



# **Bylaw No. 2003-7**

## **Disclaimer:**

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**Office Consolidation**

**A BYLAW OF THE CITY OF REGINA PURSUANT  
TO THE PROVISIONS OF *THE UNIFORM BUILDING  
AND ACCESSIBILITY STANDARDS ACT*  
AND *THE CITIES ACT***

Bylaw No. 2003-7

Including Amendments to March 26, 2018

**This Bylaw has been consolidated under the authority of the City Clerk. It represents proof, in absence of evidence to the contrary of:**

- a) the original bylaw and of all bylaws amending it; and**
- b) the fact of passage of the original and all amending bylaws.**

<u>AMENDMENTS</u>	<u>DATE PASSED</u>	<u>MINISTER'S APPROVAL</u>
Bylaw No. 2003-99	December 15, 2003	Did not receive Minister's Approval
Bylaw No. 2004-21	February 23, 2004	March 3, 2004
Bylaw No. 2004-106	December 22, 2004	January 5, 2005
Bylaw No. 2005-92	December 19, 2005	January 9, 2006
Bylaw No. 2006-88	December 18, 2006	January 22, 2007
Bylaw No. 2007-92	December 17, 2008	February 19, 2008
Bylaw No. 2008-15	February 25, 2008	May 1, 2008
Bylaw No. 2009-71	November 23, 2009	December 24, 2009
Bylaw No. 2009-74	December 21, 2009	December 24, 2009
Bylaw No. 2011-6	January 18, 2011	May 4, 2011
Bylaw No. 2011-22	March 28, 2011	May 4, 2011
Bylaw No. 2011-64	December 19, 2011	December 22, 2011
Bylaw No. 2018-16	March 26, 2018	April 6, 2018

BUILDING BYLAW

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THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

SECTION 1            ADMINISTRATIVE REQUIREMENTS AND STATUTORY  
AUTHORITY

SUBSECTION 1.1    STATUTORY AUTHORITY

1.1.1                The statutory authority for this bylaw is s. 4, 5, 8.1 and 23.1 of *The Uniform Building and Accessibility Standards Act* and s. 8(1) of *The Cities Act*.

SUBSECTION 1.2    SCOPE AND DEFINITIONS

1.2.1                Scope

1.2.1.1              These requirements apply to the design, construction and occupancy of new buildings, and the alteration, reconstruction, demolition, removal, relocation and occupancy of existing buildings.

1.2.1.2              The requirements of *The Uniform Building and Accessibility Standards Act* and Regulations shall apply to all work falling within the jurisdiction of these provisions.

1.2.1.3              Any construction or condition that lawfully existed within the area of jurisdiction prior to the effective date of these requirements need not conform to these requirements provided that such construction or condition does not constitute an unsafe condition.

1.2.2                Definitions

1.2.2.1              The words and terms underlined in these requirements shall have the meanings prescribed in the current *National Building Code of Canada* to the extent that the code is adopted by the Regulations made pursuant to *The Uniform Building and Accessibility Standards Act*.

1.2.2.2 Definitions of words and phrases used in these requirements that are not specifically defined in the current *National Building Code of Canada* or in this Bylaw shall have the meanings which are commonly assigned to them in the context in which they are used in these requirements, taking into account the specialized use of terms within the various trades and professions to which the terminology applies.

1.2.2.3 That in addition to those definitions in Section 2 of *The Uniform Building and Accessibility Standards Act* and in Section 2 of the Regulations adopted thereunder, the following definitions shall apply in this Bylaw, and where any definition herein is inconsistent with the above provisions, the definition contained therein shall prevail.

Approved - shall mean:

- (a) that such materials or fixtures have been submitted for examination and testing to the Canadian Standards Association (CSA) Testing Laboratories; that formal certification has been given that they conform to the CSA standards; that the materials or fixtures have the required markings; are used for the same purpose as outlined in the CSA standard, and are acceptable to the authority having jurisdiction; or
- (b) that such materials or fixtures have been approved by the Minister of Health and the Province of Saskatchewan, and are acceptable to the authority having jurisdiction; or
- (c) that the materials or fixtures are acceptable to the authority having jurisdiction and such acceptance shall be considered only when warranted, in the opinion of the authority having jurisdiction and shall apply mainly to the materials or fixtures built to the customer's order, or materials or fixtures manufactured or produced singularly or in small quantities; or
- (d) as approved by the Appeals Board.

Authority having jurisdiction has the meaning prescribed by the version of the National Building Code currently in force in Saskatchewan.

Bench Mark means a definite point, more or less of a permanent character, having a location and an elevation assigned by the Director of Planning and Sustainability.

Cellar means the portion of a building between two floor levels which is partially or totally underground, but which has more than one-half of its height from finished floor to ceiling below the average level of the ground (finished surface) adjacent to the exterior walls of the building.

City means the City of Regina.

City Services includes fire hydrants, curb crossings, such sidewalks, curbs, street lights, bus stops, trees, and other physical amenities provided by the City.

Council means the Council of the City of Regina

Repealed. (#2009-71, s. 7, 2009)

Director of Development Engineering means the Director of Development Engineering and anyone authorized to act on his or her behalf.

Director of Transportation and Material Services means the Director of Transportation and Material Services and anyone authorized to act on his or her behalf.

Elevation means the vertical distance above or below mean sea level.

Encroachment means any building or portion thereof extending on, over, across, into or under streets, lanes or otherwise occupying any street, lane or part thereof.

Erection includes any excavation, the laying, placing of pipes, storage tanks in, on or over ground and all the physical acts required in constructing any building or structure.

Factory Built House means a building constructed and labelled under the requirements of CSA A277M1981.

Grade Elevation or Grade Line means the elevations of the finished ground surface at a specific point on a lot or the finished ground elevation at any point on the required slope or slopes between two specific elevations at any given location on a lot.

Journeyman means a person who works at his or her trade and has a valid certificate of qualification as a Journeyman from the Department of Labour of the Province of Saskatchewan, or one who holds a valid certificate in another Province of Canada and which is



recognized and/or accepted by the Department of Labour Apprenticeship Branch of Saskatchewan.

Lot means a piece, plot or parcel of land or an assemblage of contiguous parcels of land in one ownership having a frontage on a public street.

Mechanical Installation means building services covered by Part 6 of the current *National Building Code of Canada* and Saskatchewan Regulations Governing Plumbing and Drainage 1996.

Mobile Home means a transportable, factory-built one family dwelling house which conforms to Canadian Standards Association standards or the *City of Regina Building Bylaw* standards and is designed to be transported on its own wheels and chassis or other means and arriving at a mobile home lot or mobile home site ready for occupancy

Mobile Home, Single-Wide Unit means a mobile home designed to be towed in a single load.

Mobile Home, Expandable Unit means a mobile home containing parts which may be folded, collapsed or telescoped when in tow but which can be extended for additional space when located on a mobile home lot or site.

Mobile Home, Double-Wide Unit means a mobile home consisting of two sections separately towable, but designed to be joined together into one integral unit.

Mobile Home Development means a generic term covering both mobile home parks and mobile home subdivisions.

Mobile Home Lot means a lot, parcel or a piece of land in a mobile home subdivision, created and designed for the placement of a mobile home and for the exclusive use of its occupants.

Mobile Home Park means a lot, parcel or piece of land under single ownership and management, planned and developed for the placement of two or more mobile homes.

Mobile Home Site means a tract of land within a mobile home park designed and designated for the placement of a mobile home and for the exclusive use of its occupants.

Mobile Home Stand means a prepared area within a mobile home lot or site upon which the unit is sited.

Mobile Home Subdivision means a division of land into lots designed and intended exclusively for mobile home use and registered at Information Services Corporation of Saskatchewan.

Municipality means the City of Regina.

Police, Chief of means the Chief of Police of the City of Regina or anyone acting on his or her behalf.

Property means a parcel of land containing one or more abutting lots, or parts thereof, or parcel of land defined by plan, deed, certificate of title or other document of record at Information Services Corporation of Saskatchewan held under separate ownership.

Re-Location means the moving of an existing building and the placing of same at another location on the same property.

Removal means the moving of an existing building from one property to another property.

Repair means the renewal or reconstruction of any part of an existing building for the purpose of its maintenance or restoration. The word repair or repairs shall not apply to any change of construction.

Street includes all or any part of a culvert or drain or a road allowance, public highway, road, lane, bridge, place, alley, square, thoroughfare or way intended for or used by the general public for the passage of vehicles or pedestrians.

(#2009-71, s. 7, 2009; #2011-64, s. 12, 2011)

### 1.2.3 Designation and Appointment

1.2.3.1 For the purposes of this Bylaw and the National Building Code of Canada, the City hereby designates the Manager of Building Standards and any person employed by the City of Regina in one of the following positions in the Building Standards Branch to exercise the City's functions as the authority having jurisdiction:

- a) Manager of Building and Engineering Standards;
- b) Permit Supervisor;
- c) Supervisor of Residential Inspection;
- d) Supervisor of Permit Processing;

- e) Building Inspection Engineer;
- f) Residential Inspector;
- g) Permit Facilitator;
- h) Development Control Officer;
- i) Mechanical Inspector; and
- j) Commercial Inspector.

1.2.3.2 For the purposes of sections 2 and 5 of *The Uniform Building and Accessibility Standards Act*, persons employed by the City of Regina in one of the following positions and holding a building official's license are hereby appointed as building officials:

- a) Manager of Building and Engineering Standards;
- b) Permit Supervisor;
- c) Supervisor of Residential Inspection;
- d) Supervisor of Permit Processing;
- e) Building Inspection Engineer;
- f) Residential Inspector;
- g) Permit Facilitator;
- h) Development Control Officer; and
- i) Commercial Inspector.

1.2.3.3 The City Manager may appoint any further persons in addition to those named in section 1.2.3.1 to exercise the City's functions as the authority having jurisdiction for the purposes of this Bylaw and the National Building Code of Canada.

1.2.3.4 The City Manager may appoint further persons in addition to those named in section 1.2.3.2 and holding a building official's license as building officials for the purposes of sections 2 and 5 of *The Uniform Building and Accessibility Standards Act*.”

(#2009-71, s. 7, 2009; #2011-64; s. 12, 2011; #2018, s. 2, 2018)

SUBSECTION 1.3 GENERAL

1.3.1 Application

1.3.1.1 Where a building or any part thereof is altered, these requirements apply to the parts of the building that are altered.

1.3.1.2 These requirements apply where the whole or any part of a building is relocated either within or into the municipality.

1.3.1.3 When the whole or any part of a building is demolished, these requirements apply to the work involved in the demolition and to the work required to any parts remaining after demolition to the extent that deficiencies remaining after demolition are corrected.

1.3.1.4 When a building is damaged by fire, earthquake or other cause, these requirements and the appropriate regulations in the Fire Prevention Bylaw or, in the absence of a fire prevention bylaw, the current National Fire Code of Canada, apply to the work necessary to reconstruct damaged portions of the building.

1.3.1.5 When an unsafe condition exists in or about a building, these requirements and the appropriate regulations in the fire prevention bylaw or, in the absence of a fire prevention bylaw, the current National Fire Code of Canada, shall apply to the work necessary to correct the unsafe condition.

1.3.1.6 When the occupancy of a building or any part thereof is changed, these requirements apply to all parts of the building affected by the change.

1.3.2 Exemptions

1.3.2.1 (1) These requirements do not apply to:

- (a) sewage, water, electrical, telephone, rail or similar systems located on a street or a public transit right of way;
- (b) public utility towers and poles;
- (c) flood control and hydro electric dams and structures;
- (d) mechanical or other equipment and appliances not specifically regulated in these requirements; and

- (e) accessory buildings not greater than 10 m<sup>2</sup> in building area provided they do not create a hazard.

1.3.3 Building Inspection or Review

1.3.3.1 The person responsible for the inspection or review of the work shall, upon request, make copies of all inspection or review reports available to the authority having jurisdiction.

1.3.3.2 The person responsible for the foundation review shall prepare and sign a report of each review and send it to the authority having jurisdiction as soon as practicable.

1.3.3.3 The authority having jurisdiction shall be notified and given an opportunity to inspect the site before excavation, before a foundation is placed and before a superstructure is placed on a foundation.

SUBSECTION 1.4 PERMITS AND PERMIT FEES

1.4.1 Permits

1.4.1.1 For the purposes of this Section, a permit means an authorization in writing by the authority having jurisdiction to perform work regulated by these requirements and, in the case of an occupancy permit, to occupy any building or part thereof.

1.4.1.2 A permit is required whenever work regulated by these requirements is to be undertaken.

1.4.1.3 In addition to the permits required in subsection 1.4.1.2, with respect to building components and services, other permits may be required by the authority having jurisdiction.

1.4.1.4 (1) An occupancy permit is required:

- (a) to allow the occupancy of a building or part thereof;  
or
- (b) when the occupancy of a building or part thereof is changed.

1.4.1.5 (1) Except as provided in clause (2), a plumbing system shall not be constructed, extended, altered, renewed or repaired or a connection made to a sewer unless a plumbing permit to do so has been obtained.

- (2) A permit shall be issued to a home owner to do plumbing work on a dwelling unit only when it is owned and occupied by him or her or is about to be occupied by him or her, or to a plumbing contractor who meets the qualifications that are prescribed by the authority having jurisdiction.

1.4.1.6 Permit fees and all procedures and conditions applicable thereto shall be as established by the authority having jurisdiction.

1.4.1.7 When an occupancy permit is issued for a tent or air-supported structure, it shall be renewed every 12 months.

#### 1.4.2 Application for Permit

1.4.2.1 To obtain a permit the owner shall file an application in writing on a form prescribed by the authority having jurisdiction.

1.4.2.2 (1) Except as otherwise allowed by the authority having jurisdiction, every application 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 plans and specifications, and also show:

(i) the occupancy of all parts of the building; and

(ii) the location of all City services, including City trees, located on adjacent City property.

