



# BUILDING REGULATIONS

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**REG-02**

## PUBLISHED BY AUTHORITY

The following regulations have been made by the Town Council of Bonavista under the provisions of Local Government Act, 1966, and were approved by me on the 25<sup>th</sup> day of March, A.D. 1966.

**B. J. Abbott,**  
**Minister of Municipal Affairs & Supply**

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1. Interpretations. In these regulations unless the context otherwise requires:
  - a. "Act" means the Local Municipalities Government Act, Chapter M-23, 1966.
  - b. "Town" means the Town of Bonavista as defined by Paragraph 2 of Order-in-Council, dated the **24<sup>th</sup>** day of **November A.D., 1964** and made under the Local Government Act 1966.
  - c. "Council" means the Town Council of Bonavista constituted under the provisions of the said Act.
  - d. "Building" included every structure, erection, excavation, alteration or improvement whatsoever placed on, over or under the land and every part of same, and any chimney, staircase, porch or other structure used in connection with such building, and all equipment, apparatus, or appliances attached to or installed in any building,

and included a trailer which is occupied for a period of not less than three months, concessions stands whether mobile or stationary and food vending machines.

- e. "Inspector" means any person appointed as such by the Council.
2. The inspector shall enforce all the building laws and regulations of the Town and shall make a record of any violations, thereof stating the nature of the violation, the street and number or locality at which any violation is found, the owner of the building, the architect and master mechanic employed, and any other matter in his judgment proper to be recorded and shall report such violation to the Council who shall forthwith take such action as may be necessary to compel compliance with the law. It shall be the duty of the Inspector, during the progress of the construction, alterations, repair, removal, or demolition of any building for which a permit has been issued, to inspect the work from time to time and ensure strict compliance with all the provisions of these regulations.
  3. No building or any part of any building shall therefore be constructed except in conformity with the provisions of these regulations.
  4. Except as specifically permitted by these regulations all alterations or additions made hereafter, whether to an existing building or to a building hereafter erected shall conform to the requirements of these regulations except with the permission of the Council in writing.
  5. No person shall erect or construct any building within the area unless a permit for the erection or construction of such building shall have first been issued by the Council.

6. No fence adjoining a road or right of way shall be built or moved or major repairs done to any existing fence without a permit from the Council.
7. A. No person shall erase, alter, or modify any drawings or specifications upon which a building permit has been granted by the Council unless the Council has agreed to such changes.  
  
B. If during the progress of the work, it is desired to deviate from the plan filed with the application for a building permit, in any manner affecting the construction or other essentials of the building, a notice of such desired alternations, together with the new plans and specifications shall first be given in writing to the Council whose written approval shall be obtained before such alterations are commenced.
8. Any building permit issued by the Council under the provisions of these regulations shall expire unless building construction is started within six months from the date of issue.
9. The Council shall revoke any permit issued under the provisions of these regulations or may stop work for any of the following reasons:
  - A. When construction is discontinued for a period of one year;
  - B. When in the opinion of the Council the completion of the construction has been unduly delayed;
  - C. Whenever there has been a violation of the provisions of these regulations;
  - D. Whenever the continuance of the work is dangerous to life or property.

10. The Council may require an applicant for a permit to give notice of the application by letter to any person or persons whose interest may require notice of such application to be given at the cost of the applicant by the public advertisement in a newspaper circulating in the Town.
11. There shall be kept posted in a conspicuous place on the premises where any work, matter or thing is being done for which a permit has been issued, a copy of such permit, or a poster in lieu thereof as supplied by the Council during the whole progress of said work, or the doing of the said matter of things, until completions.
12. No building shall be moved to a new location unless a permit for such change of location and removal has been first obtained from the Council.
13. A change of location of a building shall be considered a re-erection of such building and be subject to all the provisions of the regulations.
14. No person shall build, construct, make or use any cesspit, cesspool, privy, septic tank, barnyard or stable without prior approval of the Council.
15. Notwithstanding anything contained in these regulations the Council may refuse to grant any permit or approval under these regulations whenever in its opinion it is necessary to do so in order to give effect to the purpose of these regulations.
16. Any person who fails to comply with any of the provisions of these regulations of any orders made thereunder is guilty of an offence and liable on summary conviction to a

penalty not exceeding One Hundred Dollars in default of payment to imprisonment for a period not exceeding ninety days.

17. These regulations shall come into effect on the **1<sup>st</sup>** day of **April A.D., 1966**, and shall be cited as the Town of Bonavista (Building) Regulations, 1966.