lines and lot area	X	X	
Location of all existing and proposed building setbacks to property lines, parking spaces, distance to other buildings, and other features in relation to property boundaries.	X	X	
Overall dimensions of all buildings	X	X	
Summary of permitted and proposed zoning provisions	X	X	X
Location of easements and/or rights of way	X	X	
Location of septic bed, connection to existing system, septic tank and other equipment	X	X	X
Key plan showing location of existing and proposed construction		X	X
Grading Plan			
Existing and proposed grade elevations at all lot corners, midpoints, points of grade change, driveways and drainage structures	X	X	
Proposed finished floor, top of foundation and u/s footing elevations	X	X	
Slope and surface direction runoff, culvert conditions	X	X	
Floor and Roof Plans			
Basement floor plan including foundation information and use of space	X	X	X
Floor plan of every upper level showing use of all space	X	X	X

Information Required	New Building	Addition	Interior Alterations
Floor plan of every upper level showing structural framing above	X	X	
Roof truss layout	X	X	
Proprietary floor system layout	X	X	
Location of all plumbing fixtures	X	X	X
Location of all solid fuel burning appliances	X	X	X
Location of smoke alarms and carbon monoxide detectors	X	X	X
Elevations			
Area of exposed buildings face. Area and percentage of unprotected openings. Required limiting distance	X	X	
Exterior finishes	X	X	
Window/door type, locations and sizes including height of sills above floor	X	X	
Roof slope and finish	X	X	
Exterior stairs, landings, guards and handrails	X	X	
Building Sections			
Floor to floor and floor to ceiling heights	X	X	X
Footing and foundation wall details including height of grade above basement floor	X	X	X
Specifications of all floor, wall and roof assemblies	X	X	X
Shoring and underpinning details	X	X	X
Stairs, landings, guards and handrails	X	X	X
Construction Details and Notes			
Typical wall section	X	X	X
Wall and floor fire separation details	X	X	X
Typical roof details	X	X	
Guard details including connection detail	X	X	
Building materials and specifications of all wall, floor and roof assemblies	X	X	X
Mechanical Ventilation design summary and HVAC drawings & design	X	X	
Footing design for sensitive soils	X	X	

Schedule “B” – Continued Submission Requirements

Category: Small Building, Residential

(As defined by the Ontario Code Section 3.5.2.1 Div. “C”)

Information Required	New Building	Addition	Interior Alterations
General			
All drawings to be drawn on durable material, drawn to scale, fully dimensioned	X	X	X
ASHRAE 90.1 energy certification form	X		
Site and Key Plan			
Property lines and lot area referenced to a current survey	X	X	
Location of all existing and proposed buildings including setbacks to property lines, parking spaces, distance to other buildings, and other features in relation to property boundaries	X	X	
Overall dimensions of all buildings	X	X	
Summary of permitted and proposed zoning provisions	X	X	X
Location of easements &/or rights-of-way	X	X	
Location of septic bed, connection to existing system, septic tank and other equipment	X	X	X
Key plan showing location of existing and proposed construction		X	X
Lot Grading & Drainage Plan*	X	X	
Servicing Report and Plan*	X	X	
Stormwater Management Report & Plan*	X	X	
Floor and Roof Plans			
Basement floor plan including foundation information and use of space	X	X	X
Floor plan of every upper level showing use of all spaces	X	X	X
Floor plan of every upper level showing structural framing above	X	X	
Roof truss layout	X	X	
Proprietary floor system layout	X	X	
Location of all plumbing fixtures	X	X	X
Location of all solid fuel burning Appliances	X	X	X

Location of smoke alarms and carbon monoxide detectors	X	X	X
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Information Required	New Building	Addition	Interior Alterations
Elevations			
Area of exposed building face. Area and percentage of unprotected openings. Required limiting distance	X	X	
Exterior finishes	X	X	
Window/door type, location and sizes including height of sills above floor	X	X	
Roof slope and finish	X	X	
Exterior stairs, landings, guards and handrails	X	X	
Building Section			
Floor to floor to floor to ceiling heights	X	X	X
Footing and foundation wall details including height of grade above basement floor	X	X	X
Specifications of all floor, wall and roof assemblies	X	X	X
Shoring and underpinning plans and details	X	X	X
Stairs, landings, guards and handrails	X	X	X
Construction Details and Notes			
Typical wall section	X	X	X
Wall and floor fire separation detail	X	X	X
Typical roof details	X	X	
Guard details including connection detail	X	X	
Building materials and specifications of all wall, floor and roof assemblies	X	X	X
Mechanical Ventilation design summary and HVAC drawings & design	X	X	
Footing design for sensitive soils	X	X	

*** At the discretion of the Chief Building Official**

Schedule “B” – Continued Submission Requirements

Category: Small Buildings, Non-Residential

(As Defined by the Ontario Building Code Section 3.5.2.1 Div. “C”)