(d) state the valuation of the proposed work and be accompanied by the required fee; and

(e) state the names, addresses and telephone numbers of the owner, architect, engineer or other designer and constructor.

1.4.2.3 When an application for a permit has not been completed in conformance with the requirements of the authority having jurisdiction within 6 months after the date of filing, the application may be deemed to have been abandoned.

1.4.2.4 Any revision to the original application described in subsection 1.4.2.2 shall be made in the same manner as for the original permit.

1.4.3 Approval in Part

1.4.3.1 Where, in order to expedite work, approval of a portion of the building is desired prior to the issuance of a permit for the whole project, application shall be made for the complete project, and complete plans and specifications covering the portion of the work for which immediate approval is desired shall be filed with the authority having jurisdiction.

1.4.3.2 Should a permit be issued for part of a building, the holder of such a permit may proceed without assurance that the permit for the entire building will be granted.

1.4.4 Permit for a Temporary Building

1.4.4.1 Notwithstanding anything contained elsewhere in these requirements, a permit for a temporary building may be issued by the authority having jurisdiction, authorized for a limited time only the erection and existence of a building, or part thereof, for an occupancy which, because of its nature, will exist for a short time, under circumstances which warrant only selective compliance with the requirements.

1.4.4.2 A permit for a temporary building shall state the date after which and the conditions under which the permit is no longer valid.

1.4.4.3 A permit for a temporary building may be extended provided permission in writing is granted by the authority having jurisdiction.

1.4.4.4 A permit for a temporary building shall be posted on the building.

SUBSECTION 1.5 RESPONSIBILITIES AND OBLIGATIONS

1.5.1 General Responsibilities

1.5.1.1 Any person who fails to comply with any order or notice issued by the authority having jurisdiction, or who allows a violation of these requirements to continue, contravenes the provisions of these requirements.

1.5.1.2 No person shall work or authorize or allow work to proceed on a project for which a permit is required unless a valid permit exists for the work to be done.

- 1.5.1.3 No person shall deviate from the plans and specifications forming a part of the building permit, or omit or fail to complete, prior to occupancy, work required by the said plans and specifications accepted by the authority having jurisdiction, without first having obtained in writing the approval of the authority having jurisdiction to do so.
- 1.5.1.4 No person shall occupy or allow the occupancy of any building, or part thereof, unless the owner has obtained an occupancy permit from the authority having jurisdiction.
- 1.5.1.5 No person shall excavate or undertake work on, over or under public property, or erect or place any construction or work or store any materials thereon without approval having first been obtained in writing from the Director of Development Engineering.  
(#2009-71, s. 7, 2009)
- 1.5.2 Obligations of Owner
- 1.5.2.1 Every owner shall obtain all required permits or approvals prior to commencing the work to which they relate.
- 1.5.2.2 Every owner is responsible for the cost of repair of any damage to public property or works located thereon that may occur as a result of undertaking work for which a permit was required.
- 1.5.2.3 (1) Every owner shall obtain an occupancy permit from the authority having jurisdiction prior to any:
- (a) occupancy of a building or part thereof after construction, partial demolition or alteration of that building; or
  - (b) change in the occupancy of any building or part thereof.
- 1.5.2.4 Where the dimensions of a structural component are not provided in Part 9 of the current National Building Code of Canada for use in a building within the scope of that part, and such dimensions are to be determined on the basis of calculation, testing or other means of evaluation, the owner shall:
- (a) retain the services of a designer competent to undertake such work; or



- (b) provide evidence to show that the member size has been determined in conformance with engineering practice accepted by the authority having jurisdiction where the nature or complexity of the work does not warrant retaining the services of a designer.

1.5.3 Obligation of the Authority Having Jurisdiction

1.5.3.1 The authority having jurisdiction is responsible for the administration and enforcement of these requirements.

1.5.3.2 The authority having jurisdiction shall keep copies of all applications received, permits and orders issued, inspections and tests made and of all papers and documents connected with the administration of these requirements for such time as is required by law.

1.5.3.3 The authority having jurisdiction shall issue in writing such notices or orders as may be necessary to inform the owner where a contravention of these requirements has been observed.

1.5.3.4 The authority having jurisdiction shall answer such relevant questions as may be reasonable with respect to the provisions of these requirements when requested to do so, but shall refrain from assisting in the laying out of any work and from acting in the capacity of an engineering or architectural consultant.

1.5.3.5 The authority having jurisdiction shall issue a permit to the owner when, to the best of his or her knowledge, the applicable conditions, as set forth in these requirements, have been met.

1.5.4 Powers of Authority Having Jurisdiction

1.5.4.1 The authority having jurisdiction may issue a permit at the risk of the owner with, if necessary, conditions to ensure compliance with these requirements and any other applicable regulations, to excavate or to construct a portion of a building before all the plans of the project have been submitted or accepted by the authority having jurisdiction.

1.5.4.2 The authority having jurisdiction may issue a permit for the whole project conditional upon the submission, prior to commencing work thereon, of additional information not available at the time of issue, if such information is of secondary importance and is of such a nature that the withholding of the permit until its availability would delay the work unreasonably.

1.5.4.3 The authority having jurisdiction may refuse to issue any permit:

- (a) whenever the information submitted is inadequate to determine compliance with the provisions of these requirements;
- (b) whenever incorrect information is submitted;
- (c) that would authorize any building work or occupancy that would not be permitted by these requirements;
- (d) whenever the plans submitted disclose that the proposed construction would restrict, interfere with, or damage any City services, including City trees, on adjacent City property; or
- (e) where the proposed construction would be prohibited by any other regulations.

- 1.5.4.4 (1) The authority having jurisdiction may revoke a permit if, after written notice is given to the permit holder:
- (a) there is contravention of any condition under which the permit was issued;
  - (b) the permit was issued in error; or
  - (c) the permit was issued on the basis of incorrect information.

1.5.4.5 The authority having jurisdiction may place a value on the cost of the work for the purpose of determining permit fees to be applicable. (see subsection 2.6)

1.5.4.6 The authority having jurisdiction may issue an occupancy permit, subject to compliance with provisions to safeguard persons in or about the premises, to allow the occupancy of a building or a part thereof for the accepted use, prior to commencement or completion of the construction or demolition work. (see subsection 2.11)

1.5.4.7 The authority having jurisdiction shall provide the reasons for refusal to grant a permit, when requested to do so.

## SECTION 2. SPECIAL REQUIREMENTS

### SUBSECTION 2.1 EXPIRY DATE OF BUILDING PERMITS

2.1.1 All building permits expire 2 years after the date of issuance. Building permits may be extended only by applying in writing to the authority having jurisdiction.

2.1.2 Notwithstanding subsection 2.1.1, a permit expires, and the rights of an owner under the permit terminate, if:

- a) the work authorized by the permit is not commenced within six (6) months of the date of issue of the permit and actively carried out thereafter; or
- b) work is suspended for a period of six months.

SUBSECTION 2.2 POWERS OF THE AUTHORITY HAVING JURISDICTION

2.2.1 The authority having jurisdiction may refuse to issue any permit that would authorize any building work or occupancy which is not in accordance with the *City of Regina Zoning Bylaw* being Bylaw No. 9250 or any subsequent Zoning Bylaw of the City of Regina.

SUBSECTION 2.3 DEMOLITION OF BUILDINGS

2.3.1 No person shall demolish a building or structure in the City of Regina without first obtaining a demolition permit from the authority having jurisdiction.

- 2.3.2 (1) The application for a demolition permit shall contain:
- a) the legal description of the site;
  - b) a statement from the Director of Finance that the taxes upon the land and buildings from which the building is to be demolished have been paid in full, and that the land and buildings have not been sold for taxes, or if so sold, have been redeemed;
  - c) detailed specifications as to both the manner and the method to be employed in demolishing the building; and
  - d) a statement as to whether or not closure or encroachment by any means upon street, lanes, or other public property will be utilized, as approval for street closure will be required from the Director of Transportation and Material Services.

- (2) The demolition permit will not be issued unless and until:
- a) the applicant can demonstrate that he has made arrangements with the Director of Development Engineering to seal off or remove all obsolete or redundant sewer and water connections to the building, and has made payment for such services;
  - b) the applicant can demonstrate that he has made arrangements for the discontinuation or removal of any gas, electrical or telephone utilities;
  - c) the applicant has obtained approval from the Director of Transportation and Material Services for any street closure or encroachment required;
  - d) the applicant has either filed a Demolition Clearance declaration in a form prescribed by the Director of Planning and Sustainability under which the applicant undertakes that all non-salvageable materials being removed from the demolition site will be disposed of at the City of Regina Sanitary Landfill, or a written authorization from Saskatchewan Environment and Public Safety, Air and Land Protection Branch approving the disposal of the materials at a designated site outside of the limits of the City. Any materials disposed of at the City of Regina Sanitary Landfill shall be subject to any and all applicable bylaws and regulations respecting disposal of materials at that site. Non-salvageable materials shall mean any materials that cannot be removed from the demolition in an immediately reusable state or be taken to be recycled. In the event of a dispute, the authority having jurisdiction shall determine in accordance with the above definition whether materials are non-salvageable;
  - e) the applicant has completed a contamination investigation of the building, materials or soils on or adjacent to the building site, when requested to do so by the Director of Development Engineering. In the event that such an investigation is requested, the applicant must submit a report stating what methods of investigation were used, and identifying what contamination or hazardous materials were disclosed and what steps will be taken for their proper disposal.

Should the Director of Development Engineering consider the investigation or disposal plans inappropriate or insufficient to protect the public from possible harm due to the contamination or hazardous materials, the demolition permit may be refused;

- f) the applicant has filed a complete application in the proper form under subsection 2.3.2(1).

(#2011-64, s. 12, 2011)

2.3.3

- (1) Upon issuance of a demolition permit, the applicant shall:
  - a) commence the demolition of the building or buildings to which the permit relates within the ten (10) consecutive days next following the date of issuance of the permit;
  - b) complete the demolition:
    - i) in the case of buildings not exceeding 600 m<sup>2</sup> in area or 3 stories in height, within the thirty (30) consecutive days next following the date of issuance of the permit;
    - ii) in the case of buildings not falling within subclause (i), within the ninety (90) consecutive days next following the date of issuance of the permit; or
    - iii) in the case of a demolition ordered in accordance with an Order of an Inspector pursuant to *The Regina Property Maintenance Bylaw*, or an Order of the Property Control and Licence Review Committee of Council, by the date indicated in the Order, by the date indicated in the resolution passed by City Council.
- (2) Completing the demolition shall include:
  - a) removal of all rubbish and building materials from the property;
  - b) the filling in of any excavation on the property to an elevation compatible with abutting properties, and provision of proper drainage of water to the front or rear of the property, or both; and

c) causing the property to be left in a safe and sanitary condition.

(3) The authority having jurisdiction may, but is not obliged to, extend the time limits set forth in clause 2.3.3(1)(b), upon written application for such extension.

#### 2.3.4

Following removal or demolition of a building from a property in the City of Regina, the property owner shall:

a) seed the site with course grass immediately after completion of demolition or at a time deemed suitable by the Director of Planning and Sustainability and maintain the site subject to the satisfaction of the Director of Planning and Sustainability;

b) remove any driveway crossings, if no longer required, to the satisfaction of the Director of Development Engineering;

c) obtain approval from the Director of Development Engineering prior to removal of any structures which encroach onto City property; and

d) if the property is located within a "Downtown Zone, Commercial Zone or Transition Area Residential Zone", provide perimeter screen fencing or landscaping to the satisfaction of the Director of Planning and Sustainability.

(#2011-64, s. 12, 2011)

#### 2.3.5

No building shall be relocated, either on its existing site or to another site in the City of Regina, unless the plans and specifications of the building, in its new location, meet all the requirements of this bylaw and have been approved by the authority having jurisdiction.

(#2009-71, s. 7, 2009)

### SUBSECTION 2.4 TEMPORARY BUILDINGS

#### 2.4.1

For the purposes of this Section, a temporary building shall mean a building not exceeding 74 m<sup>2</sup> in area, one storey in height and erected or placed on a nonconforming foundation.

#### 2.4.2

(1) The authority having jurisdiction may issue a permit for a temporary building subject to the restrictions hereinafter set forth:

- (a) temporary buildings may be permitted in excess of this area for Schools and Churches;
- (b) temporary buildings shall not be permitted for a period of more than one year, except for Schools and Churches;
- (c) the temporary building shall not be used for human habitation; and
- (d) the monthly fee for such temporary buildings shall be as required in subsection 2.6.2.

2.4.3 Temporary buildings to be used in connection with construction work and located on the construction site may be erected without a permit but shall be removed immediately upon completion of the said work.

#### SUBSECTION 2.5 RESPONSIBILITY FOR DESIGN

- 2.5.1 (a) Foundations including foundation walls and grade beams for all buildings and structures including single and two-family detached buildings but excluding residential detached accessory buildings shall be designed by a professional Engineer operating within the provisions of *The Engineering Profession Act* or a registered Architect operating within the provisions of *The Architects Act* in the Province of Saskatchewan.
- (b) When and wherever the character of the proposed work contains electrical design over 200 amps, such design shall have received the approval from the Gas and Electrical Inspection Division of Saskatchewan Power Corporation, when required, prior to submission for building permit.

#### SUBSECTION 2.6 VALUATION OF BUILDINGS FOR THE PURPOSE OF PERMITS

- 2.6.1 (1) The value to be shown on building permits shall mean the total monetary worth, of all construction or work including all painting, papering, roofing, electrical work, plumbing, permanent or fixed heating equipment, elevator equipment, fire sprinkler equipment, and any permanent equipment used in the processing and/or manufacturing for which the use of the building was intended and all labour costs, professional

and other construction fees, materials and other devices entering into and necessary to the prosecution of the work in its completed form. No portion of any building including mechanical, electrical and plumbing work, shall be excluded from the valuation for a building permit because of any other permits required by any governing Bylaw or agency.

