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NATIONAL RESEARCH COUNCIL  
CANADA  
DIVISION OF BUILDING RESEARCH

BUILDING LAW IN CANADA

(A study prepared for the Associate Committee  
on the National Building Code, and now circulated for criticism and comment)

by

ANALYZED

J. M. Robertson  
(Secretary, A.C.N.B.C.)

Internal Report No. 194  
of the  
Division of Building Research

OTTAWA  
March 1960

## PREFACE

The National Building Code is an advisory document, drafted in the form of a building by-law, that is published at cost by the National Research Council as a service to the provinces and municipalities of Canada. It is prepared and issued under the direct authority of the Associate Committee on the National Building Code, an expert group of about two dozen Canadians, drawn from coast to coast, each serving for a three-year term.

Only when adopted or enacted by an appropriate municipal by-law does the National Building Code have legal effect. Accordingly, the powers of municipalities under the respective municipal acts of the ten provinces have continued to be a matter of importance to the Associate Committee, as have also the varying provincial statutes that affect building and which are superior to all municipal regulations. With the willing and expert assistance of authorities in all provinces, the Associate Committee has been guided in its efforts so to frame the National Building Code that it is in close accord with such provincial legislation, and in such form that it can be readily and properly put to legal use by municipalities throughout the country.

It has been clear for some time that a review of the over-all picture with regard to building law in Canada would be useful: careful inquiry has failed to reveal any such general record. With the cooperation of many senior provincial officials, this first pilot study has been completed by Mr. J.M. Robertson who is the Secretary of the Associate Committee. It is presented in this private form for submission to provincial authorities in the hope that they will assist the author to correct and complete the record by their criticisms and comments, all of which will be most welcome.

The author is a member of the Building Standards Section of the Division of Building Research in which all of the secretarial and much of the technical study work for the Associate Committee is carried out, always to the direction of the Committee.

Ottawa  
March, 1960

R. F. Legget  
Director  
(and Chairman ACNBO)

## BUILDING LAW IN CANADA

by

J. M. Robertson

### PART 1 - BUILDING LAWS

Earliest known building laws were chiefly concerned with the prevention of structural failure and collapse. It is recorded that the Code of Hammurabi over 2000 years B.C. stipulated that "In the case of collapse of a defective building, the architect is to be put to death if the owner is killed by the accident; and the architect's son if the son of the owner loses his life". During the reigns of Julius and Augustus Caesar structural failures in buildings built to a considerable height brought about laws restricting their height to 60 feet.

Later regulations to safeguard against the spread of fire were issued. In the fourteenth century a by-law of the City of London prohibited the use of wood in chimneys, as did a similar ordinance of the City of New York much later.

The third requirement concerning safety in buildings has to do with health, and regulations on sanitation, light, and ventilation are the most recent subjects of building by-laws.

These three requirements, structural sufficiency, safety against fire, and safety against health hazards today provide the basis for all laws in Canada that deal with the construction and use of buildings.

#### (a) Federal Laws

The British North America Act of 1867 (1) was passed by British Parliament to "promote the best interests and present and future prosperity of British North America by a Federal Union under the Crown of Great Britain, provided such a Union can be effected on principles just to the several provinces". This Act

brought together the provinces of Canada then in existence with the added requirement that "provision be made for the eventual admission into the Union of other parts of British North America". In addition to laying down the executive and legislative powers for the union of Canada, the Act states the terms for provincial constitution and the exclusive powers of provincial legislatures.

Section 92 of Part I, paragraph 13 of the BNA Act provides the authority for the provinces of Canada to enact legislation governing building regulations. This Section of the Act reads in part as follows:

"In each Province the Legislature may exclusively make laws in relation to matters coming within the classes of subjects next hereinafter enumerated; that is to say -

13) Property and civil rights in the Province."

The Provincial Governments in turn vest the authority in their municipalities, through appropriate provincial ordinances, to pass local by-laws for the control of buildings within their municipalities.

There are, however, one or two federal ordinances that affect construction in Canada. One is the Radio Act (2), administered by the Department of Transport, and contains regulations regarding the height and stability of radio and television masts. To enforce these regulations a municipality applies to the Minister of Transport to declare the area so controlled and to appoint an inspector, usually a local peace officer or building inspector, to see that the regulations are enforced. Another is the National Housing Act (3) which contains the authority for federal financing of dwelling units in Canada.

The Criminal Code of Canada (4) contains a somewhat oblique requirement pertaining to buildings in article 228 of chapter 52 which states "Every person who leaves an excavation on land that he owns or of which he has charge or supervision is under a legal

duty to guard it in a manner that is adequate to prevent persons from falling in by accident and is adequate to warn them that the excavation exists".

