

# Explanatory Notes

*The Construction Codes Act, The Building Code Regulations,  
The Energy Code Regulations and The Plumbing Code Regulations*

January 2022

<p>Building and Technical Standards Branch  1430 - 1855 Victoria Avenue  Regina, Saskatchewan S4P 3T2  (306) 787-4113 Phone  (306) 798-4172 Fax  <a href="mailto:btstandards@gov.sk.ca">btstandards@gov.sk.ca</a>  <a href="http://www.saskatchewan.ca/btstandards">www.saskatchewan.ca/btstandards</a></p>	<p>Construction Standards Advisory  Explanatory Notes  January 2022</p> <p>Original approved and signed by:  Chief Codes Administrator</p>
<p>This guide is published by the Saskatchewan Ministry of Government Relations for purposes of providing information to users on the topic contained herein. In case of conflict between <i>The Construction Codes Act (the CC Act)</i>, <i>The Building Code Regulations</i> (the BC Regulations), <i>The Energy Code Regulations</i> (the EC Regulations), and <i>The Plumbing Code Regulations</i> (the PC Regulations) and this guide, provisions of the CC Act, the BC Regulations, the EC Regulations and the PC Regulations shall apply.</p>	

## Introduction

*The Construction Codes Act* (the CC Act) provides for the development, adoption and implementation of the National Building Code of Canada, the National Energy Code of Canada for Buildings and the National Plumbing Code of Canada.

The CC Act repeals and replaces *The Uniform Building and Accessibility Standards Act* and came into force on January 1, 2022.

The effective application of the codes noted above is a shared responsibility, detailed in the CC Act as follows:

- Building owners are responsible for compliance.
- Local Authorities (municipalities) are responsible for administration and enforcement.
- The Government of Saskatchewan is responsible for the legislative, regulatory and policy framework.
- Building officials and plumbing inspectors work for the local authority.
- Architects, engineers and contractors (industry) work for the building owner.

The purpose of these notes is to provide users with an explanation of the provisions of the CC Act and the Regulations. They are a general guide for building owners, industry, municipalities, building officials and other code users on how the legislative and regulatory provisions apply. For further information on the CC Act and Regulations the original documents are located at [Freelaw \(saskatchewan.ca\)](http://freelaw.saskatchewan.ca).

## Disclaimer

These notes are intended to give an overview of the provisions of the CC Act and Regulations and to highlight changes in the application of the construction codes. For simplicity, the explanations are general in nature and special cases are not used. These notes are not intended to provide a legal interpretation of the CC Act or the Regulations and neither the Ministry of Government Relations nor the Government of Saskatchewan shall be responsible for any errors or inaccuracies. For individual situations and cases, consult the original documents.

## Contact Information

Building and Technical Standards Branch  
1430 - 1855 Victoria Avenue  
Regina, Saskatchewan S4P 3T2  
306-787-4113 Phone  
306-798-4172 Fax  
[btstandards@gov.sk.ca](mailto:btstandards@gov.sk.ca)  
[www.saskatchewan.ca/btstandards](http://www.saskatchewan.ca/btstandards)

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## Executive Summary

### **Overview**

*The Construction Codes Act* (the CC Act), *The Building Code Regulations* (the BC Regulations), *The Energy Code Regulations* (the EC Regulations) and *The Plumbing Code Regulations* (the PC Regulations) came into force on January 1, 2022, and replaced *The Uniform Building and Accessibility Standards Act* (the UBAS Act) as the legislation which governs construction standards in Saskatchewan. Building owners are responsible for compliance with the CC Act. Local authorities are responsible for administration and enforcement.

### **Items of Note**

#### **Transition**

Bylaws, contracts, building official orders, licences, appeals and building permits that were valid under the UBAS Act on December 31, 2021, remain valid under the CC Act on January 1, 2022. There is no requirement for a local authority to reissue any permit, order, contract or licence simply because the CC Act came into force.

#### **Building Bylaws**

Building bylaws can only be adopted by the council of a local authority under the requirements of the CC Act. While other legislation gives local authorities the ability to adopt bylaws related to public safety and good governance, only the CC Act can be used to adopt bylaws that relate to building construction or occupancy. Local authorities are required to obtain ministerial approval when adopting, amending or repealing their building bylaw. Building bylaws adopted under the UBAS Act will remain valid for a period of time. Local authorities with valid bylaws on January 1, 2022, are required to renew or repeal-and-replace their existing building bylaw by December 31, 2028.

Local authorities that do not have a building bylaw adopted under the UBAS Act must adopt a new building bylaw under the CC Act as follows:

- December 31, 2022, for any city as defined in *The Cities Act*;
- December 31, 2023, for any municipality as defined in *The Municipalities Act*;
- December 31, 2023, for park land as defined in *The Parks Act*;
- December 31, 2024, for any regional park as Defined in *The Regional Parks Act, 2013*; and
- December 31, 2024, for land within the capital region as defined in *The Provincial Capital Commission Act*.

Any local authority which does not have a valid building bylaw (adopted under either the UBAS Act or the CC Act) by the required date will be subject to the model building bylaw.

## **Model Building Bylaw**

The CC Act requires local authorities to have a building bylaw. Local authorities which do not have a valid building bylaw by the required date for that type of local authority will be subject to the model building bylaw. Local authorities are required to administer and enforce the model building bylaw as though they had adopted it themselves.

A local authority which is subject to the model building bylaw and then adopts its own building bylaw will no longer be subject to the model building bylaw. However, a local authority which repeals its building bylaw (without adopting a new building bylaw at the same time) after the dates listed above will be subject to the model building bylaw.

## **Farm Buildings**

Farm buildings which have a residential occupancy (i.e., sleeping quarters) are subject to the construction standards found in the CC Act. To clarify, there is no exemption from construction standards for buildings on agricultural land if the building has sleeping quarters. Local authorities cannot use their building bylaw to exempt these buildings from construction standards, regardless of whether that bylaw was adopted under the UBAS Act or the CC Act.

However, construction standards only apply to new construction for farm residences or buildings with a residential occupancy. After January 1, 2022, only newly constructed buildings with sleeping accommodation or buildings with sleeping accommodation that are being renovated, altered or added to are subject to construction standards. If work began, but was not completed prior to January 1, 2022, the building owners are responsible for demonstrating that construction began prior to January 1, 2022, to continue the farm building exemption previously found in the UBAS Act.

## **Registering Orders on Land Titles Registry**

Local authorities can register building official's orders on the Land Titles Registry 61 days after the order is received by the building owner. To clarify, owners need to be given 60 days to comply with a building official's order, after which the order can be registered on the Land Titles Registry. Once an owner has complied with the conditions of the building official's order, local authorities have 30 days to discharge the interest on the Land Titles Registry.

All costs associated with registering or discharging an interest on the Land Titles Registry for a building official order can be charged to the owner and failure to pay will result in charges being added to property taxes.

## **Adding Enforcement Costs to Property Taxes**

Local authorities can add the costs of administering and enforcing the CC Act to an owner's property taxes. Owners must be given a reasonable opportunity to pay these costs prior to being added to the property taxes and collected the same as any other outstanding taxes.

For example, if a building owner failed to pay the fees for a follow up inspection connected to a building permit, a local authority should send a letter to the building owner, outlining the reason for the fees (i.e., the follow up inspection), the amount of fees owed and the date by which the fees must be paid (generally 30 days from the date of the letter). If the building owner still has not paid the inspection fees by that date, the outstanding inspection fees could be added to property taxes and collected the same as any other outstanding taxes.

## **Building Officials and Annual Reporting Requirements**

Only individuals who have a valid Saskatchewan building official licence issued by the Chief Codes Administrator (the CC Administrator) can provide building official services. Building officials can be appointed by a local authority to enforce other bylaws (e.g., noise, parking) but building officials can only use the powers provided in the CC Act to enforce building bylaws.

Local authorities are required to provide the CC Administrator the names and license numbers of all building officials appointed by the local authority within 60 days of the end of the local authority's fiscal year. This includes building officials:

- who are newly appointed;
- whose appointment ended or was terminated during the year;
- who are on an approved leave (e.g., paternity, extended illness); and,
- whose appointment is suspended.

## **Information Required on Permits**

All permits issued under the CC Act are required to have the following information listed:

- the name of the person or company to whom the permit is issued;
- the time period the permit is valid;
- a list of all fees, bonds or deposits charged for the permit;
- the work authorized by the permit;
- the address (municipal or legal description) of the property covered by the permit;
- the building or portion of building the permit applies to;
- the stages of construction when the permit holder must notify the local authority;
- any conditions the permit holder must comply with; and
- any other information required by the local authority.