- (2) Notwithstanding the provisions of clause (1) above, the value of a building permit in the case of the relocation of a building to a new site shall include the excavation at the new site, cleaning and leaving the former site in the condition specified in this Bylaw and alterations or repairs to the building.
- (3) In the case of the erection, alteration or enlargement of any sign or encroachment, the value shall reflect the cost of any contract for the prosecution of the work with all contractors which shall include all labour costs, materials, and devices necessary to complete the work.
- (4) The determination of value or valuation shall be made by the authority having jurisdiction and shall be the reproduction cost new without depreciation and without regard to any loss occasioned from fire, used material of other causes.

2.6.2 Refer to Section 4 for all fees for permits, deposits and licensing.

#### SUBSECTION 2.7 ADDRESSING

2.7.1 Every building shall have an address determined by the street abutting the front entrance and the authority having jurisdiction shall assign a number for each such address.

2.7.2 In the case of a building having more than one front entrance the authority having jurisdiction shall determine and assign an address for each said front entrance.

2.7.3 Any existing building in the City with an address that in the opinion of the authority having jurisdiction gives rise to confusion shall be given a new address and the owner of the said premises, upon being notified by mail, shall forthwith change the numbers on the exterior of his or her building to comply with the new address.

2.7.4 All address numbers shall be placed on a wall within 1 m of the front entrance and plainly visible from the street containing the address.



SUBSECTION 2.8 CONTROL OF GRADE ELEVATIONS

2.8.1 Grade elevations for all one and two family dwellings shall be controlled as follows:

- (1) The owner of a lot is responsible for obtaining from the developer of the land the following grade elevations. (If the lot has no grades assigned, the authority having jurisdiction shall supply the grades at a cost to the applicant (Section 4 - Fees):
  - (a) the required finished ground elevation at the front corners of the dwelling (excluding garages);
  - (b) the finished grade elevation of both side lot lines at the midpoint of the side lot line;
  - (c) the required finished ground elevation at each corner of the lot along the rear lot line;
  - (d) the required finished grade elevation on the flankage side of a corner lot. This elevation shall be 12m back from the front lot line;
  - (e) All the elevations as indicated in (a) to (d) shall relate to the nearest bench mark as supplied by the Planning and Sustainability Department; and
  - (f) Special grading situations shall be approved individually by the authority having jurisdiction. The owner of a lot is responsible for obtaining the grade elevations from the developer of the land.
- (2) On completion of the foundation for the dwelling, the owner of the lot shall submit to the authority having jurisdiction a Real Property Report showing the lateral location of the foundation in relation to the property lines and shall also show the elevation of the top of the joists for the first storey of the said dwelling in relation to the given bench mark.
- (3)
  - (a)
    - (i) Prior to occupancy, the owner shall ensure that the rear of lot elevations are the same as the rear of lot elevations provided in clause 2.8.1(1)(c).
    - (ii) A tolerance of the designed rear of lot elevations of no more than 75 millimetres

below the designed elevation will be allowed. No tolerance will be allowed for any elevation being over the designed elevation.

(iii) Prior to occupancy, the owner shall submit a certificate prepared by a registered land surveyor showing final grading elevations of the lot at the following locations:

- a) the left rear corner of the lot;
- b) the right rear corner of the lot;
- c) the center of the lot along the rear property line; and
- d) the lowest opening point on the exterior of the dwelling;

with references to right and left being taken as if viewing the lot from the street looking toward the rear property line.

(iv) The owner shall ensure that the grading is done in such a manner so as to maintain a continuous slope along the rear property line, allowing water to flow unobstructed from the highest to the lowest corner of the rear of the lot.

(b) In a case where the owner wishes to occupy the dwelling before a rear of lot elevation certificate is issued a letter of commitment shall be submitted by the home owner indicating that no fence will be constructed within 0.5 m of the rear of the property until such time as the required rear lot elevation certificate has been submitted. In the case of winter construction the required certificate must be submitted prior to June 30 of the ensuing year.

(4) The owner of the lot shall at all times be responsible for keeping and maintaining the given grade elevations as set out in clause 2.8.1(1) and the following conditions also apply:

(a) finished grade elevation around buildings shall provide continuous slopes away from foundation walls;

- (b) finished ground elevation along the side lot line shall not exceed the specified side lot elevation;
- (c) any terracing shall be approved by the authority having jurisdiction;
- (d) driveway, walks, terraces or retaining walls shall be so constructed so as not to interfere with surface drainage and the owner whose land is retained by a retaining structure shall be responsible for the erection and maintenance of the retaining structure;
- (e) all intermediate grade elevations on the rear lot line shall be such as to provide continuous drainage; and
- (f) the grade elevation of the rear of lot property line shall also extend 0.5 m into the property with no obstruction to restrict the flow of water.

(#2011-64, s. 12, 2011)

#### 2.8.2

The control of grade elevations for all buildings not regulated by subsection 2.8.1 shall be as follows:

- (1) The drawings and specifications filed with the authority having jurisdiction prior to the issuing of a building permit shall, for all new construction or alterations involving new foundations, show the following:
  - (a) the elevation of the first floor of the building;
  - (b) the grade elevation or grade elevations at the perimeter of the building and the perimeter of the lot, where the latter abuts on a City easement or a public street or lane and the said elevations is as established by the Director of Development Engineering. The cost to the owner for the supplying of these elevations by the Director of Planning and Sustainability is as per Section 4;
  - (c) the paved and grassed areas of the lot;
  - (d) the location and rim elevations of the catch basins and the location, size, slope and invert elevations of storm and sanitary sewers required, and the point at which said sewers exit from the lot and connect to the sewer main;

- (e) the proposed method of draining roof areas; and
- (f) the grade and drainage of the lot and the drainage from roof areas all of which shall meet with the approval of the authority having jurisdiction.

(#2009-71, s. 7, 2009; #2011-64, s. 12, 2011)

## SUBSECTION 2.9 DRAINAGE INTO STORM SEWERS

2.9.1 The owner of any building shall ensure that the building is equipped with eavestroughs and downspouts or other systems approved by the authority having jurisdiction for handling roof runoff of water. This requirement does not apply to detached accessory buildings.

2.9.2 Where eavestroughs are used on any building, downspouts from the eavestroughs shall be installed and shall be affixed vertically to buildings. The downspouts shall be constructed so as to discharge water to ground level and the discharged water shall fall no farther than 500mm through an elbow at 45 degrees to the vertical onto either:

- (a) a paved parking lot or driveway; or
- (b) a splash pad at ground level which directs water to either a front or rear yard, and which discharges water no less than 1 meter from the building.

2.9.3 (1) Subject to clause 2.9.3(2), every person owning property in the City of Regina shall construct on his or her property a system for runoff of storm water that is directly connected to a storm sewer.

(2) Notwithstanding clause 2.9.3(1), storm water drainage, including that from roofs and driveways, from detached and semi-detached dwelling units with lot grades controlled as described in Section 2.8 may drain onto a street or lane.

(3) Storm water drainage from all other lots not described in clause 2.9.3(2), including that from buildings, driveways, parking lots and other hard surface areas must be approved by the Director of Development Engineering.

(#2009-71, s. 7, 2009)

2.9.4

Roof drainage may be designed and sized for controlled flow and temporary storage of storm water on the roof. Such roof drainage system shall meet the following requirements:

- (a) design shall be based on the maximum storm of twenty-five (25) years or longer frequency;
- (b) drain-down time, after design storm cessation, shall not exceed twenty-four (24) hours;
- (c) the water depth on a flat roof shall not exceed 75 mm during design storm, and 75mm average depth on sloped roofs;
- (d) control of run-off shall be by weirs with flow rates directly proportional to the hydraulic head and protected by a dome strainer; no valves or mechanical devices shall be permitted;
- (e) no less than two roof drains shall be provided in areas of 1000 m<sup>2</sup> or less, and at least four roof drains in areas over 1000 m<sup>2</sup>;
- (f) design and sizing of roof drainage piping shall prevent flooding of control weirs;
- (g) scuppers shall be provided in parapet walls at an invert location 10 mm above the maximum designed water level;
- (h) the roof structure shall be adequate for the maximum possible load resulting from accumulation of storm water. The roof design for controlled flow roof drainage shall be based on a minimum of 960 Pa loading, to provide a safety factor above the 3620 Pa represented by the 75 mm design water depth;
- (i) the following data shall be included on the drawings:
  - (i) roof area in m<sup>2</sup>, served by every drain;
  - (ii) roof drain manufacturer, model number, and number of weirs;
  - (iii) maximum water flow, maximum water head and drain-down time;
  - (iv) slope of all nominally horizontal piping;
  - (v) invert elevations on main nominally horizontal piping; and

- (vi) location, size and elevation of scuppers in parapet walls;
- (j) the roof shall be equipped with forty-five degree cuts, installed at all walls or parapets;
- (k) flashing is to extend a minimum of 75 mm above the maximum designed water level; and
- (l) controlled-flow drainage, which is based on litres per second of flow, shall be converted to equivalent square feet of roof or paved area, on the basis of each litres per second of flow shall be equivalent to 35 m<sup>2</sup> of area. Drains not equipped with weirs, such as area or plaza drains, may be connected to the controlled flow system provided the areas, including litres per second flow converted to area, are added together and the piping is sized to convey the sum of all loads.

## SUBSECTION 2.10 MECHANICAL INSTALLATION IN BUILDINGS

### 2.10.1 Connection to Water Main and Domestic Sewers

2.10.1.1 The owner of any building situated on property which abuts on a water main and domestic sewer shall, within sixty (60) days after receiving written notice from the authority having jurisdiction so to do, install at his or her own expense the minimum plumbing requirements as laid down by this Bylaw and which shall include one water closet, one hand basin, one bathtub and/or shower and one kitchen sink.

2.10.1.2 Any sink other than for laundry tubs installed in a basement or cellar of a dwelling shall be a bar sink with maximum dimension of 300 mm and 210 mm deep and shall be connected to only the cold water line. Approval for larger sinks must be obtained in writing from the authority having jurisdiction.

### 2.10.2 Expansion Joints in Plumbing Stacks

2.10.2.1 Each plumbing stack in a house shall contain an expansion joint approved by the authority having jurisdiction; said joint shall be installed within 600 mm below the first floor joist of the building and the portion of the stack above said joint shall be securely anchored to the floor joist of the said first floor.

2.10.2.2 All other buildings not mentioned in subsection 2.10.2.1 above should have expansion joints or other construction arrangements to allow for the variable swelling of the local soil and sewer lines shall be equipped with expansion joints or other suitable mode of construction to the satisfaction of the authority having jurisdiction.

2.10.3 Water Connections for Certain Buildings

2.10.3.1 The use of welded or seamless steel pipe in a non-potable water system (i.e. firefighting system, boiler heating system, etc.) connected to a potable water system may be installed as follows:

- (a) a reduced pressure zone backflow preventer is used for systems which are treated for scale or algae formation, or contain antifreeze, fomite or other chemicals;
- (b) a double check valve is used for an untreated system which is pressurized. (A pressurized system is considered, for example, a firefighting system which has the pressure on the discharge side of the check valve assembly mechanically maintained.);
- (c) a single check valve may be used where a non-pressurized untreated system is installed; and
- (d) an alarm check valve of a sprinkler system may be considered one of the necessary check valves for clause (b) or (c) above.

2.10.4 Incinerators

2.10.4.1 Incinerators, except as hereinafter provided, shall not be permitted in the City.

2.10.4.2 (1) The following shall be permitted:

- (a) City incinerators;
- (b) Dominion and Provincial Government Building Incinerators;
- (c) where, in the opinion of the Medical Health Officer and where concurrence is obtained from the Department of Environment of the Government of Saskatchewan it is desirable to incinerate specific refuse in hospitals and other similar installations, and where the design of the incinerator meets the

approval of both officials mentioned above, then only may they be installed; or

- (d) incinerators may be placed in large commercial installations provided that they are fully automatic and that the design and operating specifications are approved by the authority having jurisdiction and the Department of Environment of the Province of Saskatchewan.

- (2) All incinerators must comply with the *Clean Air Act* and Clean Air Regulations as controlled by the Department of Environment of the Province of Saskatchewan.

2.10.5 Metal Chimney

- 2.10.5.1 All exposed metal chimneys that have an unsupported length of more than 1500 mm shall be braced with braces acceptable to the authority having jurisdiction.

2.10.6 Services Under Footings and Foundation Walls

- 2.10.6.1 In residential buildings where weeping tile is required a pipe sleeve shall be placed below the underside of footings or foundation wall, whichever is the lowest prior to placement of footings or foundation wall. This pipe sleeve shall be circular, waterproof, and extend 600 mm from outside edge of the footings or foundations walls, and extend inwards to the inside edge of footings or foundation walls. The pipe sleeve shall be of sufficient size to accommodate sanitary, water service and storm sewer where required for the building.

2.10.7 Acceptable Indoor Air Quality

- 2.10.7.1 Except as provided in subsection 2.10.7.2 acceptable indoor air quality shall be provided in all facilities in accordance with ASHRAE (American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc.) Standard 62-2001. The following clauses of the Standard shall not be considered part of this Bylaw:

- (a) Section 6.1.1 Acceptable Outdoor Air; and
- (b) Section 6.2.1 Objective Measurement.

- 2.10.7.2 Ventilation of rooms and spaces in residential occupancies by natural ventilation and to self-contained mechanical ventilation systems serving only one dwelling unit shall be as provided in Section 9.33 of



the current National Building Code of Canada as adopted by *The Uniform Building and Accessibility Standards Act*.

