

CORPORATION OF THE VILLAGE OF COBDEN

BY-LAW # 1990-14

Being a by-law respecting Building and Plumbing Permits and inspections for the Village of Cobden.

Whereas Subsection 2 of Section 5 of the Building Code Act, R.S.O. 1980, Chapter 51, authorizes the Council of a municipality to pass a by-law to regulate the construction, demolition and use of buildings and structures in the municipality and to provide for the health, safety and welfare of the inhabitants thereof,

And Whereas Section 46(1) of the Ontario Water Resources Act, R.S.O. 1980, Chapter 361 empowers Councils to pass certain by-laws respecting plumbing permits, inspections and the appointment of inspectors,

And Whereas the municipal council deems it expedient to pass a by-law respecting building and plumbing permits and inspections,

Now Therefore, the Council of the Corporation of the Village of Cobden enacts as follows:

Enforcement

1. a) This by-law may be cited as the Building & Plumbing By-Law of the Corporation of the Village of Cobden.
- b) This by-law shall be enforced by the Chief Building Official appointed by the Corporation of the Village of Cobden.

Definitions

2. a) "Building" shall mean a structure occupying an area greater than one hundred (100) square feet consisting of a wall, roof and floor, or any one or more of them, or a structural system serving the function thereof, including all the works, fixtures and service systems appurtenant thereto, and includes such other structures as are designated in the regulations, but does not include a structure used directly in the extraction of ore from a mine.
- b) "Chief Official" shall mean the Chief Building Official appointed by the by-law of the Corporation of the Village of Cobden for the purposes of enforcement of the Building Code Act and the Plumbing Code.
- c) "Corporation" shall mean the Corporation of the Village of Cobden
- d) "Permit" shall mean written permission or written authorization from the Chief Official to perform work regulated by this by-law and the Associated Acts.
- e) "Regulation" shall mean the regulations made under the Building Code Act and/or the Plumbing Code.
- f) "Applicant" shall mean the property owner or the authorized agent (builder, lawyer, contractor, etc.) of the property owner which has been confirmed in writing by the property owner.

Permits

3. a) A permit shall be required for all construction and demolition dealt with by the Ontario Building Act, Chapter 51, R.S.O. 1980, and amendments thereto, more specifically as described in Appendix A.
- b) Classes and types of permits with respect to the construction and demolition of buildings and permit fees shall be as set out in Schedule "A" hereto annexed and forming part of this by-law.
- c) Permits for work other than that referred to in this by-law shall be obtained from the appropriate authority and without limiting the generality of the foregoing shall include street line encroachment, wiring, septic tanks, street cuts.
- d) Unless as otherwise provided for by the Plumbing Code, no person shall construct or alter plumbing and no person shall cause plumbing to be constructed or altered without first having obtained a permit from the Plumbing Inspector.

Application for Permit

4. Every applicant for a permit, or his authorized agent, shall file an application in writing by completing the form prescribed and available at the office of the Municipal Clerk. The prescribed form shall be as set out in Schedule "D" attached hereto and forming part of this by-law.
5. Every application shall be submitted to the Municipal Clerk and forwarded to the Chief Building Official, and shall;
  - a) identify and describe in detail the work and occupancy to be covered by the permit for which application is made,
  - b) describe the land on which the work is to be done, by a description that will readily identify and locate the building lot,
  - c) include complete plans and specifications as described in this by-law and show the occupancy of all parts of the building,
  - d) state the valuation of the proposed work including materials and labour and be accompanied by the required fee,
  - e) state the names, addresses and telephone numbers of the owner, architect or engineer or other designer or constructor,
  - f) be accompanied, where applicable, by a written acknowledgement of the owner that he has retained an architect or professional engineer to carry out the field review of the construction wherein required by the Building Code,
  - g) be signed by the owner or his authorized agent who shall certify the truth of the contents of the application,
  - h) In the case of demolitions, the application must be accompanied by satisfactory proof that arrangements have been made with the proper authorities for the cutting off and plugging of all water, sewer, gas, electric, telephone or other utilities and services.