## **Information Required on Building Official Orders**

All building official orders issued under the CC Act are required to have the following information listed:

- the date of the order;
- the name of the person or company to whom the order is issued;
- the address (municipal or legal description) of the property covered by the order;
- the name of the building official;
- the name of the local authority who appointed the building official;
- state that it is an order pursuant to section 25 of the CC Act;
- identify the portion of the CC Act, Regulations, construction codes or bylaw that have been contravened;

- identify the actions that are ordered to occur or to cease to occur;
- identify the date that compliance is required;
- including information on how to file an appeal of the order;
- state that orders can be registered on the Land Titles Registry 61 days after being received by the owner.

### **Pre-Rulings by the Appeal Board**

Building owners, local authorities, building officials and contractors can apply to the Saskatchewan Construction Standards Appeal Board (Appeal Board) for an interpretation of a construction code. Applications must be made prior to a building permit being issued and can only be related to an interpretation of a construction code, not interpretations of the CC Act or Regulations.

Once the Appeal Board issues an order in this matter, the building owner or contractor has six months to apply for a permit from the local authority which applies the appeal board's decision. If a building owner or contractor does not apply for a permit within six months, the appeal board's interpretation is no longer valid and cannot be used as part of a permit application.

### **Service of Documents**

Local authorities have options when it comes to the service of documents. These include:

- personal service (e.g., hand delivered or a process server);
- ordinary or registered mail;
- posting copies at the building to which the document relates; or
- email or electronic service.

If a building official or local authority posts a copy of a document on a building, they need to ensure the document is properly secured, visible and protected from the elements. It is also recommended that a picture of the posted document be taken, including time and date, to prove the document was served.

The use of email to serve documents is only allowed where an individual has provided their email address and consented in writing to receive these items via email. Additionally, some documents may be sent electronically but must also be sent another way; this includes building official orders for unsafe conditions and the revocation of a building permit.

Local authorities should not assume that because a building owner has previously consented to receive some types of documents via email, they have also consented to receive all other types of documents the same way. For example, a building owner may have agreed to have their monthly water bills emailed to them but that does not automatically mean the building owner agreed to have their building permit emailed to them.

## Acronyms

<b>Appeal Board</b>	The Saskatchewan Construction Standards Appeal Board
<b>CC Administrator</b>	Chief Codes Administrator
<b>Codes</b>	The NBC, NECB and NPC as adopted under the CC Act and Regulations
<b>Minister</b>	Minister responsible for the CC Act, currently the Minister of Government Relations
<b>NBC</b>	The National Building Code of Canada
<b>NECB</b>	The National Energy Code of Canada for Buildings
<b>NPC</b>	The National Plumbing Code of Canada
<b>the BASA Regulations</b>	<i>The Building and Accessibility Standards Administration Regulations</i>
<b>the BC Regulations</b>	<i>The Building Code Regulations</i>
<b>the CC Act</b>	<i>The Construction Codes Act</i>
<b>the EC Regulations</b>	<i>The Energy Code Regulations</i>
<b>the PC Regulations</b>	<i>The Plumbing Code Regulations</i>
<b>PR</b>	<i>The Plumbing Regulations</i>
<b>the UBAS Act</b>	<i>The Uniform Building and Accessibility Standards Act</i>
<b>the UBAS Regulations</b>	<i>The Uniform Building and Accessibility Standards Regulations</i>

## The Construction Codes Act

<b>PART 1 – Preliminary Matters</b>	<b>Former Provision</b>
<p><b>Section 1 – Short Title</b> The title of the CC Act for the purpose of citation.</p>	<p><b>the UBAS Act section 1</b></p>
<p><b>Section 2 – Definitions</b> Definitions of the various terms used throughout the CC Act. Numerous new definitions are included.</p>	<p><b>the UBAS Act section 2</b></p>
<p><b>Section 3 – Purpose of Act</b> Outlines the broad purpose of the CC Act and details the responsibility of building owners, local authorities and the Government of Saskatchewan’s authority to manage the CC Act.</p>	<p><b>New provision</b></p>
<p><b>Section 4 – Act binds Crown</b> The Crown is bound by the CC Act and therefore is also subject to bylaws and Regulations made pursuant to the CC Act.</p>	<p><b>the UBAS Act section 3</b></p>
<b>PART 2 – Construction Standards</b>	
<p><b>Section 5 – Construction standards prescribed</b> Outlines the authority of the Government of Saskatchewan to make or adopt standards for the design, construction, addition, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, occupancy or change of occupancy of the building. It provides for the classification of buildings based on their use or occupancy and includes provisions to adopt by regulation the NBC, the NECB and the NPC.</p>	<p><b>the UBAS Act subsections 8(1) and 11(2)</b></p>
<p><b>Section 6 – Application of construction standards</b> This section outlines when construction standards apply to new construction and in what situations they may apply to existing buildings.</p> <p>Clauses 7(2)(a) and (b) exempt buildings which were under construction, were built or had a permit for construction issued prior to the adoption of the UBAS Act on June 6, 1988. However, construction standards do apply to any new construction or renovations on these older buildings but is still only applicable to the new construction or renovations, not the whole building.</p> <p>Saskatchewan exempts existing buildings from complying with energy efficiency standards, even if those buildings undergo a renovation or alternation. Clause 6(2)(d) allows this exemption to be adopted in regulation and this exemption is continued in Regulations under the CC Act.</p> <p>Subsection 6(3) provides local authorities with the autonomy to apply construction standards to new farm buildings or renovations to existing farm buildings in their jurisdiction if they so choose.</p>	<p><b>the UBAS Act section 7</b></p> <p><b>the UBAS Act clauses 7(2)(a) and (b)</b></p> <p><b>the UBSA Regs subsection 3(11)</b></p> <p><b>the UBAS Act subsection 7(3)</b></p>

<p><b>Section 7 – Notice to local authority</b></p> <p>This section expands the ability for local authorities to require additional notification from owners in their bylaws if the local authority chooses. The Lieutenant Governor in Council could also require additional notifications at different stages of construction if necessary.</p> <p>Clause 7(3)(d) requires owners inform local authorities if the work that was completed differed from the plans which were submitted as part of a permit application. For example, if an owner chooses to use a different foundation system or a different floor assembly system that what had been approved when the permit was issued, they would be required to notify the local authority of this change and seek an amendment to the building permit.</p>	<p><b>the UBAS Act section 17.2</b></p> <p><b>New provision</b></p>
<p><b>Section 8 – Ministerial interpretations</b></p> <p>This section allows the Minister to issue interpretations on any provision of a construction code adopted under the CC Act. These interpretations would be applicable to every building where that provision applies.</p> <p>To assist in the formation and development of the pre-rulings, the Minister may form an advisory committee of affected stakeholders who can provide insight and expertise.</p>	<p><b>New provision</b></p>
<p><b>PART 3 – Chief Codes Administrator</b></p>	
<p><b>Section 9 – Chief codes administrator</b></p> <p>This section appoints and defines the duties and responsibilities of the CC Administrator.</p> <p>Subsection 9(3) includes:</p> <ul style="list-style-type: none"> <li>• compliance with construction codes;</li> <li>• establishment of interjurisdictional areas between local authorities;</li> <li>• the delivery of building official services; and</li> <li>• any other matter directed by the Minister.</li> </ul>	<p><b>the UBAS Act subsection 5(1)</b></p> <p><b>New provision</b></p>
<p><b>Section 10 – Building official licences</b></p> <p>This section deals with who is allowed to be issued a building official licence. The word “qualified” is added to the description of people who can be issued a licence. Qualifications are defined by regulation.</p>	<p><b>the UBAS Act section 5.1</b></p>
<p><b>Section 11 – Administrative penalties</b></p> <p>The CC Administrator can issue administrative penalties for contraventions of the CC Act, Regulations or orders made under the CC Act. Additional requirements detail how the process for administrative penalties must be applied.</p>	<p><b>the UBAS Act section 21.1</b></p>