2.10.8 Installation of Sprinkler Systems  
in One and Two Family Dwellings

2.10.8.1 Installation of fire sprinkler systems in one and two family dwellings shall conform to NFPA (National Fire Protection Association) Standard 13D-1984: Standard for the Installation of Sprinkler Systems In One- and Two-Family Dwellings and Mobile Homes.

2.10.9 Mechanical Materials Approvals

2.10.9.1 Plastic Pipe, fittings and solvent cement conforming to standard CSA B182.1 shall not be installed underground outside a building in a building drainage system between September 30 and May 1.

2.10.10 Availability of Unsoftened Water

- (1) The owner of any building used for residential occupancy shall provide an unsoftened water supply that is easily accessible to all occupants of the building at all times.
- (2) Where the unsoftened water supply is not provided in each individual suite of a multi-unit residential building, the owner of the building shall ensure that the source of that unsoftened water supply is clearly marked with a permanent sign bearing the words "Unsoftened Water" or words of similar import.
- (3) For the purposes of this section, residential occupancy excludes any occupancy of a hotel, motel, or any other premises strictly intended for lodging of a temporary nature.

SUBSECTION 2.11 OCCUPANCY PERMITS AND  
TEMPORARY OCCUPANCY PERMITS

- 2.11.1
- (1) Every building which requires an occupancy permit shall comply with the construction requirements for the Major Occupancy Group to be housed therein.
  - (2) Notwithstanding compliance with the regulations contained in this Bylaw an occupancy permit shall not be issued if the building or the proposed use is in violation of the *City of Regina Zoning Bylaw*.

- (3) No person shall occupy a building without first obtaining an occupancy permit or temporary occupancy permit from the authority having jurisdiction.
- 2.11.2 (1) An application for an occupancy permit for a project, that is comprised of 4 or more residential dwelling units shall contain:
- (a) a certificate of compliance by the designer or another qualified person for the review of the construction of project in compliance with the requirements for design conformance as contained in the current *National Building Code of Canada*.
  - (b) a Real Property Report prepared by a land surveyor registered in the Province of Saskatchewan showing the dimensions of the land ownership and the position of all buildings on the site.
- (2) An application for an occupancy permit for a project comprised of 3 or fewer residential dwelling units requires only the document described in clause 2.11.2(1)(b).
- (3) When an occupancy permit is refused, the authority having jurisdiction shall notify the applicant in writing and shall indicate the reason for such refusal.

2.11.3 The authority having jurisdiction may issue a Temporary Occupancy permit for part of a building, provided that such temporary occupancy or use would not jeopardize life or property. Temporary Occupancy permits may be renewed for periods of thirty (30) days but no building shall be occupied under a Temporary Occupancy permit for more than six (6) months.

## SUBSECTION 2.12 STRUCTURAL SIDEWALKS

2.12.1 Structural sidewalks shall be designed in accordance with Part 4 Design of the current National Building Code of Canada as adopted by *The Uniform Building and Accessibility Standards Act* and shall be approved by the Director of the Development Engineering Department.

(#2011-64, s. 12, 2011)

SUBSECTION 2.13 MOBILE HOMES

- 2.13.1 All mobile homes used in the City shall conform to C.S.A. Z.240MH series-M86.
- 2.13.2 A building permit shall be obtained before a mobile home is located on a mobile home lot or mobile home site.
- 2.13.3 Construction of and placement of a mobile home on a basement is prohibited.
- 2.13.4 The foundation for a mobile home shall consist of 300 mm diameter piles 4250 mm in length. The tops of piles shall be no more than 75 mm above the mobile home grade elevation as specified by this Bylaw. The piles shall be reinforced vertically with a minimum of one 3050 mm long 19 mm rebar down the centre. Concrete shall be sulphate resistant with a minimum of 20 MPa, at 28 days. The location of the piles shall be as indicated by the manufacturer or as determined by CSA Mobile Home Structural Standards Z.240.2MH series-M86.
- 2.13.5 A mobile home shall be rigidly supported on its foundation by piers, posts, jacks, or other acceptable means at such points on its chassis frame as indicated by the manufacturer or as determined by CSA Mobile Home Structural Standards Z.240.2MH series-M86.
- 2.13.6 A mobile home shall be anchored to its foundation. Anchors in the form of cast in place "dead men" eyelets embedded in the concrete piles shall be provided at all corners of the mobile home, and such additional points as may be necessary to secure the mobile home against the forces exerted by wind. Such anchors shall be connected to the anchoring points of the mobile home chassis frame by a cable or other approved device. Both the anchor and the connection shall be capable of withstanding a tension of at least 2000 kg and shall be taut.
- 2.13.7 The entire area beneath the mobile home including extensions and expanded portions shall be paved or topped with well compacted gravel at a grade elevation specified by this Bylaw. A mobile home lot or site shall be graded in accordance with grades established by this Bylaw.
- 2.13.8 A mobile home shall be provided with skirting extending from the bottom of the mobile home unit to the ground with adequate provision to compensate for vertical movement. Skirting shall be factory pre-fabricated units clad in pre-painted metal siding or finished with an acceptable protective coating and shall be so

attached to the mobile home stand to prevent entry of rodents and other small animals. The skirting shall have a readily accessible removable panel not less than 1000 mm wide and 600 mm high giving access to service connections.

- 2.13.9 Mobile homes shall be provided with steps, landings and handrails to all entrances in accordance with this Bylaw and the requirements of *The Uniform Building and Accessibility Standards Act*.
- 2.13.10 The construction of structural additions to the mobile home including ancillary structures shall require a building permit. Attached structures shall not obstruct required openings for light and ventilation of the mobile home and shall not prevent inspection of mobile home equipment of utility connections.
- 2.13.11 The water line shall extend vertically from the ground directly beneath the water connection in the mobile home. It shall be encased in a minimum 75 mm diameter pipe extending 150 mm above and 2 m below the mobile home stand to allow for the installation of appropriately insulated and taped from the ground to the floor of the mobile home. Interior piping within the mobile home shall be rearranged where required to permit the installation of water meter and wiring to accommodate outside readout.
- 2.13.12 Sewer service connections shall be extended vertically from the ground and connected to the sewer service outlets of the mobile home. Sewer service connections shall be equipped with an expansion joint and installed in accordance with the regulations of this Bylaw. Exposed sewer pipes shall be adequately insulated beneath the floor of the mobile home and the mobile home stand.
- 2.13.13 Each mobile home shall be directly connected and serviced with natural gas supplied from the Saskatchewan Power Corporation distribution system. The natural gas services to the mobile home shall be installed in accordance with the Provincial Government Regulations governing installation of gas services. Outside fuel tanks for propane and fuel oil are prohibited.
- 2.13.14 Electrical service connections to the mobile home shall be installed in accordance with the Provincial Government Regulations governing installation of electrical services.
- 2.13.15 Telephone service connections to the mobile home shall be installed in accordance with the regulations of Saskatchewan Telecommunications.

SUBSECTION 2.14 FACTORY BUILT HOUSES

2.14.1 All factory built houses intended for location in the City shall meet the requirements of C.S.A. A277 M1981 and be labelled by C.S.A.

SUBSECTION 2.15 MINIMUM FLOOR AREA

2.15.1 The gross floor area for new construction of any detached single family dwelling shall not be less than 74 m<sup>2</sup>.

SUBSECTION 2.16 SOUND INSULATION IN NEW HOMES  
ADJACENT TO AIRPORTS

2.16.1 Identification of Zones

2.16.1.1 The City will ascertain from the Canada Mortgage and Housing Corporation Office in the City of Regina an (N.E.F.) Noise Exposure Forecast value which the Canada Mortgage and Housing Corporation will use in setting building requirements when making or insuring mortgage loans on any specific lot which is the subject of the application for a building permit as of the time of said application. The following zones will then be identified in accordance with the criteria stated:

- (a) an upper zone - where the N.E.F. values are greater than 35;
- (b) an intermediate zone - where the N.E.F. values are between 30 and 35 inclusive; and
- (c) a lower zone - where N.E.F. values are between 25 and 30.

2.16.1.2 Repealed. (#2008-15, s. 2, 2008)

2.16.1.3 The provisions of subsection 2.16 shall apply only in new subdivisions as registered after the first day of April, A.D. 1977.

2.16.2 Adequate Sound Insulation

2.16.2.1 General - Where noise exposure values are between 25 and 35 N.E.F. inclusive, the City of Regina requires adequate sound insulation in new dwellings. To achieve this, the building envelope must be capable of reducing the outdoor noise to an acceptable indoor level. The National Research Council has developed the following method which, given the N.E.F. for the location in question, determines the

appropriate building components which will provide adequate sound insulation.

The appropriate building components for any room are selected on the basis of the Acoustic Insulation Factor (AIF). This factor, which takes account of several variables including the number of components forming the envelope of the room, provides the link between the NEF and those components which will give adequate sound insulation.

The Ministry of Transport maps provide contours only at five unit intervals and the intermediate contours are not evenly spaced because of the logarithmic nature of the contour calculation. Consequently, the N.E.F. for some sites may be difficult to obtain accurately. An appropriate method of determining two of the four intermediate contours is to divide the distance between, for example, the 25 and 30 N.E.F. contours, by three. The two intermediate points so established will lie roughly on the 26 and 28 N.E.F. contours. By a similar process the 31 and 33 N.E.F. contours can be established. It is then relatively easy to estimate by interpolation the location of the 27, 29, 32 and 34 N.E.F. contours.

#### 2.16.2.2

Method - The appropriate building components for any room in a dwelling are selected as follows:

- (a) determine by reference to the City of Regina's N.E.F. contour map for the airport concerned, the N.E.F. for the building location. If the location falls between two N.E.F. values the higher value should be used;
- (b) determine whether the required AIF is for the components of a bedroom or other room;
- (c) determine the number of components which make up the exterior envelope of the room from windows, walls, ceiling-roof and doors. It should be noted:
  - (i) where windows and exterior doors do not form part of the exterior envelope of a room they must be treated and included as a component of all rooms which have an opening or doorway opposite or adjacent to them; and
  - (ii) since the AIF is related to the total area of each type of component, the number of individual units of each type does not affect the determination of AIF. For example, 6 individual windows in a room are counted

as one component and their total area is used in the calculation of AIF.

- (d) determine the Acoustic Insulation Factor from the following tables:

Table 1 Acoustic Insulation Factor for Bedrooms

No. of components forming room envelope 35	N.E.F.										
	25	26	27	28	29	30	31	32	33	34	
1	28	29	30	31	32	33	34	35	36	37	38
2	31	32	33	34	35	36	37	38	39	40	41
3	33	34	35	36	37	38	39	40	41	42	43
4	34	35	36	37	38	39	40	41	42	43	44

Table 2 Acoustic Insulation Factor for other rooms

No. of components forming room envelope 35	N.E.F.										
	25	26	27	28	29	30	31	32	33	34	
1	23	24	25	26	27	28	29	30	31	32	33
2	26	27	28	29	30	31	32	33	34	35	36
3	28	29	30	31	32	33	34	35	36	37	38
4	29	30	31	32	33	34	35	36	37	38	39

The procedure by which the AIF values in these tables are derived is given in Appendix 1.

- (e) select the appropriate types of window, exterior wall, ceiling-roof and exterior door respectively from Tables A to D, using the AIF obtained. Where the calculated AIF does not correspond directly to an AIF value given in the table, the next higher AIF value should be used. All the appropriate components so indicated are the minimum acceptable to the City.

Table A - relates various types of windows to AIF. Use of a table requires a calculation of the percentage of the total window area affecting a room to the total floor area of that room.

Table B - relates various types of exterior wall construction of AIF. Use of the table requires a calculation of the percentage of total exterior wall area (less windows and doors) to total floor area.

Table C - relates various ceiling-roof combinations to AIF.

Table D - relates various types of exterior door to AIF. Use of the table requires a calculation of the percentage of the total door area affecting a room to the total floor area of that room.

Where a window or exterior door type has been determined in relation to more than one room, it shall comply with the highest insulation standard so calculated. The Tables A to D have been compiled by the National Research Council from Laboratory tests on various components. They may be revised from time to time as method and standards of construction change and as the results of a series of field tests become available and are evaluated.

### 2.16.3 Alternative Procedures

Where a proponent wished to give more detailed consideration to the problem of noise and the subject of sound insulation he is advised to consult a person suitably qualified in acoustics. The City recognizes there are other and more detailed methods of calculating sound insulation, and substantiated proposals based upon such other methods may be acceptable to the City in lieu of proposals adhering strictly to the method of calculation outlined in this subsection.

(Table A is on the next page)



Table A Acoustic Insulation Factors

% of window area to floor of the room	10	12.5	15	20	25	30	40	50	60	80	total area
	34	33	32	31	30	29	28	27	26	25	WS1
	36	35	34	33	32	31	30	29	28	27	WS2
	37	36	35	34	33	32	31	30	29	28	WS3
	38	37	36	35	34	33	32	31	30	29	WSTh1
	39	38	37	36	35	34	33	32	31	30	WS4 or WSTh2
	41	40	39	38	37	36	35	34	33	32	WD1
Acoustic	43	42	41	40	39	38	37	36	35	34	WD2
Insulation	44	43	42	41	40	39	38	37	36	35	WD3 or WS5
Factor 46	45	44	43	42	41	40	39	38	37		WT1
	47	46	45	44	43	42	41	40	39	38	WD4
	48	47	46	45	44	43	42	41	40	39	WT2 or WDD1
	49	48	47	46	45	44	43	42	41	40	WT3
	50	49	48	47	46	45	44	43	42	41	WDD2
	52	51	50	49	48	47	46	45	44	43	WT4
	53	52	51	50	49	48	47	46	45	44	WD6
	56	55	54	53	52	51	50	49	48	47	WDD7

NOTE: Where the calculated percentage window area does not relate directly to the table the nearest percentage column in the table should be used.