6. Where six (6) months have elapsed after the date of the filing of the application for a building permit, the application shall be deemed to be abandoned, unless the Chief Official is satisfied that the applicant is proceeding in good faith and in a continuous process to complete the application.

Plans, Specifications, Documents and Information

7. Each applicant shall furnish sufficient plans, specifications, documents and other information to enable the Chief Official to determine whether or not the proposed work conforms to the Act, the Regulations under the Act, Municipal By-Laws and other applicable statutes and by-laws and whether or not it may effect adjacent property.
  8. Each application shall be accompanied by two (2) sets of building plans and specifications unless otherwise specified by the Chief Official.
  9. Building plans shall be drawn to scale on paper, and shall be legible, and without affecting the generality of the foregoing, shall include such working drawings as set out in Schedule "B" to this by-law unless otherwise specified by the Chief Official.
  10. Each application for a building permit shall include a site plan prepared and signed by the applicant which shall clearly exhibit thereon the following information:
    - a) lot size and the dimensions of property lines and setbacks to any existing or proposed buildings.
    - b) existing and proposed ground levels or grades of the building lot in order to enable the Chief Official to determine the adequacy and acceptability of the proposed surface drainage scheme and the necessity for following up, drainage, cleaning, clearing of any grounds, yard and vacant lots and the altering, relaying or repairing of private drains.
    - c) the location of proposed vehicular and pedestrian entrance and exit points, driveways, fire lanes, walkways, and parking lots, which will, in the opinion of the Chief Official, provide for the safe movement of pedestrian traffic and or fire fighting equipment and the safe movement and storage of motor vehicles.
    - d) the location and design of any proposed swimming pool and/or other recreation area or facility in such detail as will enable the Chief Official to determine the acceptability thereof in regards to the health, safety and welfare of people who may inhabit the structure and/or lot, and ensure that buildings and yards will be in a safe condition as to guard against dangerous risks or accidents.
    - e) existing rights of way, easements and location, size and capacity of all municipal services and the size and location of all connections from the building thereto and the invert level of the main sewer at the point where service connections are to be made:
- In this paragraph, the word "services" shall be deemed to include sanitary sewers, storm sewers, municipal drains, water drains, water works and electrical power lines servicing the property.

Issue of permits for Part of a Building

11. When, for any reason, approval of a portion of the building or project is desired by the applicant prior to the issuance of a permit for the complete building or project, the application shall be made and fees paid for the complete project. Complete plans and specifications covering the portion of the work for which immediate approval is desired shall be filed in accordance with Sections 5 through 10 inclusive.
12. The Chief Official may in a proper case issue a permit for a portion of the project.
13. 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.

Revision to Permit

14. After issuance of the permit, an application may be made for a revision to the permit and such application shall be made in the same manner as for the original permit except that minor changes may be approved in writing by the Chief Official.

Renewal of Permit

15. The Chief Official may issue a renewal of permit, subject to Section 6 of the Act, provided that the required fee is paid for such renewal and the plans and specifications are made to comply with all the requirements of the Act in effect at the same time of renewal.

Issuance of Permit

16. It is a condition of the issuance of any permit that the permit shall not be issued without the approval of the Chief Official and the payment of the required fee.

Fees

17.
  - a) Fees for a required permit shall be as set out in Schedule "A" to this by-law hereto annexed and forming part of this by-law, and are due and payable upon submission of an application for a permit.
  - b) Where the fees are based on the cost of valuation of the proposed work, such cost of valuation shall mean the total cost of all work regulated by the permit including the cost of all material, labour equipment, overhead and professional and related services.
  - c) The Chief Official may place a valuation on the cost of the proposed work for the purpose of establishing the permit fee and if the permit applicant or holder disagrees with the valuation, the prescribed fee shall be paid before the issuance of the permit by the applicant and upon completion of the project, the applicant shall submit an audited statement of the actual costs of the project and where the audited costs are determined to be less than the valuation, the Chief Official shall issue an appropriate refund.
  - d) In the case of abandonment of all or a portion of the work, or the non-commencement of any project, and upon written request, the Chief Official shall determine the amount of the refund of paid permit fees that may be returned, if any, to the applicant, in accordance with Schedule "C" hereto annexed and forming part of this by-law.
  - e) Remuneration to the Building/Plumbing Inspector shall be 75% of all permit fees collected.