<p><b>Section 12 – Enforcement of administrative penalties</b> The CC Administrator can certify administrative penalties by filing them with the court.</p>	<p><b>the UBAS Act section 21.2</b></p>
<p><b>Section 13 – Appeal to court re administrative penalty</b> Recipients of an administrative penalty may appeal that penalty to the court and the court may decide to confirm, amend or quash the administrative penalty.</p>	<p><b>the UBAS Act section 21.3</b></p>
<p><b>Section 14 – Discipline orders</b> Discipline orders can be written for:</p> <ul style="list-style-type: none"> <li>• failure to comply with orders of the appeal board;</li> <li>• failure to comply with building official orders; and</li> <li>• building officials who fail to comply with conditions of their licence.</li> </ul>	<p><b>the UBAS Act section 21.4</b></p>
<p><b>Section 15 – Appeal to chief codes administrator</b> Recipients of a disciplinary order may appeal that order to the CC Administrator.</p>	<p><b>the UBAS Act section 21.5</b></p>
<p><b>PART 4 – Administration by Local Authorities</b></p>	
<p><b>Section 16 – Administration by local authorities</b> This section provides that local authorities must administer and enforce this Act, the Regulations, ministerial interpretations, orders of their appointed building official and decisions and orders of the appeal board.</p> <p>Subsection 16(4) is new and requires a local authority to inform the CC Administrator on an annual basis of building officials that have been appointed, suspended or cancelled during the previous fiscal year.</p> <p>Subsections 16(9) and (10) are new and allow a local authority to add unpaid amounts for work or service to property taxes. For example, if a building permit is issued without the permit fee being paid, the fee amount could be added to the building’s property tax and collected in the same manner.</p>	<p><b>the UBAS Act section 4</b></p> <p><b>New provision</b></p> <p><b>New provision</b></p>
<p><b>Section 17 – Adopting building bylaws</b> This section sets the procedure related to the adoption, amendment and repeal of building bylaws by local authorities.</p> <p>Subsection 17(5) requires local authorities to inform the Minister of repeals of building bylaws, which was not previously required.</p> <p>Subsection 17(6) extends the time local authorities must submit a bylaw for ministerial approval from 30 days to 60 days.</p>	<p><b>the UBAS Act sections 14, 23.1 and 24</b></p> <p><b>New provision</b></p> <p><b>New provision</b></p>

<p>Subsection 17(11) requires local authorities to repeal and replace existing building bylaws within with seven years of the coming into force of this Act. This is necessary to ensure all bylaws comply with the new legislation. Local authorities which do not renew their building bylaw within this timeframe would be subject to the default provincial building bylaw referred to in section 18.</p>	<p><b>New provision</b></p>
<p><b>Section 18 – Failure to adopt building bylaw</b> Local authorities without building bylaws will be subject to the prescribed model building bylaw.</p>	<p><b>New provision</b></p>
<p><b>Section 19 – Permits</b> Permits are required prior to commencing any work unless an unsafe condition or an imminent danger is identified.</p> <p>Subsection 19(3) allows owners to undertake work (which normally requires a permit) without a permit but only to relieve an unsafe condition or imminent danger in a timely manner. In these circumstances a permit must be applied for within three business days of that action and to demonstrate to the local authority that an unsafe condition or imminent danger existed.</p>	<p><b>the UBAS Act section 15</b></p> <p><b>New provision</b></p>
<p><b>Section 20 – Interest on title</b> Where compliance with the minimum standards is being contravened, an order on title can be registered at the direction of the building official to alert prospective buyers, lenders and others that compliance with the standards has not been met. The section details further the process and discharge requirements when an interest in title is being considered.</p>	<p><b>New provision</b></p>
<p><b>Section 21 – Public documents</b> <i>The Local Authority Freedom of Information and Protection of Privacy Act</i> applies and all records related to a building project are subject to that Act.</p>	<p><b>New provision</b></p>
<p><b>Section 22 – Regional cooperation</b> Supports two or more municipalities working together by agreement where regional interests span the geographical boundaries of local authorities. May include common processes, fees and building official appointment.</p>	<p><b>New provision</b></p>
<p><b>PART 5 – Building Officials</b></p>	
<p><b>Section 23 – Building officials</b> Makes government appointment of building official possible and limits anyone who does not have a building official licence from practicing as a building official.</p>	<p><b>the UBAS Act section 5</b></p>

<p><b>Section 24 – Powers of building officials</b> Provides the necessary powers for a building official to enter land or buildings, make inspections, take samples and be accompanied by persons with expert knowledge. Also provides the authority to apply for a restraining order and take actions when a building is determined to pose an imminent danger is identified.</p>	<p><b>the UBAS Act section 16</b></p>
<p><b>Section 25 – Building official orders</b> Establishes the power for a building official to write an order for compliance with the minimum construction standards, an unsafe condition or the terms and conditions of a permit.</p>	<p><b>the UBAS Act section 17</b></p>
<p><b>Section 26 – Execution of orders</b> Any order that has not been resolved can be acted upon by the Minister or the CC Administrator if requested by the local authority or determined by the Minister that inaction could pose a danger to the public.</p>	<p><b>the UBAS Act section 21</b></p>
<p><b>PART 6 – Saskatchewan Construction Standards Appeal Board</b></p>	
<p><b>Section 27 – Saskatchewan Construction Standards Appeal Board</b> This section: continues the Saskatchewan Building and Accessibility Standards Board as the Saskatchewan Construction Standards Appeal Board; expands its membership from eight persons to ten persons; and limits board members to two consecutive terms. It also allows for the Lieutenant Governor in Council to establish qualifications of Appeal Board members, and removes the designation of Appeal Board secretary.</p>	<p><b>the UBAS Act section 6</b></p>
<p><b>Section 28 – Quorum</b> Establishes a minimum number of members as quorum to hear an appeal.</p>	<p><b>the UBAS Act subsection 6(6)</b></p>
<p><b>Section 29 – Procedures re hearing of appeals</b> Provides for the Appeal Board to establish its own rules of procedure. Establishes the types of decisions the Appeal Board can make dependent on the building official’s order.</p> <p>Empowers the CC Administrator to establish the validity of an appeal and provides the CC Administrator the ability to dismiss appeals which are outside of the Appeal Board’s mandate or which are inappropriate.</p>	<p><b>the UBAS Act subsection 6(7)</b></p>

<p><b>Section 30 – Remuneration and reimbursement</b> This section allows the Lieutenant Governor in Council to set the remuneration for appeal board members.</p>	<p><b>New provision</b></p>
<p><b>Section 31 – Appeals re building official orders</b> This section establishes procedures for appeals and provides the CC Administrator with the power to dismiss appeals where appellants fail to take action to continue their appeal. This section also provides additional time for the appeal board to hold a hearing, moving from 30 days to 60 days.</p>	<p><b>the UBAS Act section 18</b></p>
<p><b>Section 32 – Application re interpretation order</b> This section allows the Appeal Board to issue pre-rulings on difference of interpretation of construction codes which are applicable to individual buildings.</p> <p>An application for a pre-ruling must be submitted prior to a permit being issued and a local authority must be given the opportunity to provide a submission prior to the hearing taking place. There is also a time limit for which a pre-ruling is valid to ensure timely action by a building’s owner.</p>	<p><b>New provision</b></p>
<p><b>Section 33 – Application re exemption order</b> This section allows for owners to ask for an exemption from accessibility standards in select situations where the Appeal Board believes compliance with accessibility standards is impractical, inappropriate, where an undue hardship would be created, or where the building owner can demonstrate their proposal would provide equal or better accessibility than the building standard requires.</p> <p>Building owners must apply before a building permit is issued and rulings have a time limit to ensure the building owner acts in a timely manner.</p>	<p><b>the UBAS Act section 12</b></p>
<p><b>Section 34 – Appeal to judge</b> This section expands the number of parties which can appeal a decision of the appeal board to a judge to include building officials, constructors and local authorities.</p>	<p><b>the UBAS Act section 19</b></p>
<p><b>PART 7 – Emergencies</b></p>	
<p><b>Section 35 – Definitions for Part</b> This section provides definitions for this Part.</p>	<p><b>New provision</b></p>
<p><b>Section 36 – Powers of minister in an emergency</b> This section provides the Minister with additional powers in situations of a provincial or local authority declaration of emergency or during a public health order.</p>	<p><b>New provision</b></p>

<p>These powers include the ability to act as a local authority for issuing permits for temporary structures or renovations to existing structures and to provide building official services where necessary. This section also limits the time that a temporary building is permitted to act as a building, as indicated on the date of the permit.</p> <p>Decisions of the Minister in these situations are not subject to review, like the powers provided to the Minister under <i>The Emergency Planning Act</i> during an emergency.</p>	
<p><b>Section 37 – Order during emergency period</b> This section provides the Lieutenant Governor in Council with powers during an emergency to ensure action is taken as needed. This may include suspending, modifying, replacing or prescribing new requirements.</p>	<b>New provision</b>
<p><b>Section 38 – Rules re section 36 and 37 and orders</b> This section ensures orders of the Minister or the Lieutenant Governor in Council, take precedent over other bylaws, regulations or agreements made under this Act. This section also outlines how long these orders remain in force after an emergency is over.</p>	<b>New provision</b>
<b>PART 8 – Offences and Penalties</b>	
<p><b>Section 39 – Offences and penalties</b> Describes the reasons that penalties can be applied, the limits of those penalties and the requirement that the penalties are only applicable on summary conviction.</p>	<b>the UBAS Act section 22</b>
<p><b>Section 40 – Court order</b> Any person who does not comply with an order provided for under this Act may be the subject of an application to the court by either the Minister or the local authority.</p>	<b>the UBAS Act section 23</b>
<b>PART 9 – General</b>	
<p><b>Section 41 – Immunity</b> This section limits the liability for the different parties involved in the development, adoption, administration and enforcement of construction standards, when actions are done in good faith.</p>	<b>the UBAS Act section 26</b>
<p><b>Section 42 – Act deemed not to lessen responsibility</b> Provides a heightened responsibility in the case of a fatality.</p>	<b>the UBAS Act section 25</b>
<p><b>Section 43 – Public notice</b> Provides powers for the Minister to publish an array of documents the Minister determines necessary to protect the public.</p>	<b>the UBAS Act section 21.6</b>