SOURCE: National Research Council, Ottawa. June, 1972.

EXPLANATORY NOTES:

- 1) WS : denotes single window.  
WD : denotes double windows with 50 mm between glazing.  
WDD : denotes double windows with 100 mm between glazing.  
WT : denotes triple windows with 50 mm between glazing.
- 2) Glazing
  - 1 denotes 680 g glass
  - 2 denotes 960 g glass
  - 3 denotes 4.5 mm glass
  - 4 denotes 5 mm glass
  - 5 denotes 10 mm glass
  - 6 denotes 12 mm glazing laminated (5 mm + 5 mm) and in addition a second window using 5 mm glazing laminated (3 mm + 3 mm)
  - 7 denotes 5 mm glass and in addition a second window using 12 mm glass with a 100 mm air space between.TH denotes sealed double glazing with 10 mm spacing.
- 3) All prime windows are fully weatherstripped
- 4) The AIF value applies only where all windows are closed, or of special design to give these values when open.

(Table B is on the next page)

Table B Acoustic Insulation Factors for Various types of Exterior Walls

% of exterior area to area of the wall	5	7.5	10	12.5	15	20	25	30	40	50	60	80	100	125	150	Exterior Wall Type
	51	49	48	47	46	45	44	43	42	41	40	39	38	37	36	EW1
	54	52	51	50	49	48	47	46	45	44	43	42	41	40	39	EW2
	61	59	58	57	56	55	54	53	52	51	50	49	48	47	56	EW3
Acoustic	64	62	61	60	59	58	57	56	55	54	53	52	51	50	49	EW4
Insulation	65	63	62	61	60	59	58	57	56	55	54	53	52	51	50	EW5
Factor	69	67	66	65	64	63	62	61	60	59	58	57	56	55	54	EW6
	60	58	57	56	55	54	53	52	51	50	49	48	47	46	45	EW1R
Acoustic Insulation Factor with interior gypsum board mounted on resilient clips	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	EW2R
	66	64	63	62	61	60	59	58	57	56	55	54	53	52	51	EW3R
	68	66	65	64	63	62	61	60	59	58	57	56	55	54	53	EW4R
	69	67	66	65	64	63	62	61	60	59	58	57	56	55	54	EW5R
	73	71	70	69	68	67	66	65	64	63	62	61	60	59	58	EW6R

NOTE: Where the calculated percentage wall area does not relate directly to the table the nearest percentage column in the table should be used.

SOURCE: National Research Council Ottawa.  
February 1972.

EXPLANATORY NOTES:

1) EW1 denotes exterior wall composed of 12 mm gypsum board 50 mm x 100 mm studs, 50 mm mineral wool batts, sheathing, 20 mm siding.

EW2 denotes exterior wall composed of 12 mm gypsum board, 50 x 100 mm studs, 50 mm mineral wool batts, sheathing, 20 mm stucco.

EW3 denotes exterior wall composed of 12 mm gypsum board, 50 mm x 100 mm studs, 50 mm mineral wool batts, sheathing, 25 mm air space, 100 mm brick veneer.

EW4 denotes exterior wall composed of 12 mm gypsum board, 38 mm rigid insulation, 100 mm back up block, 100 mm face brick.

EW5 denotes exterior wall composed of 12 mm gypsum board, 38 mm rigid insulation, 150 mm back up block, 100 mm face brick.

EW6 denotes exterior wall composed of 12 mm gypsum board 38 mm rigid insulation, 200 mm concrete.

NOTE: An exterior wall conforming to rainscreen design principles composed of 12 mm gypsum board, 100 mm concrete block, 38 mm rigid insulation, 25 mm air space and 100 mm brick veneer has the same AIF as EW3.

2) R signifies the use of interior gypsum board mounted on resilient clips.

Table C Acoustic Insulation Factor for various Ceiling-roof combinations.

Acoustic Insulation Factor	Ceiling-roof Combination
46	C1
49	C2
50	C3
51	C4
52	C5

SOURCE: National Research Council, Ottawa, February, 1972

EXPLANATORY NOTES:

C1 denotes 12 mm gypsum board, 76 mm mineral wool batts, typical wood roof truss with ventilated attic.

C2 denotes double application of 12 mm gypsum board, 76 mm mineral wool batts, typical wood roof truss with ventilated attic.

C3 denotes 12 mm gypsum board, 76 mm wool batts, built-up roofing with joist and beam roof construction.

C4 denotes paint finish, 150 mm concrete slab, 50 mm rigid insulation, built-up roofing.

C5 denotes 12 mm gypsum board, 76 mm mineral wool batts, typical wood roof truss with ventilated attic, additional 12 mm gypsum board applied with resilient clips.

Table D Acoustic Insulation Factor for Various Types of Exterior Doors

% of total door area to total floor area of the room							Exterior Door Type
	5	7.5	10	12.5	15	20	
	38	36	35	34	33	32	DS1
	40	38	37	36	35	34	DS2
	47	45	44	43	42	41	DS1 (sd)
	49	47	46	45	44	43	DS2 (sd)
	50	48	47	46	45	44	DD1
	52	50	49	48	47	46	DD2

NOTE: Where the calculated percentage door area does not relate directly to the table the percentage column in the table should be used.

SOURCE: National Research Council, Ottawa February, 1972.

EXPLANATORY NOTES:

- 1) DS denotes single door.  
DD denotes double doors.
- 2) 1 denotes 35 mm solid slab.  
2 denotes 45 mm solid slab.
- 3) (sd) signifies with screen door (AIF value applies when glassed section is closed).
- 4) All prime doors are fully weatherstripped.

Appendix 1 Derivation of Tables 1 and 2

The Acoustic Insulation Factors set out in Tables 1 and 2 are obtained by the following steps:

- 1) Take the numerical value of the NEF contour for the location under consideration.
- 2) To derive the sound insulation requirement for the exterior building envelope of a particular room adjust the outdoor N.E.F. value as follows:

For bedrooms add 3.  
For other rooms deduct 2.

These factors of N.E.F. + 3 and N.E.F. - 2 for the sound insulation required in the building envelope have been recommended by the National Research Council based particularly on a review of studies related to thresholds of annoyance and speech interference. They are related to acceptable indoor noise levels equivalent to - 3 N.E.F. units + 2 N.E.F. units for bedrooms and other rooms respectively. The difference of 5 units between the two types of accommodation allows for the desirability of having less noise in sleeping accommodation.

- 3) To arrive at the sound insulation required for the individual components of the room envelope: make no adjustment to the above figure when there is 1 component, add 3 where there are 2 components, add 5 where there are 3 components, and add 6 where there are 4 components.

These adjustments are made because as more components are added to the exterior room envelope the effective insulation of all components is reduced. The final figure is the Acoustic Insulation Factor.

To Summarize:

Number of components forming the room envelope	AIF for	
	Bedrooms	Other rooms
1 Component	N.E.F. + 3	N.E.F. - 2
2 Components	N.E.F. + 3 + 3	N.E.F. - 2 + 3
3 Components	N.E.F. + 3 + 5	N.E.F. - 2 + 5
4 Components	N.E.F. + 3 + 6	N.E.F. - 2 + 6

**SUBSECTION 2.17 FLOOD PROOFING IN THE WASCANA CREEK AND PILOT BUTTE FLOOD PLAIN EXCEPTING CPR ANNEX SUBDIVISION**

(CPR ANNEX SUBDIVISION - permits issued only for garages and additions for existing properties located in the flood plain. No building permit will be issued for new buildings in the flood plain.)

**2.17.1**

Any building or structure that is constructed, reconstructed or relocated shall be required to meet the following flood proofing measures:

- (a) an automatic backwater valve or backflow preventer approved by the authority having jurisdiction must be installed in the sanitary and storm sewer lines that service the building or structure where the finished basement floor elevation is at or below the 1:500 design flood level;
- (b) the finished first floor elevation of the building or structure must be 600 mm or more above the design flood level;
- (c) the grade elevation at the building shall not be less than the 1:500 design flood level;
- (d) buildings which have a door in the basement wall that allows direct access to the lot shall have the finished basement floor elevation 300mm above the 1:500 design flood level; and

- (e) the design flood level shall be known as the following elevations for each indicated area:

"DESIGN FLOOD LEVELS (1:500)  
WASCANA CREEK FLOOD PLAIN (GEODETIC DATUM)

Richardson to Albert Street	
Wascana View to Highway No. 1 Bypass	573.86 m
Highway No. 1 Bypass to Broad Street	573.60 m
Broad Street to Albert Street	572.86 m
Albert Street to Elphinstone Street	
Elphinstone Street to CN Railroad	570.86 m
CN Railroad to CP Railroad	570.42 m
CP Railroad to Dewdney Avenue	569.66 m
Dewdney Avenue to Courtney Street	
Dewdney Avenue to Dieppe Place School	569.49 m
Dieppe Place School to Courtney Street	568.63 m
Courtney Street to Sewage Lagoons	
Courtney Street to Ritter Avenue	568.22 m
Ritter Avenue to CN Railroad	567.90 m
E 1/2 33-19-20-W2	567.39 m
W 1/2 33-19-20-W2	566.81 m

2.17.2 In the developed areas where it may be impractical to construct new buildings to meet requirements of clause 2.17.1(b) and 2.17.1(c) because of excessive differences in elevation from existing structures the authority having jurisdiction may allow the elevation of the first floor to be equal to the 1:500 design flood level.

The building or structure must be flood proofed as specified in clause 2.17.1(a).

2.17.3 (a) normal repairs, additions and/or alterations may be constructed on existing structures without meeting requirements of clause 2.17.1(b) and 2.17.1(c).



- (b) construction of garages (detached or attached) and small tool sheds will be allowed with the prior approval of the authority having jurisdiction; and
- (c) finishing of basements for such use as rumpus rooms, play areas, etc., will be allowed with the prior approval of the authority having jurisdiction, but must comply with the flood proofing requirements of clause 2.17.1(a).

2.17.4 Flood compensation from flooding of Wascana Creek and Pilot Butte Creek will not be available for any development and contents carried out below the 1:500 design flood level permitted under subsection 2.17.3.

#### SUBSECTION 2.18 METRIC POLICY

2.18.1 All drawings submitted for permit as required in clause 1.4.2(1) shall have the dimensions and scales in metric (SI) units.

2.18.2 Both metric and imperial units may be used in any plans submitted for permit as required in subsection 2.18.1. Imperial units shall be placed in brackets after the metric units.

#### SUBSECTION 2.19 BLASTING

2.19.1 A demolition permit is required for blasting in the City. A permit will be issued only if the blasting operations are conducted and directed by a workman competent in the use of explosives. Such workman shall receive approval of qualification from the Explosive Disposal Unit of the City of Regina Police Department.

#### SUBSECTION 2.20 INFANT CHILDREN FACILITIES IN PUBLIC PLACES

##### 2.20.1 Definition of Public Place

2.20.1.1 For the purposes of this subsection a public place means any building or part thereof to which parents and infant children have access, by invitation, expressed or implied, and where public washrooms are provided. A public place is deemed to include, in whole or in part, the following: shopping centres; performing arts buildings, including movie theatres; recreation facilities; transportation facility buildings; libraries; religious buildings; restaurants with a seating capacity exceeding fifty people; and all other non-residential locations that parents and infant children frequent.

- 2.20.2                    Changing Facilities for Infant Children
- 2.20.2.1                Men's and women's washrooms in a public place shall each contain a changing facility for infant children.
- 2.20.2.2                A changing facility shall include, but not be limited to, a permanent counter located in such a manner as to be available at all times or a permanently attached wall device designed to be folded down when required.
- 2.20.2.3                A changing facility shall be adjacent to a wash basin with hot and cold water and hand-drying equipment. The facility must also be equipped with disposable towels.
- 2.20.2.4                A changing facility shall have a minimum dimension of 500 mm x 700 mm and have a surface material that is impervious to moisture and is easily cleaned and sanitized.
- 2.20.2.5                The owner or his or her agent shall ensure that every changing facility is maintained in a state of good repair and is kept clean.

SECTION 3.                SPECIAL CONSTRUCTION STANDARDS FOR SIGNS, CANOPIES AND ENCROACHMENTS

SUBSECTION 3.1        SCOPE

3.1.1                    Scope

3.1.1.1                This part applies to signs and encroachments.

3.1.2                    Definitions

3.1.2.1                Definitions of words and phrases which are underlined in this Section are contained in Section 1 of this Bylaw or as follows:

Areaway means an underground building used for the convenience of the adjacent building it serves, built separately or attached to said building and built entirely below ground, and may have all or a portion of its structure exposed at ground level. Areaways shall include: light openings, light wells, vaults, storage space, conduit, tunnels, pipe lines, coal chutes and other underground conveying devices.

Awning, collapsible - shall mean any roof-like structure attached to a building and projecting more than 305 mm from the face of the building to which it is attached.

Awning, fixed means any rigid roof-like structure other than a marquee attached to a building in an immovable position and projecting more than 305 mm from the face of the building to which it is attached. Fixed awnings shall also include sun visors, louvres and other roof-like structures used to provide shade.

Canopy means any roof-like structure projecting more than 305 mm from the face of a building having a rigid frame and attached to said building in such a manner as not to become an integral part thereof.

Construction - (as pertaining to signs) means the installation of signs and their supporting members, or any building or premises. All sign equipment installed shall be regarded as part of the "construction".

Fire Escape means an apparatus or structure attached to an outside wall of a building used as a means of egress from the building in event of a fire in such building.

Marquee means any roof-like structure constructed and erected as a permanent part of the building over an entrance thereto, and projecting more than 305 mm from the exterior wall of the building.