(b) Municipal Governments

The municipal governments of Canada are in a different constitutional position from either the provincial or federal governments. Each of the latter has an assured constitutional position and is protected by the allocation of powers under the British North America Act. The legislatures of the provinces are all-powerful in municipal matters and therefore the powers of municipal governments can be extended or contracted at will. The protection of the municipalities lies in the needs of the people which can best be met through local government, and not in their legal or constitutional position (5).

The history and development of municipal governments varies from province to province owing to the date and rate of settlement of the areas of Canada. For example, in Nova Scotia and New Brunswick there was at first little interest in local self-government, while in Prince Edward Island, and more so in British Columbia, the isolated nature of the settlements (one an island, the other separated by mountains) made self-rule a necessity. Eventual demands for self-government resulted in special charters to settlements such as Halifax, Fredericton, Charlottetown, and others which still exist today and which permit some latitude in self-government still untouched by provincial legislation. General municipal legislation is supplemented in all the provinces by two types of legislation. The first type is legislation generally applying to all municipalities in a province but limited to a particular subject, as examples a Public Health Act or a Fire Prevention Act. The second type includes the private or special acts which apply only to individual municipalities and which provide for deviations from the general municipal law.

Examples of these are the City of Toronto Act, and the City of St. John's Act.

(i) Cities, Towns, and Villages

Before considering the building by-law regulations permitted by the provinces of Canada it is desirable to look at the arrangements for the incorporation and erection of municipalities as they vary from province to province. In the Atlantic Provinces, where the earliest settlements were founded and special charters given, no provision is contained in the provincial statutes for the erection or incorporation of cities, but only for towns, villages, and municipalities. On the other hand, a town or municipality of British Columbia can be elevated to city status when the population is 5000 persons or over, although in Manitoba the minimum population must be 10,000 persons, and in Ontario 15,000. These variations in population minimums apply to towns and villages as well, as may be noted in Table I.

TABLE I  
Minimum Population

Province	Village	Town	City
Alberta	50 separate buildings	700	5000
British Columbia	500	2500	5000
Manitoba	500	1500	10,000
New Brunswick	300	1000	No provision
Newfoundland	No provision	1250	No provision
Nova Scotia	100	1500	No provision
Ontario	500	2000	15,000
Prince Edward Island	100	No provision	No provision
Quebec	40 inhabited houses	2000	6000
Saskatchewan	100	500	5000

Table I lists only cities, towns, and villages. There are however other regulations in the provinces permitting the incorporation of organized municipalities, counties, townships, and improved districts. These types of rural districts often have their requirements for incorporation based on area rather than on population.

(ii) Building Regulations

It has been noted earlier that the provinces of Canada draw authority for the control of building and the making of building regulations from the British North America Act. In turn through separate provincial statutes, they pass on this authority to their municipalities. Some provinces cover this delegation of authority in one general act such as the Municipal Acts of British Columbia and Manitoba. Others provide a series of special acts, each pertaining to a specific level of municipality, as example, Saskatchewan's City Act, Town Act, the Village Act, and Rural Municipality Act.

In some provincial legislation there is a requirement permitting the use and adoption by municipalities of nationally known codes and standards such as the National Building Code (6), the Canadian Electrical Code (7), and the CSA Standards. This does not mean that the municipalities in the other provinces cannot use these codes but that they can only do so through proper legal procedure which permits their enactment in accordance with the general terms of the appropriate provincial ordinance. Part II of this report deals more fully with the position of the municipalities of the provinces with respect to building by-laws.

Table II lists the regulations of the provinces which contain references to the National Building Code of Canada. The various statutes of the provinces of Canada which contain regulations affecting the control of buildings may be seen in Appendix A.

TABLE II

Province	Regulation Referring to NBC of Canada
Alberta	- City Act - Town and Rural Planning Act
British Columbia	- Municipal Act - Vancouver Charter
Manitoba	- Nil
Newfoundland	- Local Government Act
New Brunswick	- Fire Prevention Act
Nova Scotia	- Nil
Ontario	- Planning Act - Tourist Establishment Act*
Prince Edward Island	- Nil
Quebec	- Nil
Saskatchewan	- City Act

\* By inference rather than by reference

By-laws passed by local governments under the terms of provincial statutes are superseded by any provincial ordinance in the same field. Building by-laws in all provinces are, for example, affected by provincial fire prevention acts, planning acts, and others which lay down specific minimum requirements which must be met by the municipalities. In every case however where the local building by-law is as restrictive or more restrictive its requirements can be enforced; this provision is permitted by the provincial ordinances. Ontario appears to be the province which has the greatest number of provincial regulations which affect building by-laws of municipalities and this apparent duplicity of control has caused some concern in the building design and construction professions in Ontario.