<p><b>Section 44 – Service of documents</b>  This section provides amended wording that allows for additional methods to deliver documents including both registered and unregistered mail. The proposed wording also changes the date that a document is deemed to have been served from five days to seven days.</p>	<p><b>the UBAS Act section 26.1</b></p>
<p><b>Section 45 – Regulations</b>  This section specifies the power of the Lieutenant Governor in Council to make regulations under this Act.</p>	<p><b>the UBAS Act subsection 6(8) and sections 8, 11 and 13</b></p>
<p><b>PART 10 - Transitional, Repeal and Coming into Force</b></p>	
<p><b>Section 46 – Transitional re orders, permits etc.</b>  Provides that, all actions related to orders, permits, licenses and other documents commenced under the UBAS Act continue under this Act.</p>	<p><b>New provision</b></p>
<p><b>Section 47 – Transitional re application of construction standards pursuant to rural municipality resolution</b>  Prior to 2012, rural municipalities who wanted to apply building standards to farm buildings or farm residences had to pass a resolution of council, asking for a regulatory change which allowed their building bylaw to override the farm building exemption. Once a regulatory amendment was made, their bylaw was applied via regulation to farm buildings in their jurisdiction.</p> <p>In 2012, the UBAS Act was amended to allow rural municipalities to amend their building bylaw to include farm buildings without requiring a regulatory amendment. This section was necessary to ensure municipalities, which had previously passed resolutions would have their building bylaw applying building standards to farm buildings, remain in effect.</p>	<p><b>New provision</b></p>
<p><b>Section 48 – Transitional re appeals</b>  This section allows appeals which were begun under the UBAS Act to continue under the UBAS Act.</p>	<p><b>New provision</b></p>
<p><b>Section 49 – SS 1983-84, c U-1.2 repealed</b>  This section allows for the repeal of the UBAS Act.</p>	<p><b>New provision</b></p>
<p><b>Section 50 – Coming into force</b>  Provides for this Act to come into force on the date fixed in the proclamation.</p>	<p><b>the UBAS Act section 28</b></p>

## The Building Code Regulations

<b>PART 1 – Preliminary Matters</b>	<b>Former provisions</b>
<p><b>Section 1 – Title</b> This section provides the name of the new regulations.</p>	<p><b>the UBAS Regulations section 1</b> <b>the BASA Regulations section 1</b></p>
<p><b>Section 2 – Definitions and interpretation</b> This section provides additional definitions beyond those listed in the CC Act. Numbering individual words has been deleted to meet current drafting protocols.</p> <p>Under the CC Act and these Regulations, a “competent person” is a person who the local authority deems acceptable.</p> <p>Buildings used for the production, processing, storage, distribution or sale of cannabis or alcohol cannot be designated as farm buildings and are therefore subject to construction codes.</p>	<p><b>the UBAS Regulations section 2</b> <b>the BASA Regulations section 2</b></p>
<b>PART 2 – Adoption and Application of Building Code</b>	
<p><b>Section 3 – Code adopted</b> This section provides for the adoption of the NBC 2015 but does not automatically adopt future editions. Under the Canadian Free Trade Agreement and the Regulatory Reconciliation and Cooperation Table, Saskatchewan has signed the Regulatory Agreement on Construction Codes and committed to adopting the NBC 2020 within 24 months of publication and adopting the NBC 2025 within 18 months of publication. This will be accomplished through future regulatory amendments.</p> <p>A building built before Section 9.36. of the NBC 2015 (energy efficiency standards) was adopted (January 1, 2019), is not required to comply with Section 9.36., even if new work occurs to the building. This is necessary as energy efficiency often requires coordinated building systems, which often exceeds the work anticipated in most renovations.</p>	<p><b>the UBAS Regulations section 3</b></p> <p><b>the UBAS Regulations subsection 3(11)</b></p>
<p><b>Section 4 – Carbon monoxide and smoke alarms</b> Requirements for the installation of carbon monoxide and smoke alarms in older buildings with a residential occupancy were first approved by regulatory amendment in the summer of 2021 as a stand-alone package and have been continued in these Regulations.</p>	<p><b>the UBAS Regulations subsections 3(11), (12), (13), (14), (15), (16) and (17)</b></p>

<p>All buildings with a residential occupancy are required to install a carbon monoxide alarm and a smoke alarm (or a device which detects both carbon monoxide and smoke) by July 1, 2022. This includes buildings which were built prior to the UBAS Act, Regulations and codes required these devices to be installed. Owners can install a tamper-resistant non-replaceable 10-year battery operated device.</p>	
<p><b>Section 5 – No relief of obligation to comply with Codes</b>  This section requires owners to comply with the Codes. An error in granting a permit, reviewing plans, or during an inspection by a building official or local authority does not relieve an owner from needing to comply with the correct edition of the Codes.</p>	<p><b>the UBAS Regulations section 4</b></p>
<p><b>Section 6 – Existing farm buildings</b>  This section outlines how farmhouses and buildings containing residential occupancies (overnight sleeping accommodation) which were built prior to January 1, 2022, and were exempt under the UBAS Act, but are no longer exempt under the CC Act, are to be treated. Existing farm residences are required to comply but only if they are renovated, altered, repaired or if an addition is added, only the addition itself.</p> <p>Buildings in jurisdictions where the local authority’s building bylaw required farm buildings to comply with construction standards with the UBAS Act are still subject to the requirements listed in the local authority’s building bylaw.</p>	<p><b>New provision</b></p>
<p><b>PART 3 – Bylaws, Permits and Orders</b></p>	
<p><b>Section 7 – Bylaws</b>  This section provides that the Minister can reject building bylaws or parts of building bylaws which deal with matters not related to buildings and construction codes (e.g., zoning, nuisance, taxes, etc.) or which would prevent people who meet the normal requirements for a permit from obtaining a permit.</p>	<p><b>New provision</b></p>
<p><b>Section 8 – Model building bylaw</b>  This section provides that the model bylaw is to be listed in the Appendix to these Regulations and comes into force on a staggered basis.</p> <p>Local authorities who have a valid building bylaw before the dates listed in 8(2) are not subject to the model bylaw.</p>	<p><b>New provision</b></p>



<p>Clauses 11(1)(d) and (1)(e) allow a local authority to revoke a permit if work does not begin within six months or stops for six months without written permission from the local authority. If a local authority wants to have a different period than six months, then the local authority can change this timeframe through their building bylaw.</p> <p>A local authority which revokes a permit must inform the permit holder within five days of the revocation as to the reasons for that decision.</p>	
<p><b>Section 12 – Permits expiry</b></p> <p>This section provides that if an owner is not able to complete the work approved in a permit before the permit expires, the owner is required to apply to the local authority to revoke, extend or vary the permit, and they are subject to any fees or conditions listed in the local authority’s building bylaw.</p> <p>The decision to revoke/extend/vary the permit is at the discretion of the local authority.</p> <p>The owner of a building remains responsible to ensure an unsafe condition does not occur because of an expired permit.</p> <p>If a building permit does expire, the local authority can take any actions necessary to ensure compliance with the CC Act, Regulations or terms of the permit. Local authorities would be able to charge the costs for these actions back to the building owner on their property taxes.</p> <p>If an owner allows a permit to expire, the building official can order the owner to apply to revoke/extend/vary the permit.</p> <p>Subsection 12(7) allows the local authority to register orders for expired permits on the Land Titles Registry so future owners are aware that there is an expired permit attached to the property.</p>	<p><b>New provision</b></p>
<p><b>Section 13 – Form and content of building official orders</b></p> <p>This section lists the minimum information required on all building officials’ orders. This ensures the person(s) or corporation to whom a building official order is issued is aware of what actions are required of them and by what date they are required to act. The required language also informs the recipient that failure to comply with the order can result in the order being registered on the Land Titles Registry after 60 days.</p>	<p><b>New provision</b></p>