Sign means any writing (including letter or word), pictorial representation (including illustration or decoration), emblem (including device, symbol or trade mark), flag (including banner or pennant, or any other figure of similar character), which:

- (i) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building;
- (ii) is used to announce, direct attention to, or advertise; and
- (iii) is visible from outside a building.

Sign, electric means signs, any part of the letters of which are formed of or are delineated by incandescent electric lamps, tubing or other light producing electrical apparatus forming an integral part thereof, signs having a border of incandescent or other electric lamps attached thereto, and transparent or partly transparent, signs whether lighted by electricity or other illuminant.

Sign, ground means any sign supported by one or more uprights or braces placed in the ground and not attached to the building.

Sign, illuminated means any sign which is lighted by means of lamps or other lighting devices reflecting on the outside face of the sign.

Sign, projecting means any sign other than a wall sign, which is attached to a building and extends beyond the line of the said building or beyond the surface of that portion of the building to which it is attached more than 305 mm.

Sign, roof means any sign erected upon and above the roof of a building within the peripheral exterior dimensions of the building.

Sign, temporary means any sign, banner, pennant, valance or advertising display, with or without frames, intended to be displayed for a short period of time but shall not include those signs specifically exempted by this Bylaw.

Sign, wall means any sign attached against the surface of or against, or within a recess in the wall, a column or other perpendicular portion of a building in a position essentially parallel to said wall, column or other perpendicular portion. A wall sign shall also mean any sign attached to the walls of two or more buildings and spanning the space or spaces between the said building. (A wall sign shall include flat or fascia signs).

Street means all or any part of a culvert or drain or a road allowance, public highway, road, lane, bridge, place, alley, square, thoroughfare or way intended for or used by the general public for the passage of vehicles or pedestrians.

Sun Visor means a projection from a building for the purpose of providing shade to an aperture in the form of louvres, egg crating or other similar methods, but in no case designed so as to prevent air, rain, snow or other atmospheric elements from passing through such projections.

SUBSECTION 3.2

SIGNS

3.2.1

General

3.2.1.1

Subsection 3.2 will apply to the erection of all signs except as varied herein.

3.2.1.2

(1)

Except as varied herein, the following shall not be subject to the provisions of this Subsection but shall not relieve the owner or

person in control of such signs from erecting and maintaining the sign in a safe condition:

- (a) signs of a duly constituted governmental body, including traffic or similar regulating devices, legal notices, or warnings at railroad crossings;
- (b) signs in display windows including writing, representation, painting or lettering directly on the surface of any window or door, or other figure or similar character within a building visible from the exterior;
- (c) memorial signs or tablets of bronze, brass, stone or other non-combustible materials when built into or attached to the walls of a building or other structure provided such tablets bear only the name of the owner, the name or use of the building, and-or reading matter commemorating a person or event;
- (d) signs denoting architect, engineer, contractor or the services and products of the owner, when placed on construction sites. These signs must be removed on completion of construction;
- (e) signs required to be maintained by law or governmental order, rule or regulation;
- (f) small signs displayed for the direction of the public including signs which identify rest rooms, freight entrances, and such other similar directional signs;
- (g) single or double face unlighted sign or signs appertaining only to the prospective rental or sale of the property on which it is located; and
- (h) signs painted directly on the exterior wall of a building.

### 3.2.2

#### Powers of the Authority Having Jurisdiction

#### 3.2.2.1

- (1) All construction, the details of which are not specifically dealt with herein, shall be performed to the satisfaction of the authority having jurisdiction.
- (2) The authority having jurisdiction may refuse to issue a permit to re-erect a sign, if, the erection of this sign directly interferes with traffic or with the effectiveness of a traffic control device.

- (3) The authority having jurisdiction may refuse to issue a permit to re-erect a sign, if, the sign has been altered to such an extent that it interferes, by reason of such alteration, with traffic or with the effectiveness of a traffic control device.
- (4) The authority having jurisdiction or any of his or her assistants or an inspector or representative of a company having in force or being about to issue any policy in respect of a sign may at any time inspect or test the sign and its adjuncts and accessories, and for the purpose may at all reasonable hours enter upon the premises to which such sign is attached.

### 3.2.3

#### Duties of the Owner

#### 3.2.3.1

- (1) No alteration or addition or any erection or re-erection of signs including any of the accessories shall be made unless the owner of the building or site upon which such sign is erected or his or her agent, or the tenant has applied for and obtained a permit and files in duplicate:
  - (a) an application for a building permit on the official forms provided;
  - (b) a plot plan showing the street lines or other boundaries of the property upon which it is proposed to erect such sign and location thereof upon the property in relation to the other structures upon such property and upon the premises immediately adjoining; and
  - (c) when required, complete drawings and specifications covering the construction of the sign and its supporting framework and other information with respect to the building upon which it is proposed to locate the sign as to determine whether the structure of such building will carry the additional loads and stresses imposed thereon by the erection of the sign without exceeding the stress requirements. Such drawings shall in all cases have marked thereon in figures the height of such building.
- (2) No permit or license issued pursuant to this Bylaw, no approval of plans or specifications of work done or to be done in connection with a sign or any inspection of such work shall relieve the permittee, licensee or owner of the sign from full responsibility for the carrying out of the work and

maintaining the sign in accordance with this or any other Bylaw of the City of Regina.

- (3) No person shall interfere in any way with the authority having jurisdiction or anyone acting under his or her authority or by his instructions, in the performance of any of the duties imposed upon him or her by this Bylaw.

### 3.2.4 Maintenance of Signs

- 3.2.4.1 (1) All signs shall be kept in proper repair and appearance and in the case of electric signs, the lamps and other electrical apparatus connected thereto shall be maintained in efficient operative condition.
- (2) No person shall maintain a sign heretofore erected unless the same be supported in an adequate manner by supports, braces, and guys of suitable size and strength, and properly fastened.
- (3) No person shall maintain or permit any sign to be maintained including any guys, stay of attachment connected therewith which interferes with any light, or any fire escape or any apparatus or appliance connected therewith.

### 3.2.5 Removal of Signs

- 3.2.5.1 (1) All existing signs, which are in a safe condition as far as fire safety, structural and location requirements are concerned may be maintained, but no such sign when once removed shall be replaced either on the same building or elsewhere without complying in all respects with the provisions of this Bylaw.
- (2) An existing sign which is unsafe from the stand-point of fire safety, structural safety or location may be ordered to be removed. If not removed or made safe in accordance with the requirements of this Bylaw, the authority having jurisdiction shall take the appropriate action in subsection 3.3.1 to 3.3.4.

### 3.2.6 Alterations

- 3.2.6.1 (1) No sign structure shall hereafter be structurally altered, re-built, enlarged or re-located except in conformity with the provisions of this Bylaw.

- (2) The changing of movable parts of signs that are designed for changes, or the repainting of display matter shall not be deemed to be alterations within the meaning of subsection 3.2.

3.2.7 Permit Fee

3.2.7.1 Fees for Permits shall be as per Section 4-Fees.

3.2.8 Construction and Design - General

3.2.8.1 All signs shall be designed and constructed as herein provided and in accordance with this Bylaw to resist live and dead loads. All bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs on buildings, the load shall be transmitted through the structural frame of the building to the ground in such manner as not to overstress any of the elements thereof.

3.2.8.2 Every sign, hereinafter erected shall be plainly marked with the name of the contractor or erector, size and weight, voltage and wattage and said information must be readily visible after its erection.

3.2.8.3 All signs and any of their supporting structures must be fastened with non-corrosive fasteners or otherwise have the fastening devices protected from corrosion.

3.2.8.4 Approved combustible plastics may be used in the construction on signs where, in this Bylaw it requires noncombustible material, providing they are only those combustible plastic materials:

- (a) which, when tested in accordance with the American Society for Testing Materials, Standard Method of Test for Flammability of Plastics over 1.27 mm in thickness, burn no faster than 63.5 mm per minute in sheets of 1.52 mm in thickness; or
- (b) which conform to the Canadian Standards Association Specification of Electric Signs, C22.2 No. 2-1969.

3.2.8.5 All electrical signs shall be constructed in accordance with the provisions of the Electrical Regulations of the Province of Saskatchewan.

3.2.8.6 (1) Clearance from High Voltage Power Lines. Signs shall be located not less than 1.8 m horizontally or 3.6 m vertically from overhead electrical conductors which are energized in excess of 750 volts. The term "overhead conductors" as used



in this section means any electrical conductor, either bare or insulated, installed above the ground, except such conductors as are enclosed in iron pipe or other material covering of equal strength.

- (2) A clearance of at least 1 m shall be maintained between poles and other fixtures lawfully erected and any part of the sign structure and its accessories.
- (3) No sign structure shall be erected, constructed or maintained in any manner which will obstruct any fire escape or any window or door or opening used as a required means of egress or so as to prevent free passage from a roof to any opening for required light or ventilation.

### 3.2.9 Sign Specifications

#### Awning and Sun Visor Signs

3.2.9.1 No sign shall be attached in any manner to awnings or sun visors.

#### Hoarding Signs

3.2.9.2 No signs shall be placed on any hoarding except those permitted in clauses 3.2.1.2(1)(d), (f) and (g).

#### Marquee and Canopy Signs

3.2.9.3 If any sign other than a projecting sign (as provided in this Bylaw) is attached to the roof of a marquee or canopy, placed flat against the face or edge of the marquee or canopy, such sign shall be constructed in compliance with the following provisions:

- (a) construction - the sign construction shall be of noncombustible materials throughout except that the construction may be equivalent to what is required for the marquee or canopy construction;
- (b) height above grade - The lowest part of any sign attached to the face or edge or under a marquee or canopy, shall be not less than 2.59 m above grade; and
- (c) projection - No sign attached to a marquee or canopy shall project beyond the face or edges more than .4 m horizontally.

Ground Signs

3.2.9.4

- (1) All ground signs shall be constructed of noncombustible material throughout except that:
  - (a) signs not exceeding 5 m above the surface of the ground at any point may be constructed of combustible material; and
  - (b) signs not exceeding 7.6 m above the ground at any point shall be constructed with noncombustible columns and braces and supports, and may have the display area including backing of combustible materials.
- (2) All ground signs exceeding 7.6 m in height above the adjacent finished ground shall be structurally designed by a Registered Architect or Professional Engineer of the Province of Saskatchewan.
- (3) The foundation of all ground signs exceeding 5 m in height shall be of concrete.
- (4) The minimum clearance of ground signs is as follows:
  - (a) no portion of any ground sign shall be erected within .3 m of any property line abutting a street;
  - (b) no portion of any ground sign shall hereafter be erected within 1.2 m of any property line or from a wood frame building which is on the same property, unless such sign is constructed entirely of noncombustible materials except for the display area and backing;
  - (c) no portion of any ground sign with structural members of combustible material shall hereafter be erected within a distance equivalent to the height of the sign structure from any property line abutting a street;
  - (d) there shall be a clearance of at least 1.2 m between any portion of a ground sign in front of any required opening in the exterior wall face of a building erected on the same property; and

- (e) projections associated with ground signs such as guys, stays and other attachments such as reflectors used to illuminate shall not be permitted less than 2.6m above the surface of the ground at any point.

#### Wall Signs

3.2.9.5

- (1) All wall signs shall be constructed of noncombustible materials throughout when such signs:
  - (a) exceed 4 m<sup>2</sup>; or
  - (b) are located more than 7.6 m above grade; or
  - (c) are located within .6 m of any window, fire escape, or exit above the second storey floor line.
- (2) No wall sign may be erected on wood frame or on combustible construction if it exceeds the limits of clause 3.2.9.5(1).
- (3) No wall sign is permitted to be supported by an unbraced parapet wall unless the structural stability of the parapet wall is adequate.
- (4) Wall signs may project above the top of the roof or parapet wall immediately adjacent thereto a distance not exceeding 1 m provided that the means of egress to and egress from the said roof are adequate, and that the structural stability of the parapet wall is adequate. (also see clause 3.2.8.6(3))
- (5) Projections associated with wall signs such as guys, stays and other attachments such as reflectors used to illuminate, shall not be permitted less than 2.6 m above the surface of the ground at any point.
- (6) Wall signs shall be securely attached to the building or structure by means of metal anchors, bolts or expansion screws. Such signs shall not be fastened by nails or staples to wooden blocks or nailing strips built into masonry.

#### Roof Signs

3.2.9.6

- (1) All roof signs, including uprights, supports and braces and display area shall be of noncombustible construction, except:
  - (a) that approved combustible plastics may be used as facing material and as letters and decorations;

- (b) that the display area and mouldings may be of combustible materials provided such sign:
  - (i) is less than 7.6 m in height measured from the roof surface; and
  - (ii) is less than 37 m<sup>2</sup> on any one side.
- (2) All roof signs shall be structurally designed by a Registered Architect or Professional Engineer when exceeding either 113 kg. in weight or 10 m<sup>2</sup> in area on any one side.
- (3) The dead and live loads of any roof sign shall be transmitted to concrete foundations by noncombustible walls, columns, beams and girders except that timber beams and columns is acceptable provided such timber members shall be creosoted or painted and all connections shall be by means of bolts and the sign and its supports are designed by a Registered Architect or Professional Engineer.
- (4) Clearance and access about roof signs are as herein provided:
  - (a) passage clear of all obstruction, except for necessary horizontal supports not more than 6 m from the roof surface, shall be left under or around and immediately adjacent to all roof signs exceeding 1 m above the roof surface. Such passage shall be not less than 1 m wide by 1.8 m high and shall be at parapet or roof level;
  - (b) there shall be one such passage or access opening as follows:
    - (i) for each roof sign upon a building;
    - (ii) for every 15 m of horizontal roof sign extension; and
    - (iii) within 6 m of walls and parapets when roof signs are located at an angle of 45° or greater to a face of the building.
  - (c) there shall be a clearance of at least 1.2 m between any portion of the roof sign and any opening in the exterior wall face or roof of the building on which it is erected.