The appointment of building officials is also permitted by the municipality through the terms of provincial legislation. Here again some are quite specific on the matter, whereas others rely on a somewhat general clause which covers the appointment of all municipal officers. What is probably more important to the building inspector is his position with respect to indemnification and liability in the case of a court action. Not all provincial statutes cover this; some cover either one but not both. The British Columbia Municipal Act is one of the few which does provide for both indemnification and liability of building inspectors.

Except for the four Atlantic Provinces, each province provides for the protection against and/or compensation for injury of workmen on building construction. Any municipality may however pass a by-law calling for construction safety measures in the erection of buildings and where, in a province which has such a statute, the by-law must be as restrictive to have recognition.

Planning and zoning by-laws may also be enacted in Canadian municipalities through the terms of reference of appropriate provincial statutes. Every province except Quebec has a special planning act for this purpose; Quebec municipalities derive these powers by virtue of the provisions of the Municipal Code, the Cities and Towns Act, or special charters which allow them to exercise authority over land development.

Every province has appropriate statutes covering the exercising of control of fire prevention regulations as well as for electrical installations. The Canadian Electrical Code of CSA is used for the latter in every province. Most of the fire prevention ordinances contain requirements for building construction which might again affect a municipal building by-law if the latter is not more restrictive. Since the National Building Code of Canada is generally used by provincial fire marshals as a basis

for adequate construction and in fact is referred to by name in one Fire Prevention Act (New Brunswick), any municipality whose building by-law is based on the National Building Code of Canada would have a by-law which would meet the demands with respect to building regulations of not only the provincial fire prevention statutes, but also those laid down in such other ordinances as the planning acts and construction safety regulations.

Plumbing service requirements are controlled for the most part by separate provincial plumbing codes. Where a provincial code is not in evidence, the requirements for plumbing contained in the National Building Code are generally used.

## PART II - PROVINCIAL BUILDING REGULATIONS

The various regulations pertaining to the control of buildings are divided, in the following pages, into six groups for each province as follows:

(i) The Building Inspector, (ii) Building Regulations, (iii) Construction Safety, (iv) Planning and Zoning, (v) Electrical Installations, (vi) Plumbing Services.

### (a) Alberta

The municipalities of Alberta derive their authority for enacting building by-laws from the City Act (8) and the Town and Village Act (9), subject to some restrictions of the Fire Prevention Act (10). In addition, municipalities which enact a zoning by-law under the Town and Rural Planning Act (11) must abide by the regulations on buildings laid down therein.

#### (i) The Building Inspector

The City Act and Town and Village Act permit the appointment of a building inspector and define his duties. Neither the City Act nor the Town and Village Act appears to provide for indemnification of a municipal official if legal action is brought against him in connection with the performance of his duties. Both Acts provide for liability against an official who is responsible for damage arising from his failure, or actions of default from his failure, to discharge the duties imposed upon him by the by-law. The City Act provides for a further penalty by the city against such an official in addition to any civil liability that he may incur. It further provides that a building official cannot be held liable for damage from the fact that a building, the erection of which has been authorized by permit, does not comply with any locally agreed upon restrictions on the style and size of buildings; this apparently is the responsibility of the municipal planning authority.

(ii) Building Regulations

The Provincial Government of Alberta allows municipal control and regulating of building construction through the City Act and the Town and Village Act. The Town and Village Act states that a Council may pass by-laws providing for the control of buildings, subject to the Town and Rural Planning Act, which in turn states that a municipality which has passed a zoning by-law may also prescribe the adoption of the National Building Code (1953) or the Shorter Form (12) and any amendments to these regulations. The City Act also allows City Councils to adopt the Code but in this case it does not specify the issue (viz. 1953) nor the Shorter Form. Amendments to the Code may also be adopted. It appears, then, from the foregoing that any City may adopt the Code, either in place of or in addition to any other building regulations permitted, but that only those towns and villages that have passed a zoning by-law under the terms of the Town and Rural Planning Act may do so. Others would presumably have to enact the Code as their building by-law. The formal copy of a city building by-law must be duly certified as a true copy by the City Clerk. The Town and Village Act also provides for local by-laws governing the installation and erection of gas and water installation and radio and TV aerials. Since control of the erection of radio and TV aerials is covered by the Radio Act of the Federal Government it is questionable whether any local by-law would be valid under the terms of the Town and Village Act.