<p><b>Section 14 – Registering and discharging interests in Land Titles Registry</b>  This section concerns local authorities who register a building official order on the Land Titles Registry. Once the work required in the order is completed, or an appeal of the order results in the order being overturned or varied, the local authority is required to update or remove the listing on the building’s title within 30 days.</p>	<p><b>New provision</b></p>
<p><b>PART 4 – Owner’s Responsibilities</b></p>	
<p><b>Section 15 – Review and changes</b>  This section outlines the different professionals which need to be involved in the design of a building, depending on the size and use of the building. Smaller buildings (i.e., single family dwellings) may be designed by a competent person. Larger, more complex or buildings that are used for assembly occupancy require the involvement of an engineer or architect in the design or design review.</p> <p>Subsection 15(4) requires owners ensure documentation associated with approved construction and the permit is available for review while work is underway.</p> <p>This subsection requires owners ensure both their own building and the neighbouring buildings are not at risk due to a change in elevation or property boundaries.</p>	<p><b>the UBAS Regulations section 8</b></p> <p><b>the UBAS Regulations subsection 8(4)</b></p> <p><b>the UBAS Regulations sections 6 and 7</b></p>
<p><b>Section 16 – Availability of plans</b>  This section requires owners to have the plans and information related to a permit available at a work site.</p>	<p><b>the UBAS Regulations section 10</b></p>
<p><b>Section 17 – Unsafe conditions</b>  This section outlines the people who are responsible for ensuring an unsafe condition does not develop because of action or inaction.</p> <p>If a building (or part of a building) is in an unsafe condition, the owner of the building is responsible to immediately address the situation.</p>	<p><b>the UBAS Regulations section 11</b></p>
<p><b>Section 18 – False information</b>  This section requires individuals to submit accurate and truthful information whenever dealing with building officials, local authorities or the Government of Saskatchewan.</p>	<p><b>the UBAS Regulations section 12</b></p>
<p><b>PART 5 – Building Official Licences and Powers</b></p>	
<p><b>Section 19 – Classes of licence</b>  This section outlines the three different classes of licences which can be issued to building officials.</p>	<p><b>the BASA Regulations section 3</b></p>

<p>Class 1 building officials can complete plan review and inspect one or two dwelling units including secondary suites. Class 1 building officials cannot inspect buildings which use the NECB for energy efficiency requirements.</p> <p>Class 2 building officials can complete pan review and inspect any building within the scope of Part 9 of the NBC, including Part 9 buildings where the owner has chosen to use the NECB (instead of NBC Section 9.36.) for energy efficiency requirements. Part 9 includes most buildings 600 m<sup>2</sup> or less in building area and three storeys or less in building height.</p> <p>Class 3 building officials can complete pal review and inspect and act related to any building which is built under either the NBC, NECB or both codes.</p>	
<p><b>Section 20 – Qualifications of candidates</b>  This section outlines the minimum training and work experience a person must have to be considered for a Class 1 building official licence.</p> <p>Interior designers are now recognized as being eligible for a building official licence.</p> <p>Subsection 20(2) allows the CC Administrator to recognize training or qualifications other than those listed in subsection (1). This is most used when licensing non-Saskatchewan residents who have a valid building official licence in their home province or territory.</p> <p>Subsection 20(3) requires candidates to obtain a lower class of licence before being issued a higher class of licence. This is necessary as some training programs allow students to complete courses out of sequence (e.g., finish higher level courses before completing lower-level courses).</p> <p>Subsection 20(4) requires holders of temporary or restricted lower class of licence to obtain a non-temporary or non-restricted licence prior to obtaining a higher classification of licence. In other words, a person cannot use a temporary Class 1 licence to obtain a Class 2 licence without first obtaining a non-temporary Class 1 licence.</p>	<p><b>the BASA Regulations section 5</b></p> <p><b>the BASA Regulations subsection 5(2)</b></p> <p><b>the BASA Regulations subsections 5(3) and (4)</b></p> <p><b>New provision</b></p>
<p><b>Section 21 – Building official examinations</b>  This section outlines the requirements that building official examinations must comply with.</p> <p>The CC Administrator can provide reasonable accommodations to individuals who demonstrate a need for an accommodation.</p> <p>Southeast Regional College administers building official exams on behalf of the Government of Saskatchewan. Subsection 21(5) allows this arrangement to continue.</p>	<p><b>the BASA Regulations sections 6, 7 and 8</b></p>

<p>The CC Administrator has the discretion to accept other courses as equivalent to any examination required in these Regulations.</p>	
<p><b>Section 22 – Application for a licence</b>  This section provides the requirement for application of a building official licence the information that needs to be provided, and the fees.</p>	<p><b>the BASA Regulations section 4</b></p>
<p><b>Section 23 – Issuance of a licence – Saskatchewan resident</b>  This section provides how a Saskatchewan resident is issued a building official licence.</p>	<p><b>the BASA Regulations subsections 9(1) and (2)</b></p>
<p><b>Section 24 – Issuance of a licence – non – Saskatchewan resident</b>  This section provides how qualified non-Saskatchewan residents can obtain a Saskatchewan building official licence. Under labour mobility provisions of the Canadian Free Trade Agreement and the New West Partnership Trade Agreement, Saskatchewan has agreed to recognize individuals who demonstrate they hold a valid building official licence in another Canadian jurisdiction.</p> <p>Subsection 24(2) allows the CC Administrator to require non-Saskatchewan building officials to take training on Saskatchewan’s legislative and regulatory requirements and Saskatchewan amendments to the NBC.</p>	<p><b>the BASA Regulations subsection 9(3)</b></p> <p><b>New provision</b></p>
<p><b>Section 25 – Issuance of a licence – temporary or restricted</b>  This section provides for the issuance of a temporary or restricted building official licence. These licences are most often issued for individuals who have most (but not all) the training or experience required to be a building official in the licence classification they have applied for. They can also be issued for building officials who are working on a specific project for a limited time if requested by the local authority.</p>	<p><b>the BASA Regulations subsections 9(4), (5), (6) and (7)</b></p>
<p><b>Section 26 – Refusal to issue a licence</b>  This section outlines the reasons the CC Administrator can refuse to issue a licence. In all scenarios, the person needs to be provided an opportunity to be heard by the CC Administrator before their application for a licence is rejected.</p> <p>Applications which are rejected due to false or misleading statements or due to the person being unqualified on reasonable grounds can be disqualified from reapplying for a licence for one year.</p> <p>If an applicant is refused a licence, they are entitled to a refund of their application fee, subject to subsection 26(7) below.</p>	<p><b>New provision</b></p>

<p>Subsection 26(7) requires applications which are rejected due to intentionally false or misleading statements not to have the fee associated with their licence application refunded.</p>	
<p><b>Section 27 – Licence expiry, extension and renewal</b>  This section deals with licences that are about to expire and how licences can be renewed or extended.</p> <p>Subsection 27(2) allows the CC Administrator to extend the term of a licence where the licence holder was not working as a building official due to being on an approved leave (e.g., parental, illness, military, etc.) or where exceptional circumstances beyond the licence holder’s control prevented them from completing any required training.</p> <p>Subsection 27(3) limits any extension of a licence to a maximum of two years, or the length of the leave, whichever is shorter.</p> <p>Subsection 27(6) allows the CC Administrator to disqualify an applicant for a period of one year for providing false or misleading statements on a licence renewal application.</p> <p>Subsection 27(8) allows the CC Administrator to require an applicant to take additional training prior to their licence being renewed or extended.</p>	<p><b>the BASA Regulations section 10</b></p> <p><b>New provision</b></p> <p><b>New provision</b></p> <p><b>New provision</b></p> <p><b>New provision</b></p>
<p><b>Section 28 – Suspending, revoking or changing class of licence</b>  This section outlines the reasons and situations where the CC Administrator can suspend or revoke a licence. Additionally, for the first time, the CC Administrator could also change the class of licence to a lower class of licence which the licence holder previously held. For example, if it was discovered after the fact that a licence holder did not actually achieve the necessary test score on their Class 2 licence exam, the CC Administrator could revoke their licence, suspend their licence or change their licence class back to a Class 1 licence.</p> <p>Subsection 28(3) requires the CC Administrator to provide the licence holder an opportunity to be heard before their licence is suspended, revoked or their licence class is changed except for licences which have been issued in error.</p> <p>This subsection 28(7) allows the CC Administrator to revoke a licence issued in error without first having to provide an opportunity to be heard.</p>	<p><b>the BASA Regulations section 11</b></p> <p><b>New provision</b></p> <p><b>New provision</b></p>