- (d) no portion of any roof sign shall be erected within 1.2 m of any wood frame wall extending above the roof line of the same building unless such sign is constructed entirely of noncombustible material, and that the clearances specified in clause (c) above and clause 3.2.8.6(3) are maintained.
- (5) In no case shall a roof sign or any part, thereof including any supports and braces project beyond the exterior surface of the exterior wall of the building to which it is attached.

#### Projecting Signs

##### 3.2.9.7

- (1) All projecting signs including frames, braces and supports shall be constructed of noncombustible materials except that:
  - (a) approved combustible plastics (see subsection 3.2.8.4) may be used as facing materials, letters and decorations;
  - (b) non-structural members of signs not exceeding 2 m<sup>2</sup> in area may be of wood, metal, approved plastics or combination thereof.
- (2) Covers of the service opening shall be securely fastened by chains and/or hinges.
- (3) Projecting signs shall not be attached or fastened in any manner to parapet walls unless designed by a Registered Architect or Professional Engineer of the Province of Saskatchewan.
- (4) Projecting signs weighing more than 115 kg shall be structurally designed by a Registered Architect or a Professional Engineer of the Province of Saskatchewan.
- (5) Projecting signs shall be adequately supported by cables, rods, chains or other approved method. In all cases, each projecting sign weighing more than 23 kg shall have at least one approved fastener passing entirely through the wall or roof of the building to which it is attached.
- (6) The "A" frames or other similar methods of support used in the construction of projecting signs shall not exceed 2 m in overall height above an exterior wall.

- (7) Unless otherwise approved by the authority having jurisdiction, each cable, rod chain or equivalent shall have a reputed breaking strength as specified in Table 3.2.A.

TABLE 3.2.A.

BREAKING STRENGTH OF CABLE, ROD, CHAIN, ETC. FOR VARIOUS WEIGHTS OF SIGNS

<u>Weight of Signs</u>	<u>Projection of Signs</u>	<u>Breaking Strength</u>
22 kg max	6 m max.	270 kg
22 kg max	Over 6 m	567 kg
Over 22 kg but less than 45 kg	Over 6 m	900 kg
Over 45 kg but less than 113 kg	Over 6 m	1,133 kg
Over 113 kg but less than 180 kg	Over 6 m	1,587 kg
Over 180 kg	Over 6 m	Design required
Column 1	2	3

- 3.2.9.7 (8) Where signs and supports are not under design of a Registered Architect or Professional Engineer, the supporting cable and turnbuckles, when used, shall meet the following minimum requirements.

The number of supports and fittings shall be dependent on the size, shape, projection and loads of the sign and the various loads acting on same.

TABLE 3.2.B.

Forming Part of Sentence 3.2.9.7. (8)

GALVANIZED 7 STEEL WIRE STRAND CABLE

(To C.S.A. Standard B12 - 1950 Soft Grade 50)

<u>Nominal Strand Diameter</u>	<u>Breaking Strength N (Newtons)</u>
4.8 mm	* 4895 N
6.4 mm	8010 N
7.1 mm	10457 N
7.9 mm	13795 N
9.6 mm	16687 N
<hr/> Column 1	<hr/> 2

\*Not included in C.S.A. B12-1950

- 3.2.9.8
- (1) At every vehicle entrance within 1.5 m of a street right-of-way to any building except accessory buildings having access from a lane, there shall be erected in a conspicuous location a projecting sign at least 1 m long by .3 m wide bearing the words "DANGER LOOK OUT FOR CARS" in large red letters on the white background.
  - (2) As an alternate to sentence (1) above, a large red-coloured globe with the work "DANGER" printed thereon in white letters may be used in such location so as to be easily legible at all times.
  - (3) In all cases, such sign or globe shall be illuminated at all times during the working hours of the premises from sundown continuously during the night hours.

SUBSECTION 3.3 ENCROACHMENTS

3.3.1 Prohibitions

- 3.3.1.1 (1) Except as otherwise permitted in this Section, no part of a building hereafter erected or of any enlargement of a building or structure heretofore erected shall encroach into a City street without permission of the Council.
- (2) Subject to subsection 3.3.7.3 heretofore erected parts of buildings or structures which project beyond the street line may be maintained as constructed unless removal is directed by the City as a dangerous or unsafe building or structure in accordance with this Bylaw or interferes with any public utility. Unless otherwise stated elsewhere in this Section, all heretofore erected encroachments shall comply with the regulations governing the appropriate type of encroachment covered in this subsection 3.3.

3.3.2 General Requirements

- 3.3.2.1 (1) Where a lawful encroachment exists at the effective date of the adoption of amendment of this Bylaw, that could not be built under the terms of this Bylaw, such encroachment may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (a) such encroachment may not be enlarged or altered in any manner except in conformity with this Bylaw for the whole encroachment provided, however, that the changing of movable parts of signs or other encroachments that are designed for changes or the re-painting shall not be deemed to be alterations within the meaning of this Section;
- (b) should such encroachment be destroyed by any means to an extent of more than fifty per cent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Bylaw; and
- (c) should such encroachment be required to be altered as the result of the provisions of subsection 3.3.7.2, such alterations shall be made in accordance with the terms set forth therein.



3.3.3 Permitted Encroachments

3.3.3.1 Notwithstanding anything herein contained signs may encroach into a City street subject to the conditions hereinafter set forth and subject to the provisions of subsection 3.3.3.3.

3.3.3.2 Excepting signs, all existing encroachments, any enlargements of an existing encroachment and all new encroachments must be approved by the Director of Planning and Sustainability.

(#2011-64, s. 12, 2011)

Special Approval

3.3.3.3 Except by express permission pursuant to a Resolution of the Council, no person shall erect or maintain any encroaching structures on, over, under or onto any City street 10 m or less in width.

3.3.4 Powers of the Authority Having Jurisdiction

3.3.4.1 (1) All construction, the details of which are not specifically dealt with herein, shall be performed to the satisfaction of the authority having jurisdiction.

(2) The authority having jurisdiction may refuse to issue a permit to erect an encroachment if the erection of such encroachment interferes with traffic or with the effectiveness of a traffic control device.

(3) The authority having jurisdiction may refuse to issue a permit to re-erect an encroachment if the encroachment has been altered to such an extent that it interferes, by reason of such alteration, with traffic or with the effectiveness of a traffic control device.

(4) The authority having jurisdiction or any of his or her assistants or any inspector may at any time inspect or test the encroachment and its adjuncts and accessories, and for that purpose may at all reasonable hours enter upon the premises to which such encroachment is attached.

3.3.5 Duties of the Owner

3.3.5.1 (1) Every applicant for a permit to erect, re-erect or alter or for the maintenance of an encroachment shall:

- (a) file an application for a permit in such forms as may be prescribed from time to time by the authority having jurisdiction;
- (b) file in duplicate, a plot plan and when required a Real Property Report, showing the street lines or other boundaries of the property upon which such encroachment is proposed and the location of the said encroachment upon the property in relation to other structures upon such property and upon the premises immediately adjoining;
- (c) submit in duplicate complete drawings and specifications covering the construction of a proposed encroachment and its supporting framework, and such other information with respect to any building upon which it is proposed to locate such encroachment as may be necessary so as to determine whether the structure of such building will safely carry the additional loads imposed thereupon by the erection of such encroachment; such drawings in all cases shall have marked thereon in figures the height of such building; and
- (d) when required by this Bylaw, or where the construction of the proposed encroachments require technical knowledge or involves reinforced concrete, steel or heavy timber construction, file plans and specifications prepared by and signed by a Registered Architect or Professional Engineer of the Province of Saskatchewan.

3.3.5.2

- (1) All encroachments shall be kept in proper repair and otherwise maintained, by the owner of the building or property, in a condition satisfactory to the authority having jurisdiction.
- (2) No person shall maintain or permit to be maintained, an encroachment if it interferes with any light, power, telephone or telegraph pole or wire, or any apparatus or appliance connected therewith, or with any utility, as provided in subsection 3.2.8.6.

3.3.6

Permits and Licenses

Permits to Erect Encroachments

- 3.3.6.1
- (1) No person shall commence work on any encroachment unless a permit to construct, erect, re-erect, repair or alter has first been issued by the authority having jurisdiction.
  - (2) When an encroachment has been erected without a permit, the owner, proprietor or occupant of the building or property on which the encroachment is erected shall obtain the erecting permit, and such encroachment shall comply with the provisions of this Bylaw. The person responsible for the erection of such encroachment shall also be subject to the penalty provided herein.
  - (3) All permit applications shall be made to the authority having jurisdiction and shall contain full particulars and details of the location and construction of the encroachment with its accessories and any other information that he may deem necessary to process the application.
  - (4) The applicant shall, at the time of making the application, pay to the authority having jurisdiction the permit fee as herein provided.
  - (5) The authority having jurisdiction, upon receipt of an application to construct, erect, re-erect, or alter an encroachment shall, if such encroachment appears to be in conformity with this Bylaw, and after payment of the proper permit fee and license fee, issue a permit in writing to the applicant to erect the encroachment.

#### Permit and License Fees

3.3.6.2 The fees payable for permits and licenses shall be as per Section 4.

#### 3.3.7 Encroachment Specifications

##### Design

3.3.7.1 A part of a structure permitted to encroach on, over, across, into or under a street shall be constructed so that the removal of the encroachment may be made without causing the building to become structurally unsafe.

##### Alterations

3.3.7.2 The owner of the land from which any building encroaches on, over, into, across or under a City street, shall make or be liable for the cost of any adjustment or alteration to the encroachment, as the result of

any City street widening or other required City street usage by the City of Regina in order to maintain the minimum horizontal clearances of this Section. In no way shall the City be held liable for damages, costs and expenses which may in any way arise from such widening or usage.

#### Removal

- 3.3.7.3
- (1) All rights and privileges herein extended are subject and subordinate to the rights of the Council of the City of Regina and its powers over City streets, and to the provisions of any general or specific Bylaw which may exist or which may hereafter be enacted relating to the use of the City streets and to be minimum standards for construction, or to any zoning regulation.
  - (2) The City of Regina reserves the right to cause the removal of an encroachment or part thereof, after having given thirty (30) days notice to the owner or agent of the encroachment pursuant to the Resolution of the Council. Failure to remove the encroachment within the period specified by Council shall constitute a violation of the Bylaw.

#### Areaways

- 3.3.7.4
- (1) All areaways shall have the approval of the Director of the Development Engineering Department.
  - (2) All areaways shall be constructed with sufficient reinforced concrete walls and roofs to retain the surface of the street and its superimposed live loads to the satisfaction of the authority having jurisdiction.
  - (3) All areaways having all or a portion of its structure exposed at the sidewalk surface shall:
    - (a) be constructed of noncombustible materials;
    - (b) be provided with solid non-slip surfaces; and
    - (c) not extend above the street or sidewalk surface.

(#2011-64, s. 12, 2011)

#### Awnings and Sun Visors

- 3.3.7.5
- (1) No electrical wiring, illuminated device, electrical equipment or apparatus shall be attached to or be incorporated in an

awning except as required for the operation of collapsible awnings.

- (2) The owner of any awning, or sun visor shall prevent the accumulation of excess water, snow or ice on any such awning, or sun visor.
- (3) The horizontal clearance between any portion of an awning, or sun visor shall be not less than .6 m from that portion of the City street used by vehicular traffic and in no case shall they encroach more than 3.6 m over the street.
- (4) Where combustible textiles are permitted, they shall be flameproofed by treatments approved by recognized laboratories in accordance with the National Fire Protection Association's "Standard for Flameproofed Textiles", NFPA 701, and flameproofed annually.

#### Construction

- 3.3.7.6
- (1) All fixed awnings, or sun visors shall be constructed of noncombustible materials and designed to sustain live loads as specified in Part 4 of the current *National Building Code*.
  - (2) All collapsible awnings shall be constructed of noncombustible framing and designed to sustain the dead and live loads that may be imposed thereon. Combustible textile covering may be used in accordance with clause 3.3.7.5(4).

#### Clearance

- 3.3.7.7
- (1) No portion of a fixed awning, canopy or sun visor or of a collapsible awning shall be permitted to be less than 2.6 m above the level of the sidewalk or established grade except that any fringe associated with such awning made of canvas, cloth or other similar material may have a clearance of not less than 2.3 m.

#### Drainage

- 3.3.7.8
- (1) The roof of all fixed awnings shall be provided with drip gutters or troughs around the outer periphery and sloped in such a manner that the water flowing therefrom is carried back to the wall of the building and drained to a storm sewer inside the building.

Doors

- 3.3.7.9 Hereinafter or heretofore erected doors and other movable barriers, whether in the open or closed position, shall not encroach over or into a City street.

Fire Apparatus

- 3.3.7.10 (1) Exterior hose connections for fire extinguishing equipment, and air inlets and outlets hereafter installed, shall not project over or into a City street.
- (2) Where fire alarm bells or gongs are required to warn the occupants of the building to which it is attached, they may project not more than .3 m over a City street and not less than 2.6 m from the sidewalk level or established grade.

Fire Escapes

- 3.3.7.11 (1) Where a fire escape is required and is permitted to encroach over a City street, it shall comply with the following provisions:
- (a) construction - Fire escapes shall be of metal or concrete construction throughout in a strong substantial manner, and securely fixed to the building, except that wooden fire escapes may be used on walls of wood construction in accordance with the requirements of Part 3 of the current *National Building Code*;
- (b) clearance - No portion of a fire escape shall:
- (i) be less than 3.35 m above the sidewalk or established grade; or
- (ii) be less than .6 m from the portion of the City street used by vehicular traffic and in no case shall it encroach more than 3.65m over the street.