Inspections

18. Inspections required pursuant to the Acts shall be requested at least 24 hours in advance or as authorized by the Chief Official.

Appeals

19. Where there is a dispute between an applicant for, or holder of a permit or a person to whom an order is given and the Chief Building Official or an inspector in respect of the interpretation of the technical requirements of the building code or the sufficiency of compliance with such technical requirements, any party to the dispute may apply to the Building Code Commission for a hearing and determination of the question of appeal.

Notifications and Penalties

20. The owner or his authorized agent shall notify the Chief Official at least one (1) business day in advance of each event for which notice in advance of construction is required under the Building Code.
21. The forms prescribed for use as applications for permits, for orders and for inspection reports shall be as set out in Schedule "D" hereto annexed and forming part of this by-law.
22. No person shall file a false or misleading application or false or misleading support material.
23. Any person who contravenes any provisions of this by-law is guilty of an offence as provided for in Section 24 of The Building Code, Chapter 51, R.S.O. and amendments thereto.
24. All previous by-laws respecting building and plumbing regulations are hereby repealed.
25. This by-law shall come into force on the day it is adopted.

Read a first, second and duly passed upon the third reading this 21st  
day of June, 1990.

  
\_\_\_\_\_  
REEVE

  
\_\_\_\_\_  
CLERK - TREASURER

## "APPENDIX I"

### BUILDING PERMITS

A Building Permit is required for the construction of all new buildings, and for any change of a structural nature to existing buildings.

The following are examples of changes which DO NOT require a Building Permit:

- Re-roofing;
- Painting and decorating;
- Installation of kitchen cabinets;
- New flooring (tile, carpet, etc.);
- Replacing plaster with drywall;
- Replacing entrance or habitable room doors (in existing openings);
- Installation of new windows (in same openings as existing window);
- Re-pointing brick veneer or chimney brick;
- Repairing chimney flue liners;
- Replacing deteriorated wood for verandah floors and/or steps;
- Electrical repairs (Ontario Hydro Inspection Permit may be required);
- Re-insulating;
- Garden or tool sheds under 100 square feet or 9.29 square meters;
- Fences (height and distance from lot line are subject to zoning requirements);
- Other changes, as determined by the Chief Building Official.

Changes which DO require a Building Permit are:

- Installation of siding (aluminum, vinyl, stucco, etc.);
- Replacing entrance or habitable room doors (which are not in existing openings);
- Installation of new windows (not in same opening as existing window);
- Sun decks or porches attached to the existing building (and subject to zoning requirements for size and proximity to lot lines);
- Renovation to the interior of a building which will alter the structure of the building;
- Garden or tool sheds greater than 100 square feet or 9.29 metres (also subject to zoning requirements for proximity to lot lines);
- Any addition or structural change of the exterior of the building;
- Other changes, as determined by the Chief Building Official in accordance with the Ontario Building Code.
- The installation of a solid fuel burning unit

SCHEDULE A

1. Building Permit Fees

<u>CLASSES OF PERMITS</u>	<u>PERMIT FEE</u>
a) Installation of a solid fuel burning	\$30.00
b) Porches/Decks	\$30.00
c) Accessory Buildings	\$30.00
d) Demolition	\$30.00
e) All new construction, renovation and alteration - Four dollars per thousand dollars of construction value up to one hundred thousand dollars, then one dollar per thousand thereafter. The minimum building permit fee shall be \$30.00	

The following construction costs shall be used to determine the appropriate building permit fees for new construction and additions:

- 1) Residential \$646/m<sup>2</sup>
- 2) Commercial/Institutional \$753/m<sup>2</sup>
- 3) Industrial \$592/m<sup>2</sup>

f) Renewal of Permit	\$15.00
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2. Plumbing Permit Fees

<u>CATEGORY</u>	<u>INSPECTION FEE</u>
1) All new residential construction	Included in Building Permit Fee
2) Repair, renewal or alteration of plumbing	\$30.00
3) Commercial, Industrial and other non-residential occupancies (new construction)	Included in Building Permit Fee
4) Renewal of Permit	\$15.00

Schedule "B"

This is Schedule "B" to By-kaw No. 1986-11

List of Plans or Working Drawing  
to Accompany Application

1. Site Plan
2. Floor Plans
3. Foundation Plan
4. Building Elevations
5. Sections and Details
6. Roof Plans



Schedule "C"

This is Schedule "C" to By-law No. 1986-11

Refunds

<u>Status of Permit Application</u>	<u>% of Fee Eligible for Refund</u>
1. Application filed No processing or review of plans submitted	90%
2. Application filed Plans reviewed and permit issued	65%
3. Additional deduction for each field inspection that had been performed	5%
4. Permits valued at less than \$25.00	0

Schedule "D"

This is Schedule "D" to By-law No. 1986-11

Forms

Form 1	Building permit application
Form 2	Building permit
Form 3	Demolition permit
Form 4	Inspection report
Form 5-8	Orders

APPLICATION TO PERMIT:

CONSTRUCTION OF A BUILDING  
 DEMOLITION OF A BUILDING

Code Act, R.S.O. 1980, c. 51, s. 5 (2) (b)  
are required to submit a separate application for each temporary building,  
to be constructed or demolished.

\*Builder's Registration Number (where applicable)

the Chief Building Official

Municipality ..... Phone .....

Owner ..... Address ..... Phone .....

Contractor ..... Address ..... Phone .....

Designed by ..... Address ..... Phone .....

Type of building: Erect  Alter  Repair  Extend  Install  Demolish  (See 25)  
Is building is: New  Existing  No. of Storeys ..... If existing, work will be done on what

Street and Number ..... on the ..... side  
between ..... and .....

Corner Lot .....  
Plot Number ..... Plan Number ..... Size ..... x ..... Area .....

Has building been used for the following purposes since the passing of the Zoning By-Law No. ....  
Including a By-Law .....

Is building will be used for the following purposes only.....

Storage or parking facilities will be provided for ..... cars, as stipulated  
in the Off Street Parking Section of the Zoning By-Law.

Depth of building - W ..... L ..... H ..... Existing - W ..... L .....

Set back yards ..... Rear yard ..... Set back.....  
Minimum ..... Minimum ..... Minimum .....

Type of Construction: Frame  Protected Frame  Veneer  Masonry  Reinforced Concrete   
Steel  Other .....

Type of soil..... Are special foundations required? .....

Thickness of foundation walls: ..... Poured ..... Block ..... Other.....  
 footing size.....

Water: Municipality operated supply available  Required  Other (specify)..... P.U.C. Approval .....

Sanitizing: W.C. .... Lav. .... Tubs ..... Other.....

Hydro: Available on site  Required  P.U.C. Approval.....

Heating: Gas  Oil  Electric  Additional transformer required  Other (specify).....

Power available?..... If not, Septic Tank ..... M.O.H. Approval.....

Are surveyor's stakes visible? ..... Have fences been erected for more than ten years?.....

Brief description of work. (Where application is for demolition also include structural design characteristics of the building and method of  
demolition) .....

..... (Attach extra sheet if necessary)

Floor load.....

Estimated cost \$ ..... Are other permits required? .....

Highway or street access: Engineer or Road Superintendent Approval .....

Has any property which may be affected by this application been designated under the Ontario Heritage Act.....

All of the statements and representations contained in the attached documents filed in support of this application shall be  
part of this application for all purposes. Sufficient information shall be submitted with each application to enable the Chief  
Building Official to determine whether or not the proposed work will conform with the Building Code Act and regulations thereunder  
or other applicable law.