<p><b>Section 29 – Powers of a building official</b></p> <p>This section limits the ability of building officials to use the powers of a building official for the enforcement of other bylaws. For example, a building official may also be appointed as a general bylaw officer but they cannot use the powers listed in the CC Act to deal with noise complaints or other non-building items that a bylaw officer might be asked to address.</p> <p>Local authorities which are responsible for plumbing inspections (Regina, Saskatoon, Lloydminster, the Global Transportation Hub and Technical Safety Authority of Saskatchewan) may use building officials to enforce plumbing regulations but are not required to do so.</p>	<p><b>New provision</b></p>
<p><b>Section 30 – Local authority and building official</b></p> <p>This section prohibits building officials from designing or assisting in any work which they will review or inspect as part of their role in being a building official. Building officials can still answer questions about codes and construction requirements.</p> <p>Subsections 30(3) and (4) address the conflict of interest a building official may have as the owner of a building in a municipality where they are appointed by the local authority.</p>	<p><b>the UBAS Regulations section 9</b></p> <p><b>New provision</b></p>
<p><b>PART 6 – Advisory Committees</b></p>	
<p><b>Section 31 – Chief codes administrator advisory committee</b></p> <p>This section allows the CC Administrator to form an advisory council for any matter which is regulated or administered by the CC Act or Regulations under the CC Act. The CC Administrator can appoint any person or persons they believe to be qualified to assist with the advisory committee’s discussions.</p>	<p><b>the BASA Regulations section 12</b></p>
<p><b>PART 7 – Appeal Board</b></p>	
<p><b>Section 32 – Membership</b></p> <p>This section outlines the composition of members of the Appeal Board and the qualifications of those individuals. It also prevents Appeal Board members from participating in deliberations which they have a financial interest in (whether directly or indirectly).</p>	<p><b>New provision</b></p>
<p><b>Section 33 – Appeal board deposits</b></p> <p>This section requires deposits to be paid as part of an application to the Appeal Board for either an appeal of a building official order, a request for exemption from accessibility standards or a request for a pre-ruling.</p>	<p><b>New provision</b></p>

<p>For appeals of building official orders, applicants who do not pay the deposit within the required timeframe will have their application dismissed.</p> <p>Subsection 33(3) requires that for applications seeking a pre-ruling or an exemption from accessibility standards, no hearing will be held prior to the deposit being paid.</p> <p>Subsection 33(4) allows the CC Administrator to provide a waiver of the deposit amounts where the applicant can demonstrate the applicant is unable to pay the deposit because of exceptional or unusual circumstances.</p> <p>Subsection 33(8) allows the Appeal Board to refund all or part of a deposit for appeals concerning building official orders if the Appeal Board believes it to be appropriate.</p>	
<p><b>Section 34 – Failure to appear</b>  This section provides that the Appeal Board can: continue a hearing if any parties do not attend a hearing; or dismiss the appeal/request for a hearing if the applicant does not attend.</p>	<p><b>New provision</b></p>
<p><b>Section 35 – Publication of appeal board decisions</b>  This section allows for the publication of Appeal Board decisions, provided that any identifying information (e.g., name, address, municipality, etc.) is not included in published decision. The CC Administrator may also withhold publication if the CC Administrator believes the identifying information cannot be removed from the decision.</p>	<p><b>New provision</b></p>
<p><b>PART 8 – Service of Documents</b></p>	
<p><b>Section 36 – Service of documents</b>  This section allows for electronic service of documents (i.e., email or online forms) that the recipient has agreed in writing to receive.</p> <p>Subsection 36(3) requires certain documents to be physically sent, regardless of if they are also sent electronically.</p> <p>Subsection 36(4) outlines the minimum requirements for emails to ensure readability and to ensure recipients know who to contact if there is a problem.</p>	<p><b>the UBAS Regulations section 13</b></p> <p><b>New provision</b></p> <p><b>New provision</b></p>
<p><b>PART 9 – Accessibility Standards</b></p>	
<p>There are no proposed changes to current accessibility standards, beyond reordering and combining the requirements found in the UBAS Act and the UBAS Regulations into these Regulations.</p>	<p><b>the UBAS Regulations Part III</b></p>

<p>The Ministry of Social Services is currently consulting on development of <i>The Accessibility Act</i>. The current accessibility standards will be maintained until <i>The Accessibility Act</i> is completed. Development of accessibility standards for buildings under <i>The Accessibility Act</i> will inform amendments to this section later. This will ensure greater harmonization between the different pieces of legislation and will ensure the requirements related to building accessibility more fully complement the principles outlined in <i>The Accessibility Act</i>.</p>	
<p><b>Section 37 – Definitions for Part</b> No change.</p>	<p><b>the UBAS Act section 9</b></p>
<p><b>Section 38 – Application of Part</b> No change.</p>	<p><b>the UBAS Act section 10</b></p>
<p><b>Section 39 – Major occupancy change</b> No change.</p>	<p><b>the UBAS Regulations section 14</b></p>
<p><b>Section 40 – Alterations and renovations</b> No change.</p>	<p><b>the UBAS Regulations section 15</b></p>
<p><b>Section 41 – Additions</b> There is a minor change made in this section, as noted below.</p> <p>High-hazard industrial occupancies are exempt from the application of accessibility standards within the wording of the NBC. As such, paragraph 16(2)(b)(ii)(C) has been removed as this issue is already addressed in the NBC.</p>	<p><b>the UBAS Regulations Section 16</b></p>
<p><b>Section 42 – Certain facilities exempt</b> No change.</p>	<p><b>the UBAS Act section 5</b></p>
<p><b>PART 10 – Repeal and Coming into Force</b></p>	
<p><b>Section 43 - RRS c U-1.2 Reg 5 and U-1.2 Reg 6 repealed</b> This section repeals the previous regulations under the UBAS Act.</p>	<p><b>the UBAS Regulations section 17</b></p>
<p><b>Section 44 – Coming into force</b> This section allows these Regulations to come into force at the same time the CC Act is proclaimed.</p>	<p><b>New provision</b></p>

## APPENDIX

### PART 1 – Amendments to the National Building Code of Canada 2015 (NBC 2015)

This part of the appendix lists the Saskatchewan amendments to the NBC 2015. No changes are proposed at this time except for two reference updates as noted in sections 4 and 19.

The NBC 2020 proposed to be adopted in Saskatchewan January 1, 2023, may require regulatory amendments. Consultation on Saskatchewan amendments to the NBC 2020 will take place separately prior to its consideration by Cabinet and implementation.

<b>1</b> NBC 2015 amended	<b>No change</b>
<b>2</b> Sentence 1.1.1.1.(3) of Division A	<b>No change</b>
<b>3</b> Article 1.4.1.2 of Division A	<b>No change</b>
<b>4</b> Sentence A-1.4.1.2.(1) of the Notes to Part 1 Division A Reference to <i>The Residential Services Act</i> replaces the list of buildings previously found in the the UBAS Regulations.	<b>Modified</b>
<b>5</b> Article 1.3.1.1 of Division B	<b>No change</b>
<b>6</b> Table 1.3.1.2 of Division B	<b>No change</b>
<b>7</b> Article 3.1.2.5 of Division B	<b>No change</b>
<b>8</b> Sentence 3.2.5.12.(2) of Division B	<b>No change</b>
<b>9</b> Sentence 3.2.5.12 of Division B	<b>No change</b>
<b>10</b> Clause 3.2.7.9.(1)(b) of Division B	<b>No change</b>
<b>11</b> Sentence 3.3.2.7.(1) of Division B	<b>No change</b>
<b>12</b> Sentence 3.4.6.16.(2) of Division B	<b>No change</b>
<b>13</b> Sentence 3.4.6.16.(3) of Division B	<b>No change</b>
<b>14</b> Sentence 3.5.4.1.(1) of Division B	<b>No change</b>
<b>15</b> Article 3.8.2.12 of Division B	<b>No change</b>
<b>16</b> Clause 3.8.2.8.(2)(a) of Division B	<b>No change</b>
<b>17</b> Article 3.8.3.22 of Division B	<b>No change</b>

<b>18</b> Article 6.9.3.1 of Division B	<b>No change</b>
<b>19</b> Article 8.1.1.4 of Division B The name of <i>The Occupational Health and Safety Regulations, 1996</i> was updated to <i>The Occupational Health and Safety Regulations, 2020</i> .	<b>Modified</b>
<b>20</b> Sentence 9.9.6.8.(1) of Division B	<b>No change</b>
<b>21</b> Article 9.10.2.2 of Division B	<b>No change</b>
<b>22</b> Sentence 9.10.15.1.(1) of Division B	<b>No change</b>
<b>23</b> Sentence A-9.10.15.1.(1) of the Notes to Part 9 of Division B	<b>No change</b>
<b>24</b> Article 9.32.3.9 of Division B	<b>No change</b>
<b>PART 2 – Model Building Bylaw</b>	
<b>General</b> Part 2 of the Appendix lists the model building bylaw, as per section 18 of the CC Act. Any local authority which does not adopt their own building bylaw by the date listed in section 8 of these Regulations will be subject to this bylaw and required to enforce it as though they had adopted it as their own.	<b>the CC Act, the BC Regulations and the EC Regulations</b>
<b>Section 1</b> This section provides the short title.	<b>No reference</b>
<b>Section 2</b> This section outlines the purpose of the bylaw and the responsibility of the local authority to administer and enforce the legislation, regulations and this bylaw.	<b>the CC Act clause 3(2)(a)</b>
<b>Section 3</b> This section provides the definitions which are specific to the bylaw.	<b>the CC Act section 2 the BC Regulations section 2</b>
<b>Section 4</b> This section outlines the scope of the bylaw and to which buildings and how the bylaw applies.	<b>No reference</b>
<b>Section 5</b> This section provides for the general obligations of the owner, the obligation to obtain an occupancy permit prior to occupying a building or a portion of a building and allows small accessory buildings to be constructed without requiring a building permit.	<b>the CC Act subsection 5(1)(l) and clause 16(11)(h)</b>