Marquees and Canopies

- 3.3.7.12 (1) Construction - all marquees and canopies shall be constructed of noncombustible materials except that where it is attached to an exterior wall of a building of wood construction and provided such wall does not exceed two storeys in height,

such marquees and canopy construction shall have the equivalent fire resistance.

- (2) Clearances - No portion of a marquee or canopy shall:
  - (a) be less than 3.6 m above the sidewalk or established grade; or
  - (b) be less than .6 m from that portion of the City street used by vehicular traffic and in no case shall it encroach more than 3.65 m over the street.
- (3) Drainage - the roofs of all marquees and canopies shall be drained in such a manner that the water flowing therefrom shall be carried back into the building and drained to a storm sewer inside the building.
- (4) Thickness - The vertical dimension of a marquee or canopy shall not be more than 1.5 m.

### Signs

3.3.7.13

- (1) Except as otherwise provided herein, all encroaching signs shall be constructed in accordance with the provisions of Subsection 3.2 "Signs".
- (2) Illuminated signs encroaching on, over or into streets shall be constructed of noncombustible materials throughout except combustible plastics as provided in subsection 3.2.8.4 may be used as facing material, letters and decorations.
- (3) No portion of encroaching signs shall:
  - (a) be less than 3.35 m above the sidewalk or established grade except for marquee or canopy signs complying with subsection 3.2.9.3 and except as provided in clause (5) and (6); or
  - (b) be less than .6 m from that portion of the City street used by vehicular traffic except if the sign is 5.5 m or more above the sidewalk the sign may project into that portion of street used by vehicular traffic .6 m but in no case shall it encroach more than 3.65 m over the street.
- (4) No free swinging or rotating encroaching sign, except those operated by a mechanical device, shall hereafter be erected

on, hung or attached to any building or structure and those erected prior to the passage of this Bylaw, shall be immediately removed by the owner, proprietor or occupant thereof or changed to conform with this Bylaw when so ordered.

- (5) Every encroaching warning sign as required (in subsection 3.2) shall be not less than 2.6 m above the sidewalk or established grade.
- (6) Temporary signs - when 2.6 m or more above the sidewalk or established grade may encroach not more than 150 mm in no case shall such sign encroach below this clearance.
- (7) Ground signs - shall not be permitted to encroach over a City street except by the express permission pursuant to a Resolution of Council.

#### SECTION 4. FEES

##### SUBSECTION 4.1 FEES FOR ISSUING PERMITS as required in subsection 2.6.2 shall be:

- 4.1.1 (1) The following definitions apply to this section:
  - (a) Residential Building – single family and two family dwelling units;
  - (b) Accessory Building – a building or structure on the same lot as a Residential Building devoted exclusively to a use incidental or subordinate to the use as a dwelling of the Residential Building;
  - (c) Commercial Building – any building that is not a Residential Building or an Accessory Building; and
  - (d) Deck – a floored structure, typically with a railing and without a roof, that adjoins a Residential Building.
- (2) For construction or movement of, or alteration, renovation or repair to, a Commercial Building, the fee shall be \$8.00 per \$1,000.00 of the value of the work.
- (3) For construction of a Residential Building the fee shall be



\$9.00 per square metre of total floor space.

- (4) Repealed. (#2011-22, s. 2, 2011)
- (5) For movement of, or alteration, renovation or repair to, a Residential Building for which a building permit is required, the fee shall be \$8.00 per \$1,000.00 of the value of the work, with a minimum permit fee of \$100.00.
- (6) For construction of or alteration, renovation or repair to, an Accessory Building, the fee shall be \$8.00 per \$1,000.00 of the value of the work, with a minimum permit fee of \$100.00.
- (7) For construction of, or addition to, a Deck, the fee shall be \$8.00 per \$1,000.00 of the value of the work, with a minimum permit fee of \$100.00.

(#2011-6, s. 2, 2011)

#### 4.1.2

- (1) For demolition of a building with a total floor area between 76m<sup>2</sup> and 200m<sup>2</sup>, the fee shall be \$150.00.
- (2) For demolition of a building with a total floor area of 201m<sup>2</sup> or more, the fee shall be \$150.00 plus \$8.00 per each 100m<sup>2</sup> over 200m<sup>2</sup> of total floor area.
- (3) For demolition of an accessory building with 75m<sup>2</sup> or less total floor area, the fee shall be \$50.00.

(#2004-106, s. 3, 2004, #2005-92, s. 3, 2005; #2006-88, s. 3, 2006; #2007-92, s. 3, 2007; #2009-74, s. 3, 2009; #2011-6, s.3, 2011)

#### 4.1.3

Temporary building permit

\$138.00/month

(#2004-106, s. 4, 2004, #2005-92, s. 4, 2005; #2006-88, s. 4, 2006; #2007-92, s. 4, 2007; #2009-74, s. 4, 2009; #2011-6, s. 4, 2011)

### SUBSECTION 4.2 SURCHARGE AND REINSPECTION FEE

#### 4.2.1

Whenever any work for which a permit is required under the provisions of this Bylaw has been commenced without the authorization of such a permit, a special investigation of the site shall be made by the authority having jurisdiction before a permit may be issued for such work, and a surcharge of 10% of the Building Permit Fee shall be charged in addition to the permit fees required in this section, but in no case shall the surcharge be less than \$100.00 + GST.

(#2004-21, s. 3, 2004, #2004-106, s. 5, 2004, #2005-92, s. 5, 2005; #2006-88, s. 5, 2006; #2007-92, s. 5, 2007; #2009-74, s. 5, 2009; #2011-6, ss. 5 and 6, 2011)

4.2.2 Where it has been determined by a Building Official that due to non-compliance with the provisions of this Bylaw, *The Uniform Building and Accessibility Standards Act* or the National Building Code of Canada or that due to incomplete work reinspection is necessary, a fee of \$100.00 shall apply on each reinspection visit.  
(#2011-6, s. 7, 2011; #2011-22, s. 3, 2011)

#### SUBSECTION 4.3 SPECIAL INSPECTION FEE

4.3.1 For inspection requested to be made outside of regular office hours the fee shall be \$110.00 + GST.  
(#2005-92, s. 6, 2005; #2006-88, s. 6, 2006; #2007-92, s. 6, 2007; #2009-74, s. 6, 2009; #2011-6, s. 8, 2011)

4.3.2 For inspection done during regular office hours the fee shall be \$43.65 + GST per hour.  
(#2004-21, s. 4 and 5, 2004, #2004-106, s. 6 and 7, 2004, #2005-92, s. 7, 2005; #2006-88, s. 7, 2006; #2007-92, s. 7, 2007; #2009-74, s. 7, 2009; #2011-6, s. 9, 2011)

#### SUBSECTION 4.4 PERMIT CANCELLATION

4.4.1 Whenever a building permit is voluntarily surrendered for cancellation within six months of issuance and no work has been done pursuant to the permit the amount of the permit fee, less \$61.90, shall be refunded. No refund shall be made whenever a building permit is submitted for cancellation after the expiration of six months from the date of issuance unless an application for an extension of time is made by the owner in writing prior to such expiry date and the said extension is granted, in writing, by the authority having jurisdiction.  
(#2004-21, s. 6, 2004, #2004-106, s. 8, 2004, #2005-92, s. 8, 2005; #2006-88, s. 8, 2006; #2007-92, s. 8, 2007; #2009-74, s. 8, 2009)

#### SUBSECTION 4.5 GRADES

The fees for issuing finished grade elevations as required by subsection 2.8 shall be as follows:

4.5.1 For the supply of finished grade elevations as required by Subsection 2.8.1 (1) Nil

in City owned subdivisions.

- |       |   |                |
|-------|---|----------------|
| 4.5.2 | For the supply of finished grade elevations as required under Subsection 2.8.1. (1) in private subdivisions where the developer has by agreement with the City provided the required grades for each site.  | Nil            |
| 4.5.3 | For the supply of finished grade elevations as required under subsection 2.8.1 in all other instances.<br>(#2005-92, s. 9, 2005; #2006-88, s. 9, 2006; #2009-74, s. 9, 2009; #2011-6, s. 10, 2011)  | \$109.00 + GST |
| 4.5.4 | For the supply of finished grade elevations as required under clause 2.8.2(1)(b).<br>(#2004-21, s. 7 and 8, 2004, #2004-106, s. 9 and 10, 2004, #2005-92, s. 10, 2005; #2006-88, s. 10, 2006; #2007-92, s. 10, 2007; #2009-74, s. 10, 2009; #2011-6, s. 11, 2011) | \$129.42 + GST |

SUBSECTION 4.6    SIGNS

- |       |                             |   |
|-------|-----------------------------|---|
| 4.6.1 | Permits for Permanent Signs | \$5.00 per \$1,000.00 of construction value, minimum fee of \$30.00   |
| 4.6.2 | Temporary Sign Permits      | <u>Annual Fee</u><br>\$161/sign<br>(payable Jan. 1)<br><br><u>Semi-Annual Fee</u><br>\$80.50/sign<br>The fee for additional signs not previously registered on January 1 or July 1 shall be prorated to the next registration date.<br>(Payable January 1 and July 1) |

4.6.3 Sign Licenses - where signs are permitted by the authority having jurisdiction to encroach over the street an additional fee as listed below shall be assessed and collected at the time of permit issuance.

- (1) For every projecting sign encroaching over a street \$209.00 per sign
- (2) For every wall sign encroaching over a street \$143.00 per sign

4.6.4 Sign permits and license fees are not refundable for erected signs. If a sign is not erected, and the permit is cancelled, an administrative fee of \$37.25 will be deducted. No refund shall be made whenever a sign permit is submitted for cancellation following the expiration of six months from the date of issuance unless an application for an extension of time is made by the sign owner, in writing, prior to such expiry date and the said extension is granted, in writing, by the authority having jurisdiction.

#### SUBSECTION 4.7 OTHER ENCROACHMENT FEES

(Marquees, Awnings, Canopies, Visors, Fire Escape, Areaways)

4.7.1 Permit to Erect Encroachments \$5.00 per \$1,000 of value. Minimum fee of \$27.00

4.7.2 Encroachment Licenses - where encroachments are permitted by the authority having jurisdiction to encroach over or under a street an additional fee as listed below shall be assessed and collected at the time of permit issuance:

- (1) License for non-permanent marquees, canopies, awnings and visors \$200.00 per encroachment
- (2) License for underground and above ground structures for the public good approved by Council Nil

4.7.3 Encroachment licenses are not refundable for constructed encroachments. If an encroachment is not constructed, and the permit is cancelled, an administrative fee of \$39.00 shall be charged. No refund shall be made whenever an encroachment permit is submitted for cancellation after the expiration of six months from the

date of issuance unless an application for an extension of time is made by an encroachment owner, in writing, prior to such expiry date and the said extension is granted, in writing, by the authority having jurisdiction.

SUBSECTION 4.8 MISCELLANEOUS FEES

4.8.1	Weekly Building Report	\$3.15 + GST per copy (\$160.00 + GST per year)
4.8.2	Monthly Building Report	\$4.35 + GST per copy (\$53.15 + GST per year)
4.8.3	Returned Cheque Fee	\$20.00
4.8.4	Compliance Certificate	\$140.00 + GST
4.8.5	Liquor License Approval	\$140.00 + GST
4.8.6	Change of Address	\$21.75 + GST
4.8.7	Plan Copying and Printing	
	(a) Small Format (On-site)	\$20.00 + GST
	(b) Large Format (Off-site)	\$30.00 + supplier cost
4.8.8	Plan Retrieval	\$13.80 + GST per plan (#2004-21, s. 9, 2004, #2004-106, s. 11, 2004, #2005-92, s. 11, 2005; #2006-88, s. 11, 2006; #2007-92, s. 11, 2007; #2009-74, s. 11, 2009; #2011-6, s. 12, 2011)

SECTION 5 PENALTIES

5.1 Any person who contravenes any provision of this Bylaw is liable to prosecution under Section 22(1) of The Uniform Building and Accessibility Standards Act.

SECTION 6 CONSEQUENTIAL AMENDMENTS

6.1 The Domestic Pigeon Control Bylaw is amended by striking out “8804” and substituting “2003-7” in Section 3.

SECTION 7                    EFFECTIVE DATE

7.1                            Bylaw 8804 is repealed effective as of the date this Bylaw receives Ministerial approval

7.2                            This Bylaw comes into force on the date it receives Ministerial approval pursuant to Section 23.1 of *The Uniform Building and Accessibility Standards Act*.

SECTION 8                    SEVERABILITY

8.1                            If any section, subsection, sentence, clause, phrase or other portion of this Bylaw is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, that portion shall be deemed a separate, distinct and independent provision and the holding of the Court shall not affect the validity of the remaining portions of the Bylaw.

READ A FIRST TIME THE 27th DAY OF JANUARY, 2003.

READ A SECOND TIME THE 27th DAY OF JANUARY, 2003.

READ A THIRD TIME AND PASSED THE 27th DAY OF JANUARY, 2003.

P. FIACCO  
Mayor

R. MARKEWICH  
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

ABSTRACT

BYLAW NO. 2003-7

A BYLAW OF THE CITY OF REGINA PURSUANT  
TO THE PROVISIONS OF *THE UNIFORM BUILDING  
AND ACCESSIBILITY STANDARDS ACT*  
AND *THE CITIES ACT*

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PURPOSE:	This Bylaw regulates building in Regina.
ABSTRACT:	This Bylaw consolidates previous amendments to this Bylaw.
STATUTORY AUTHORITY:	Section 4, 5, 8.1 and 23.1 of <i>The Uniform Building and Accessibility Standards Act</i> and s.8(1) of <i>The Cities Act</i> .
PUBLIC HEARING:	None
REFERENCE:	N/A
AMENDS/REPEALS:	Repeals Bylaw No. 8804
CLASSIFICATION:	Regulatory
ORIGINATING DEPT.:	Community Services, Building Division