DECLARATION

I, the undersigned, ....., am the authorized owner/agent of owner named in the above  
application and I certify the truth of all the statements or representations contained therein.

I understand that the issuance of a permit shall not be deemed a waiver of any of the provisions of any by-laws or requirements  
of the Building Code Act or regulations made thereunder, notwithstanding anything included in or omitted from the plans or other  
documents filed in support of or in connection with the above application.

I acknowledge that in the event a permit is issued, any departure from plans, specifications or building locations proposed in the  
application is prohibited and such could result in the permit being revoked.

I further acknowledge that in the event the permit is revoked for any cause or irregularity or nonconformity with by-laws or  
requirements of the Building Code Act, or regulations made thereunder, there shall be no right of claim whatsoever against the  
municipal corporation or any official thereof and any such claim is hereby expressly waived.

....., Ontario..... 19.....  
Signature of Owner or Authorized Agent

.....  
Employee, Office of Building Inspector

Form 2  
**BUILDING PERMIT**

Building Permit No.

CONSTRUCTION OR ADDITION

MATERIAL ALTERATION OR REPAIR

*Building Code Act, R.S.O. 1980, c. 51, ss. 5(1); O. Reg. 419/86, as amended.*

Municipality \_\_\_\_\_ Phone \_\_\_\_\_

Owner's Name \_\_\_\_\_ Address \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

Area of Bldg. to be const. \_\_\_\_\_

Intended Use of Building \_\_\_\_\_ Zone \_\_\_\_\_

On The \_\_\_\_\_ Side Between \_\_\_\_\_

Plan No. \_\_\_\_\_ Lot Size \_\_\_\_\_ x \_\_\_\_\_

Length \_\_\_\_\_ Height \_\_\_\_\_ Side Yard \_\_\_\_\_ Rear Yard \_\_\_\_\_ Set Back \_\_\_\_\_

Value of Work \$ \_\_\_\_\_ Issued By \_\_\_\_\_

NOTE: See notes on attached card

Copy -- OFFICE    Pink Copy -- ASSESSMENT    Yellow Copy -- INSPECTOR    Buff Card Copy -- FIELD

THIS CARD MUST BE POSTED ON THE EXTERIOR OF THE BUILDING ON THE SIDE FACING THE STREET

**POST THIS CARD**

Building Permit No.

CONSTRUCTION — PART OF BUILDING  ENTIRE BUILDING

Stages of Construction Requiring Notice	Notes
Completion of the construction of the building;	The person to whom this permit has been issued shall notify the chief building official at least _____ in advance of the stages of construction specified in <i>section 2.4.5</i> of the Code, as set forth on this permit.
Construct the footings;	
Completion of the footings and foundations;	This permit does not include permission to dig, tunnel or bore into or under any part of a street, nor to occupy or obstruct any street sidewalk or other municipal property. To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the Municipal Clerk.
Cladding is within the scope of Part 9, of the completion of, structural framing, insulation and vapour barriers, and electrical and piping for heating and air conditioning systems;	
Cladding is within the scope of parts of the Code Part 9, of the substantial completion of, structural framing of each storey, insulation and vapour barriers, and gas-in of heating, ventilation, air-conditioning contaminant extraction equipment;	The owner is responsible for the proper setting of grades for the structure but he or his agent may request assistance from the Building Inspector.
Completion of all required fire separations and all fire protection systems including standpipe, fire alarm and emergency lighting systems;	
Completion of interior finishes and heating, air-conditioning and air-contaminant equipment;	The permit is granted on the express condition of full compliance with all the provisions of the <i>Building Code Act, R.S.O. 1980, c. 51</i> , and regulations made thereunder and of any By-law or any amendment thereto of the municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use etc., of buildings — unless otherwise specifically so provided for and approved of in writing by the Building Inspector. This permit is subject to revocation pursuant to <i>subsection 6 (1)</i> of the <i>Building Code Act</i> .
Completion of exterior cladding, fire access site grading; and	
Availability of drawings of the building as	
	Job Address
	Description
	Contractor
	Address

Form 3

World - Form 305  
in Canada, Municipal World Inc.  
Date Issued

# DEMOLITION PERMIT

Demolition Permit No.