Information Required	New Building or Addition	Interior Alterations
General		
All drawings to be drawn on durable material, drawn to scale and fully dimensioned	X	X
Drawings to be sealed, signed and dated by each professional design discipline	X	
ASHRAE 90.1 energy certification form	X	
Building code analysis	X	X
Specifications for each design discipline	X	X
Geotechnical investigation report	X	
Site and Key Plan		
Property lines and lot area referenced to a current survey	X	X
Location of all existing and proposed buildings including setbacks to property lines, distance to other buildings and other features in relation to property boundaries including parking spaces	X	X
Overall dimensions of all buildings	X	
Summary of permitted and proposed zoning provisions	X	X
Location of easements and/or rights-of-way	X	
Location of septic bed, connected to existing system, septic tank and other equipment	X	X
Key plan showing location of existing and proposed construction	X	X
Barrier free information including curd cuts, ramps, parking and associated details	X	X
Fire route, fire department connections and fire Hydrants	X	
Lot Grading & Drainage Plan*	X	
Servicing Report and Plan*	X	
Stormwater Management Report & Plan*	X	
Architectural Drawings		
Floor plans identifying rooms including use of all spaces, wall construction and fire separations	X	X
Reflected ceiling plans and associated details	X	X
Roof plan and associate details including any screening requirements for mechanical roof top equipment	X	X
Building elevations	X	
Building cross sections	X	X

Information Required	New Building or Addition	Interior Alterations
Wall sections and details. Stair sections plan and details	X	X
Enlarged detail plans and associated details	X	X
Door, window and room finish schedules if not in specifications	X	X
Structural Drawings		
Design information including loading, deflection, wind uplift, earthquake analysis and control flow drainage design on roof	X	
Shoring and underpinning plans and details	X	
Foundation plan and associated details	X	
Floor and roof framing plans including beam and column schedule	X	
Exterior canopy or other structural framing information	X	
Structural connection details	X	
Heating, Ventilation and Air Conditioning		
Layout and sizes of duct at each floor level	X	X
Type location and size of equipment	X	X
Roof plan showing roof mounted equipment	X	X
Details specialized systems	X	X
Plumbing		
Site service drawings showing water, storm sewers, sanitary sewers, catch basins, manholes, and connection to municipal system	X	
Water and drain layout at each level and plumbing risers	X	X
Material, equipment and fixture specifications	X	X
Electrical Drawings		
Electrical site servicing drawing where separate from mechanical	X	
Lighting, power, emergency lighting, exit signage and electrical equipment	X	X
Fire alarm system drawings including alarm risers detail together specifications and sequence of operation	X	X
Other submissions		
Sprinkler Riser Diagram, including water entry schematic	X	X
Drawings showing fire hose cabinets, standpipe risers and other standpipe information	X	X

*** At the discretion of the Chief Building Official**

Schedule “B” - Continued Submission Requirements

Category: Large or Complex Buildings

(As Defined by the Ontario Building Code Section 3.5.2.1 “C”)

Information Required	New Building or Addition	Interior Alterations
General		
All drawings to be drawn on durable material, drawn to scale and fully dimensioned	X	X
Drawings to be sealed, signed and dated by each professional design discipline	X	
Commitment by owner for general review form for each required professional discipline	X	X
Building Code analysis	X	X
ASHRAE 90.1 energy certification form	X	
Specifications for each design discipline	X	X
Geotechnical investigation report	X	
Site Plan		
Property line and lot area referenced to a current survey	X	X
Location of all existing and proposed buildings including setbacks to property lines, distance to other buildings. All parking spaces	X	X
Fire route, fire department connections and fire hydrants	X	
Existing and proposed grease. Proposed finished floor elevations of all buildings. Sidewalk elevations	X	
Barrier free information including curb cuts, ramps, parking and associated details	X	X
Summary of permitted and proposed zoning provisions	X	X
Key plan showing location of existing and proposed Construction	X	X
Lot Grading & Drainage Plan*	X	
Servicing Report and Plan*	X	
Stormwater Management Report & Plan*	X	
Architectural Drawings		
Floor plans identifying rooms including use of all spaces wall construction and fire separations	X	X
Reflected ceiling plans details and associated details	X	X
Roof plan and associated details including any screening requirements for mechanical rooftop equipment	X	X
Building elevations	X	X
Building cross sections	X	X
Wall sections and details. Stair sections, plan and details	X	X
Enlarged detail plan and associated details	X	X
Door, windows and room schedules if not in specifications	X	X