<p><b>Section 6</b> This section describes the information that applicants must provide, the fees that must be paid and the documentation that must be supplied for the local authority to issue a permit.</p>	<p><b>the CC Act section 19 and the BC Regulations section 9</b></p>
<p><b>Section 7</b> This section outlines the circumstances where a local authority can refuse to issue a permit.</p>	<p><b>the BC Regulations section 10</b></p>
<p><b>Section 8</b> This section outlines the circumstances where a local authority can revoke a permit which has already been issued.</p>	<p><b>the BC Regulations section 11</b></p>
<p><b>Section 9</b> This section outlines the responsibilities of owners and local authorities with regards to permits which expire prior to work being completed or the permit being closed.</p>	<p><b>the BC Regulations section 12</b></p>
<p><b>Section 10</b> This section outlines the powers which can be utilized by a building official to achieve compliance with the bylaw.</p>	<p><b>the CC Act sections 24, 25 and 26</b></p>
<p><b>Section 11</b> This section outlines when an owner is responsible to inform the local authority of certain actions or events.</p>	<p><b>the CC Act section 7</b></p>
<p><b>Section 12</b> This section outlines in what circumstance an owner must employ design professionals when designing certain types of buildings.</p>	<p><b>the BC Regulations section 15 and the EC Regulations section 6</b></p>
<p><b>Section 13</b> This section provides for penalties that may be imposed in accordance with the CC Act.</p>	<p><b>the CC Act section 39</b></p>
<p><b>Section 14</b> This section repeals any bylaws which a local authority may have previously passed, to ensure there is clarity as to which bylaw is in effect in the local authority to whom the model bylaw applies.</p>	<p><b>the CC Act subsection 18(3)</b></p>
<p><b>PART 3 – TABLE 1 – Examination and Licence Fees for Building Officials</b></p>	
<p><b>General</b> Part 3 of the Appendix lists the fees related to building official licences and the different types of applications that can be made to the Appeal Board.</p>	<p><b>Updated to include fees for appeal applications.</b></p>

## The Energy Code Regulations

PART 1 – Preliminary Matters	Former provisions
<p><b>Section 1 – Title</b> This section provides the name of the new regulations.</p>	New provision
<p><b>Section 2 – Definitions and interpretation</b> This section provides additional definitions beyond those listed in the CC Act.</p>	the UBAS Regulations section 2
PART 2 – Adoption and Application of Energy Codes	
<p><b>Section 3 – Code</b> This section adopts the current edition of the NECB 2017 and requires any new building to conform to the edition of the NECB that was in force at the time the building permit was issued.</p> <p>Any building which was built or construction started prior to the NECB 2017 being adopted in 2019 is not required to comply with the NECB, even if that building is renovated, relocated, repaired or altered.</p>	<p>the UBAS Regulations subsection 3(8)</p> <p>the UBAS Regulations subsection 3(11)</p>
<p><b>Section 4 – Compliance with <i>The Building Code Regulations</i></b> This section requires owners and contractors to also comply with <i>The Building Code Regulations</i>, which is where the requirements to obtain a building permit and to provide notification to the local authority is located.</p>	the UBAS Regulations subsections 3(5) and (9)
<p><b>Section 5 – Permits</b> This section requires owners and contractors to comply with the requirements to obtain a permit prior to work beginning on a building.</p>	<p>the UBAS Regulations section 4</p> <p>See also the BC Regulations sections (9) to (12)</p>
PART 3 – Owner’s Responsibilities	
<p><b>Section 6 – Review by architect or engineer</b> This section outlines the need to have design professionals (architects and engineers) either complete the design or review the design for the major systems which are regulated under the NECB. Additionally, they are required to inspect the building to ensure it is being constructed in accordance with the design. This requirement is carried over from the current regulations.</p>	the UBAS Regulations section 8

<p><b>Section 7 – Compliance with NECB</b>  This section requires buildings which were constructed to the minimum energy efficiency standard of the NECB be maintained to that standard. This would include situations where new work (which may or may not require a building permit) is performed to the building.</p>	<p><b>New provision</b></p>
<p><b>PART 4 – Coming into Force</b></p>	
<p><b>Section 8 – Coming into force</b>  This section allows these Regulations to come into force at the same time the CC Act is proclaimed.</p>	<p><b>New provision</b></p>

## The Plumbing Code Regulations

PART 1 – Preliminary Matters	Former provisions
<p><b>Section 1 – Title</b> This section provides the name of the new regulations.</p>	<p><b>PR section 1</b></p>
<p><b>Section 2 – Definitions and interpretation</b> This section provides additional definitions beyond those listed in the CC Administrator. Numbering individual words has been deleted to meet current drafting protocols.</p> <p>A chief plumbing administrator may be appointed by each local authority, except the Technical Safety Authority of Saskatchewan (TSASK), to oversee plumbing inspections within that local authority.</p> <p>The chief plumbing inspector, appointed by TSASK, oversees plumbing inspections within TSASK’s jurisdiction.</p> <p>Other definitions in this section are consistent with the definitions in the current regulations.</p>	<p><b>PR section 2</b></p>
<p><b>Section 3 – Application of regulations</b> This section provides that the Regulations apply to all plumbing work but not to plumbing systems which are regulated under <i>The Private Sewage Works Regulations</i>.</p>	<p><b>PR section 3</b></p>
<p><b>Section 4 – Local authorities</b> This section designates the local authorities responsible for administering and enforcing these Regulations.</p> <p>TSASK is responsible for administration and enforcement of plumbing standards across Saskatchewan outside of the other local authorities designated here.</p>	<p><b>New provision</b></p>
PART 2 – National Plumbing Code	
<p><b>Section 5 – National Plumbing Code of Canada</b> This section adopts the NPC 2015 but does not automatically adopt future editions. Saskatchewan has committed to adopting the NPC 2020 within 24 months of publication and adopting the NPC 2025 within 18 months of publication. This adoption will be done through future regulatory amendments.</p>	<p><b>PR section 4</b></p>

<p>The edition of the NPC that is in force in the Regulations at the time a permit is issued is the code that applies to the work done under the issued permit.</p>	
<p><b>PART 3 – Plumbing Inspectors</b></p>	
<p><b>Section 6 – Chief plumbing inspector</b>  This section designates the chief plumbing inspector appointed by TSASK as the chief plumbing administrator for the purpose of these Regulations.</p>	<p><b>New provision</b></p>
<p><b>Section 7 – Chief plumbing administrator</b>  This section provides for the appointment of a chief plumbing administrator by each of the local authorities.</p>	<p><b>New provision</b></p>
<p><b>Section 8 – Plumbing inspectors</b>  This section provides for the appointment of plumbing inspectors by each local authority.</p>	<p><b>New provision</b></p>
<p><b>Section 9 – Powers of plumbing inspectors</b>  This section provides plumbing inspectors with the powers of building officials but limits those powers to matters listed in these Regulations.</p>	<p><b>New provision  the CC Act  section 24</b></p>
<p><b>Section 10 – Form and content of plumbing inspector orders</b>  This section lists the minimum information which needs to be listed on a plumbing inspector’s order.</p>	<p><b>New provision</b></p>
<p><b>Section 11 – Plumbing inspector orders – Land Titles Registry</b>  This section outlines how plumbing inspectors can direct local authorities to register plumbing inspector orders on the title of the building under section 20 of the CC Act.</p> <p>Once the work required in the order is completed, or an appeal of the order is heard, the local authority is required to update or remove the listing on the building’s title within 30 days.</p>	<p><b>New provision</b></p>
<p><b>PART 4 – Responsibilities</b></p>	
<p><b>Section 12 – Compliance with NPC</b>  This section requires compliance with the NPC for all work on a plumbing system.</p>	<p><b>PR  section 5</b></p>