PART OF BUILDING  ENTIRE BUILDING

*Building Code Act; R.S.O. 1980, c. 51, ss. 5(1); O. Reg. 419/86*

Municipality \_\_\_\_\_ Phone \_\_\_\_\_

Owner's Name \_\_\_\_\_ Address \_\_\_\_\_

Contractor's Name \_\_\_\_\_ Address \_\_\_\_\_

Proposed use of building \_\_\_\_\_ Zone \_\_\_\_\_

Location No. \_\_\_\_\_ on the \_\_\_\_\_ side between \_\_\_\_\_

Plan No. \_\_\_\_\_ Lot size \_\_\_\_\_ x \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_ Side Yard \_\_\_\_\_ Rear Yard \_\_\_\_\_ Set Back \_\_\_\_\_

Estimated Value of Work \$ \_\_\_\_\_ Issued By \_\_\_\_\_

Copy - OFFICE

Pink Copy - ASSESSMENT

NOTE: See notes on attached card  
Yellow Copy - INSPECTOR

Orange Card Copy - FIELD

THIS CARD MUST BE POSTED ON THE EXTERIOR OF THE BUILDING ON THE SIDE FACING THE STREET.

Date Issued

## POST THIS CARD

Demolition Permit No.

DEMOLITION - PART OF BUILDING  ENTIRE BUILDING

### Conditions Precedent to Demolition

Regulation 419/86 made under the Building Code Act provides as follows:

The applicant for a permit respecting the demolition of a building shall employ a professional engineer to undertake the general review of the building to be demolished where:

1. The building exceeds 3 storeys in building height or 600 m<sup>2</sup> in floor area; or

2. The building structure includes pre-tensioned or post-tensioned concrete.

Where a permit is required for the demolition of a building in accordance with 2.3.2.3 (1) descriptions of the structural design characteristics of the building and the method of demolition shall be included in the application for a permit to demolish the building.

No person shall commence demolition of a building or any part of a building before the building has been vacated by the occupants where the safety of the occupants is not affected.

### NOTICE:

This permit does not include permission to dig, tunnel or bore into or under any part of a street, nor to occupy or obstruct any street sidewalk or other municipal property.

To obtain permission to occupy the street or sidewalk during demolition, present this permit at the office of the Municipal Clerk.

The permit is granted on the express condition of full compliance with all the provisions of the Building Code Act, and Code made thereunder and of any By-law or any amendment thereto of the municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use, etc., of buildings - unless otherwise specifically so provided for and approved of in writing by the Chief Building Official. This permit is subject to revocation pursuant to the Building Code Act.

Job Address

Description

Contractor

Address

ACTION REPORT

Form 4

Codes

- (C) Complies
- (ND) = Notice of Deficiency
- (DR) = Deficiency Rectified

DATE OF OCCUPANCY  
\_\_\_\_\_

IGS DATE: \_\_\_\_\_  
-----  
-----

DATE: \_\_\_\_\_  
-----  
-----

ING DATE: \_\_\_\_\_  
-----  
-----

ATION DATE: \_\_\_\_\_  
-----  
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LL DATE: \_\_\_\_\_  
-----  
-----

AL DATE: \_\_\_\_\_  
-----  
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DATE: \_\_\_\_\_  
-----  
-----

CIENCIES RECTIFIED DATE: \_\_\_\_\_  
-----  
-----

No.

## ORDER TO COMPLY WITH ACT OR CODE

*Building Code Act, R.S.O. 1980, c. 51, s. 5, 6 and 8; O/Reg. 419/86.*

Name of Municipality..... Phone.....