Information Required	New Building or Addition	Interior Alterations
Structural Drawings		
Design information including loading, deflection , wind uplift, earthquake analysis and control flow drainage design on roof	X	
Shoring and underpinning and details	X	
Foundation plan and associated details	X	
Floor and roof framing plans including beam and column schedule	X	
Exterior canopy of structural framing information	X	
Structural connection details	X	
Heating, Ventilation, and Air Conditioning		
Layout and sizes of duct at each floor level	X	X
Type, location and size of equipment	X	X
Roof plan showing roof mounted equipment	X	X
Details of specialized systems	X	X
Plumbing		
Site service drawings showing water, storm sewers, sanitary sewers, catch basins, manholes and connection to municipal system	X	
Water and drain layout at each floor level	X	X
Plumbing risers and stack loads	X	
Material, equipment and fixture specifications	X	X
Electrical Drawings		
Electrical site servicing drawing where separate from mechanical	X	
Lighting, power, emergency lighting, exit signage and electrical equipment	X	X
Fire alarm system drawings including alarm riser details together with the specifications and sequence of operation	X	X
Other Submissions		
Sprinkler riser diagram and water entry schematic	X	X
Drawings showing fire hose cabinets, standpipe risers and other standpipe information	X	X
Smoke venting information related to high-rise buildings	X	

*** At the discretion of the Chief Building Official**

Schedule “C” Submission Requirements

Category: Demolition (Full / Partial)

(As Defined by the Building Code Act Section 1.1)

X Means May Be Required by Chief Building Official (C.B.O)

Information Required	Full	Partial	General Review
General			
All drawings to be drawn on a durable material, drawn to scale, and fully dimensioned	X	X	X
Site and Key Plan			
Property lines and lot area	X	X	X
Location of all existing to remain and or to be removed, building setbacks to property lines, parking spaces, distance to other buildings, and other features in relation to property boundaries.	X	X	X
Overall dimensions of all buildings	X	X	X
Location of easements and/or rights of way	X	X	X
Location of septic bed, connection to existing system, septic tank and other equipment	X	X	X
Grading Plan			
Existing and proposed grade elevations at all lot corners, midpoints, points of grade change, driveways and drainage structures	X	X	X
Proposed finished floor, top of foundation and u/s footing elevations		X	X
Slope and surface direction runoff, culvert conditions	X	X	X
Floor and Roof Plans			
Basement floor plan including foundation information and use of space		X	X
Floor plan of every upper level showing use of all space		X	X

Information Required	Full	Partial	General Review
Floor plan of every upper level showing structural framing above		X	X
Roof truss layout		X	X
Proprietary floor system layout		X	
Location of all plumbing fixtures		X	X
Location of all solid fuel burning appliances		X	X
Location of smoke alarms and carbon monoxide detectors		X	X
Elevations			
Area of exposed buildings face. Area and percentage of unprotected openings. Required limiting distance		X	X
Window/door type, locations and sizes including height of sills above floor		X	X
Roof slope and finish		X	X
Exterior stairs, landings, guards and handrails		X	X
Building Sections			
Floor to floor and floor to ceiling heights		X	X
Footing and foundation wall details including height of grade above basement floor		X	X
Specifications of all floor, wall and roof assemblies		X	X
Shoring and underpinning details		X	X
Stairs, landings, guards and handrails		X	X
Construction Details and Notes			
Typical wall section		X	X
Wall and floor fire separation details		X	X
Typical roof details		X	X
Guard details including connection detail		X	X
Building materials and specifications of all wall, floor and roof assemblies		X	X
Mechanical Ventilation design summary and HVAC drawings & design		X	X

The applicant shall retain a professional engineer to undertake the “**General Review**” of the project during demolition as outlined in section 6) h) & 6) i).

Schedule "D"

Respecting Code of Conduct for Building Officials

The Code of Conduct applies to the Chief Building Official and inspectors appointed under the Building Code Act in the exercise of a power or the performance of a duty under the Building Code Act or the Building Code. The purpose of this Code is to promote appropriate standards of behavior and enforcement actions to ensure building officials apply standards of honesty and integrity, and to prevent practices constituting an abuse of power including unethical or illegal practices.

Standards of Conduct

Building Officials undertake to:

- 1 Always act in the public interest, particularly with regard to the safety of building works and structures.
- 2 Not to act where there may be or where there may reasonably appear to be a conflict between their duties to their employer, their profession, their peers and the public at large and their personal interests.
- 3 Apply all relevant building by-laws, codes and standards appropriately and without favour.
- 4 Perform their inspections and plan examination duties impartially and in accordance with the highest professional standards.
- 5 At all times abide by the highest moral and ethical standards and avoiding any conduct, which could bring or tend to bring building officials into disrepute.
- 6 Comply with provisions of the building code act, the Ontario building code and other acts or law, which regulate or govern building officials or their functions.
- 7 Not to act beyond their personal level of competence or outside their area of expertise.
- 8 Maintain current accreditation to act as an Ontario Building Official.
- 9 Maintain their knowledge and understanding of the best current building practices, the building laws and Codes relevant to their inspection and plan examination function.

Breaches of the Code of Conduct

The Ontario Building Code Act provides that the performance of Building Officials will be measured against this Code of Conduct. The Municipal administration will review any allegations brought forward that the Code of Conduct has been breached. Disciplinary action arising from violations of this Code of Conduct is the responsibility of the Municipal employer and will be based on the severity and frequency of the violation in accordance with relevant employment standard.