<p><b>Section 13 – Responsibility of owner</b>  This section provides the responsibilities of the owner in respect of a plumbing permit: owners are responsible for ensuring compliance with CC Act, Regulations and the NPC and for ensuring work is done according to the terms and conditions authorized on the permit. Building owners are generally not eligible to obtain permits themselves (except in specific circumstances) but are responsible for ensuring a plumber is employed to complete the work listed on a plumbing permit.</p>	<p><b>PR section 11</b></p>
<p><b>Section 14 – False Information</b>  This section requires individuals to submit accurate and truthful information whenever dealing with plumbing inspectors, local authorities or the Government of Saskatchewan.</p>	<p><b>New provision</b></p>
<p><b>Section 15 – No relief of obligation to comply with the NPC</b>  This section requires owners to comply with the NPC. An error in granting a permit, reviewing plans or during an inspection does not relieve an owner from needing to comply with the correct edition of the NPC.</p>	<p><b>New provision</b></p>
<p><b>Section 16 – Unsafe Conditions</b>  This section outlines the people who are responsible for ensuring an unsafe condition does not develop because of actions or inactions related to work on a plumbing system.</p> <p>If a building (or part of a building) is in an unsafe condition, the owner is responsible to remedy the situation immediately.</p>	<p><b>New provision</b></p>
<p><b>Section 17 – Availability of plans</b>  This section requires that owners ensure documentation associated with the permit is available for review while work is underway.</p>	<p><b>New provision</b></p>
<p><b>Section 18 – Connection to sewage works</b>  This section provides that all fixtures (taps, sinks, toilets, etc.) shall be connected to a sewage system.</p>	<p><b>PR section 21</b></p>
<p><b>PART 5 – Permits</b></p>	
<p><b>Section 19 – Permit required re construction, renovation, etc.</b>  This section requires that work on plumbing systems requires a permit prior to work commencing.</p> <p>This section permits installation of certain appliances without a permit if work on the existing plumbing system is not required.</p> <p>Some manufactured homes and trailers built to specific CSA standards may be exempt from these permitting requirements.</p>	<p><b>PR section 6</b></p>

<p>If the plumbing system in a structure initially exempt is altered from its original state, a permit for that alteration is required.</p>	
<p><b>Section 20 – Permit required – connection to water pipelines</b>  This section requires a permit for connecting a plumbing system to a water pipeline.</p>	<p><b>PR section 7</b></p>
<p><b>Section 21 – Eligibility for permit</b>  This section provides who is eligible to apply for a plumbing permit: journeyperson plumbers, persons employing one or more journeyperson plumbers, and homeowners working on their own primary dwellings where those dwellings are not connected to communal waterworks or sewage works.</p>	<p><b>PR section 8</b></p>
<p><b>Section 22 – Application for permit</b>  This section provides requirements for what information must be provided when applying for a permit.</p>	<p><b>PR section 9</b></p>
<p><b>Section 23 – Permits – issuance</b>  This section provides conditions under which a local authority may issue or refuse to issue a permit.</p> <p>If a local authority refuses to issue a permit, they must provide the reasons for the refusal, and any fees must be refunded.</p>	<p><b>PR section 10</b></p>
<p><b>Section 24 – Permits – expiry</b>  This section provides for the duration of a permit and provides new requirements on what needs to occur when a permit expires without the work authorized on the permit being completed.</p>	<p><b>PR section 12</b></p>
<p><b>Section 25 – Permits – revocation</b>  This section outlines how a permit can be revoked, either at the request of the permit holder or by the local authority.</p> <p>If a permit is revoked, a new permit must be obtained prior to any work resuming.</p>	<p><b>New provision</b></p>
<p><b>Section 26 – Permit fees</b>  This amendment provides that permit fees are to be set by local authorities by bylaw.</p>	<p><b>PR section 13</b></p>

<b>PART 6 – Inspections</b>	
<p><b>Section 27 – Inspection of plumbing system</b> This section provides the requirements for inspections.</p> <p>The amendment provides the conditions under which a local authority may refuse to conduct an inspection.</p>	<b>PR section 14</b>
<p><b>Section 28 – Existing plumbing systems</b> This section provides that a local authority may inspect an existing plumbing system and order alterations necessary to bring the plumbing system into compliance with the edition of the NPC that applies to the plumbing system.</p>	<b>PR section 15</b>
<p><b>Section 29 – Certificates of approval</b> This section provides that a local authority may issue a certificate of approval following a satisfactory inspection.</p> <p>This amendment provides that a manufactured structure that is initially exempt from permit or inspection may be granted a certificate of approval following the satisfactory inspection of any alteration for which a permit is required.</p>	<b>PR section 16</b>
<b>PART 7 – Appeals of Plumbing Inspector Orders and Requests for Interpretation</b>	
<p><b>Section 30 – Appeal</b> This section provides that any person subject to an order by a plumbing inspector may appeal the order to the Appeal Board</p>	<b>New provision</b>
<p><b>Section 31 – Pre-ruling</b> This section provides that a person may request that the Appeal Board provide an interpretation of a provision of the NPC.</p>	<b>New provision</b>
<p><b>Section 32 – Appeal decisions – plumbing</b> This section sets out the official to whom the Appeal Board may delegate plumbing appeals.</p>	<b>New provision</b>
<p><b>Section 33 – Appeal board deposit</b> Any appeal of a plumbing inspector order or a request for an interpretation must be accompanied by the prescribed deposit.</p> <p>If the necessary deposit is not paid within the time required, the appeal of a plumbing inspector order is dismissed.</p>	<b>New provision</b>

<p><b>Section 34 – Failure to Appear</b> Where a person who has appealed to the Appeal Board or made a request for interpretation, and that person fails to appear, the appeal or request for interpretation may be dismissed.</p>	<p><b>New provision</b></p>
<p><b>Section 35 – Publication of appeal board decisions</b> All decisions of the Appeal Board, if they may be cleared of identifying information, are to be published.</p>	<p><b>New provision</b></p>
<p><b>PART 8 – Bylaws and miscellaneous matters</b></p>	
<p><b>Section 36 – Bylaws</b> This section provides that the Minister can reject plumbing bylaws which deal with matters not related to plumbing (e.g., zoning, nuisance, taxes, etc.) or which prevent people who meet the normal requirements for a permit from obtaining a permit.</p>	<p><b>New provision</b></p>
<p><b>Section 37 – Permitted deviations</b> This section permits the authorization of deviations deemed necessary and which pose no threat to public health or safety.</p>	<p><b>PR section 18</b></p>
<p><b>Section 38 – Compulsory provision of hot water</b> This section provides that all public washrooms shall provide hot water.</p>	<p><b>PR section 20</b></p>
<p><b>PART 9 – Transitional and Coming into Force</b></p>	
<p><b>Section 39 – Transitional</b> This section allows all permits which were valid prior to these Regulations coming into force to continue to be valid under these Regulations.</p>	<p><b>PR section 22</b></p>
<p><b>Section 40 – Coming into force</b> This section enacts the Regulations.</p>	<p><b>PR section 23</b></p>
<p><b>Appendix A - Saskatchewan Amendments to the National Plumbing Code 2015 (NPC 2015)</b></p>	
<p>This part of the appendix lists the Saskatchewan Amendments to NPC 2015. No changes are proposed at this time.</p> <p>Consultation on Saskatchewan amendments to the NPC 2020 will take place separately prior to its consideration by Cabinet and implementation.</p>	
<p><b>1</b> NPC 2015 amended</p>	<p><b>No change</b></p>
<p><b>2</b> Article 1.2.2.1 of Division A</p>	<p><b>No change</b></p>
<p><b>3</b> Article 1.4.1.2 of Division A</p>	<p><b>No change</b></p>

<b>4</b> Table 1.3.1.2 of Division B	<b>No change</b>
<b>5</b> Article 2.1.2.1 to 2.1.2.4 of Division B	<b>No change</b>
<b>6</b> Sentence 2.4.4.1.(1) of Division B	<b>No change</b>
<b>7</b> Sentence 2.4.9.4.(1) of Division B	<b>No change</b>
<b>8</b> Article 2.5.5.6 of Division B	<b>No change</b>
<b>9</b> Sentence 2.6.2.4.(1), (2), (3) and (4) of Division B	<b>No change</b>
<b>10</b> Sentence 2.6.2.5.(1) of Division B	<b>No change</b>
<b>11</b> Sentence 2.7.1.1.1 of Division B	<b>No change</b>
<b>12</b> Article 2.7.3.2 of Division B	<b>No change</b>
<b>13</b> Sentence 2.7.4.1.(3) of Division B	<b>No change</b>
<b>14</b> Section 2.2 of Division C	<b>No change</b>
<b>Appendix B - Form A</b>	
This section provides certificate of approval that a local authority may issue to the owner of a manufactured home, mobile home or trailer if an inspection has been conducted by the local authority and the plumbing system has been found satisfactory.	<b>No change</b>
<b>Appendix C - Fees</b>	
This section prescribes the fees for appeals and requests for interpretation of the NPC.	<b>New provision</b>