Date issued: .....	Time..... a.m./p.m.	Permit No. <div style="border: 1px solid black; width: 100%; height: 20px;"></div>
Subject Location:.....		
Owner:.....		Inspector's Telephone No.....
Contractor:.....		

**PENALTIES ARE PROVIDED FOR VIOLATION OF THE BUILDING CODE ACT AND CODE**

DESCRIPTION OF VIOLATION	LOCATION	SECTION ACT OR CODE

**REQUIRED ACTION**

<input type="checkbox"/> Comply with Act and Code before ..... Date	<input type="checkbox"/> Secure against illegal entry <input type="checkbox"/> Call office for inspection appointment <input type="checkbox"/> Other (specify) ..... .....
<input type="checkbox"/> Obtain building permit (Subsection 5 (1))	
<input type="checkbox"/> Obtain demolition permit (Subsection 5 (1))	
<input type="checkbox"/> Post building permit card	

**STOP WORK ORDER** - Where an order of an inspector made under this section is not complied with within the time specified therein, or where no time is specified, within a reasonable time in the circumstances, the chief official may order that all or any part of the construction or demolition respecting the building cease and such order shall be served on such persons affected thereby as the chief official specifies and a copy thereof shall be posted on the site of the construction or demolition and no person except an inspector or the chief official shall remove such copy unless authorized by an inspector or the chief official. Subsection 8 (5).

Date Order Issued..... Signature of inspector.....

Form 6

Municipal World\* — Form 307  
Reg. T.M. in Canada, Municipal World Inc.

# STOP WORK ORDER

Building Code Act; R.S.O. 1980, c. 51, s. 8 (5) and (6).

Name of Municipality \_\_\_\_\_ Phone \_\_\_\_\_

Date of inspection: _____	Time _____ : _____ a.m./p.m.	Permit No. (Where Applicable)
Location: _____		
Owner: _____		
Contractor: _____		

**PENALTIES ARE PROVIDED FOR VIOLATION OF THE BUILDING CODE ACT AND CODE**

TAKE NOTICE that whereas the action required in the ORDER TO REMEDY VIOLATION/ORDER NOT TO COVER/ORDER TO UNCOVER issued on \_\_\_\_\_ with respect to work being carried out under authority of the above mentioned permit has not been complied with, within the time specified therein, or where no time was specified, within a reasonable time in the circumstances, it is hereby ordered that construction or demolition immediately cease as specified below.

<p>ALL CONSTRUCTION <input type="checkbox"/></p> <p>PART CONSTRUCTION <input type="checkbox"/> (Specify)</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>ALL DEMOLITION <input type="checkbox"/></p> <p>PART DEMOLITION <input type="checkbox"/> (Specify)</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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\_\_\_\_\_ Date order issued \_\_\_\_\_ Signature of Chief Building Official

Building Code Act, R.S.O. 1980, c. 51, s. 8 (6) provides that, "Where an order to cease construction or demolition is made under subsection (5), no person shall perform any act in the construction or demolition of the building in respect of which the order is made other than such work as is necessary to carry out the order of the inspector made under subsection (2)."

Goldenrod Copy - OWNER/CONTRACTOR    White Copy - OFFICE    Yellow Copy - INSPECTOR    Red Card Copy - FIELD



**ORDER TO REMEDY UNSAFE BUILDING**  
*Building Code Act, R.S.O. 1980, c. 51, s. 10 (2)*

of Municipality ..... Phone.....

Location: \_\_\_\_\_ Time: \_\_\_\_\_ a.m./p.m. Permit No. \_\_\_\_\_  
 (Where Applicable)

Address: \_\_\_\_\_

Inspector's Telephone No. \_\_\_\_\_

UNSAFE CONDITION, AS DEFINED IN SECTION 1 (m) OF THE BUILDING CODE ACT, 1980, IS FOUND TO EXIST AT THE ABOVE NOTED LOCATION BY REASON OF THE FOLLOWING:

**NOTICE IS HEREBY PROVIDED FOR VIOLATION OF THE BUILDING CODE ACT**

DESCRIPTION OF UNSAFE CONDITION	LOCATION	SECTION

**REQUIRED ACTION**

\_\_\_\_\_

\_\_\_\_\_

CONTINUED ON SCHEDULE "A" ATTACHED

YOU ARE HEREBY ORDERED, UNDER THE TERMS OF SECTION 10 (2) OF THE BUILDING CODE ACT, 1980 TO TAKE THE REMEDIAL STEPS HERETOFORE REQUIRED TO MAKE THE BUILDING SAFE ON OR BEFORE \_\_\_\_\_ 19\_\_\_\_\_

..... Date order issued ..... Signature of Inspector:

prohibiting occupancy of unsafe building - Where an order of an inspector under subsection 2 of the *Building Code Act*, 1980, is not complied with within the time specified therein, or where no time is specified, within a reasonable time in the instances, the chief official may by order prohibit the use or occupancy of the building and such order shall be served on the assessed owner and each person apparently in possession and such other persons affected thereby as the chief official sees fit and a copy thereof shall be posted on the building, and no person except an inspector or the chief official shall remove such copy unless authorized by an inspector or the chief official. *Building Code Act*, R.S.O. 1980, c. 51, s. 10 (3).

cost at expense of owner - Where the chief official has made an order under subsection 2 of the *Building Code Act*, 1980, and considers it necessary for the safety of the public, he may cause the building to be renovated, repaired or demolished for the purpose of removing the unsafe condition or take such other action as he considers necessary for the safety of the public and, where the building is in a municipality, the cost of the renovation, repair or demolition or other action may be added by the clerk to the collector's roll and collected in like manner as municipal taxes. *Building Code Act*, 1980, c. 51, s. 10 (4).

Red Copy - ASSESSED OWNER Goldenrod Copy - OCCUPANT White Copy - OFFICE Yellow Copy - INSPECTOR

..... Date order issued ..... Signature of Inspector:

Form 8

Municipal World\* -- Form 309  
 \*M. in Canada, Municipal World Inc.  
 in Quadruplicate PRESS FIRMLY

**ORDER PROHIBITING OCCUPANCY OF UNSAFE BUILDING**

*Building Code Act, R.S.O. 1980, c. 51, s. 10 (3)*

Name of Municipality ..... Phone .....

Date of Issuance: _____ Time : _____ a.m./p.m.	Permit No. (Where Applicable)
Location: _____	
Owner: _____	
Applicant: _____	

**PENALTIES ARE PROVIDED FOR VIOLATION OF THE BUILDING CODE ACT**

PLEASE TAKE NOTICE that whereas the action required in the ORDER TO REMEDY UNSAFE BUILDING issued  
 ..... with respect to the above mentioned building has not been complied with  
 Date order issued  
 within the time specified (or where no time was specified in the order, within a reasonable time in the  
 circumstances) it is hereby ordered that the use  occupancy  of the above mentioned building immediately  
 cease as specified below.

ALL OCCUPANCY <input type="checkbox"/> PARTIAL OCCUPANCY <input type="checkbox"/> (Specify)	ALL USE <input type="checkbox"/> PARTIAL USE <input type="checkbox"/> (Specify)

.....  
 Date order issued ..... Signature of Chief Building Official .....

When the chief official has made an order under subsection (2) and considers it necessary for the safety of the public, he may cause the building  
 to be renovated, repaired or demolished for the purpose of removing the unsafe condition or take such other action as he considers necessary  
 for the protection of the public and, where the building is in a municipality, the cost of the renovation, repair, demolition or other action may  
 be added by the clerk to the collector's roll and collected in like manner as municipal taxes, *Building Code Act, R.S.O. 1980, c. 51, s. 11.*

Offence — Every person who fails to comply with any order, direction or other requirement under the Act, and every director  
 or officer of a corporation who knowingly conceals in such failure or contravention is guilty of an offence and on conviction  
 is liable to a fine of not more than \$2,000 or to imprisonment for a term of not more than one year, or to both, Section 21  
 (b).