The Fire Prevention Act covers such items as construction and maintenance of fire escapes as well as adequacy of exits in public buildings. It also provides for the demolition of unsafe buildings or for an order for their repair by the owner. The City Act provides the authority for City Councils to pass local by-laws covering this, as does also the Town and Village Act.

The regulations issued by the Province under the Fire Prevention Act give conditions of erection and adequacy of Exits and Fire Escapes for schools which include metal lines slides. The Act also demands that new school building plans and major alterations to existing school buildings be approved by the Provincial Architect of the School Building Branch and by the Provincial Fire Commissioner. This poses the question of the position of a local building by-law based on the NBC if the NBC is not adopted by the Provincial authorities \*.

The usual authority for removal or demolition of unsafe buildings is provided for in both the City Act and Fire Prevention Act. As is usual the required building permits must be issued before commencement of construction.

(iii) Construction Safety

There does not appear to be anything in the Workmen's Compensation Act (13) to cover minimum standards of construction of scaffolding.

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\* Provincial ordinances take precedence over municipal by-laws. In the case where a local by-law is more restrictive than the provincial ordinance as it applies to school buildings, there exists the possibility that approval given for the erection of a school acceptable under the provincial regulation might not meet the minimum requirements of the local by-law. The question arises whether the approval by the provincial agency forces the municipality to accept a building which may not meet these minimum requirements.

(iv) Planning and Zoning

The Town and Rural Planning Act allows a city, town, village, municipal district, or county to pass a zoning by-law dividing the municipality into districts for the uses of lands and control of buildings therein. This Act is somewhat unique in that it calls up the National Building Code or its Shorter Form for regulating the construction of buildings. It appears that since the Town and Village Act does not allow for the adoption of the NBC by reference, any municipality which has passed a zoning by-law may then adopt the NBC under the terms of the Planning Act.

(v) Electrical Installations

The Electrical Protection Act (14) calls up the Canadian Electrical Code and lays down further restrictions pertaining to electrical services for commercial and public buildings in rural areas.

(vi) Plumbing Services

The Alberta Plumbing Code applies to all municipalities except Edmonton and Calgary, which have their own, but its enforcement is a local matter. With a few minor exceptions this code is identical to the plumbing section of the National Building Code.

(b) British Columbia

The Municipal Act (15) is the provincial ordinance which controls building as well as community planning in British Columbia and permits Municipal Councils to enact their own building and zoning by-laws. The one exception is Vancouver, which has its own charter and can therefore act independently of the Municipal Act; but both Acts are influenced in certain respects in the erection and control of buildings by the Fire Marshal's Act.

(i) The Building Inspector

The B.C. Municipal Act allows for the appointment of a building inspector under a section of the Act which "provides for such officers and employees as may be deemed necessary" and also permits the prescription of their duties. The Vancouver Charter (16) is more direct since it directs the City Council to appoint a building inspector whose duties are definitely prescribed. That is, a municipal council may appoint and describe the duties of a building inspector, whereas the Vancouver Charter states that Council shall appoint and describe his duties.

The B.C. Municipal Act allows a municipal council to "pay any sum required for the protection, defence, or indemnification of any officer" where legal action is brought against him in connection with the performance of his municipal duties, when so voted in the affirmative by not less than two-thirds of the Council members. The Vancouver Charter also provides for the indemnification of any employee "against whom an action is brought arising out of his employment with the city if he suffers damages, and the Council is of the opinion that he merits such indemnification". The Charter also has a penalty clause which allows the Council to inflict reasonable fines upon any city employee for the non-performance of his duties.

(ii) Building Regulations

Both the B.C. Municipal Act and the Vancouver Charter permit the adoption of the National Building Code of Canada in whole or in part, which presumably includes the Shorter Form for use in the smaller municipalities under the Act. Neither ordinance, however, mentions the date of issue of the Code, which may or may not make a by-law subject to question when revised issues of the Code are promulgated from time to time. The registration of the by-laws under the seal of the municipality, certified to be a true copy by the Clerk as demanded by the Act, may suffice to

identify the issue in force as the by-law. The Clerk must also keep on hand a duly certified copy of the by-law which would also identify the issue of the Code used. The Vancouver Charter demands that the seal of the City be affixed to the by-law which would identify the issue of the Code used as the by-law. The "open" aspect of the Act in this respect is ideal from the point of view of easy adoption of the National Building Code, regardless of its date of issue. This suggests that the by-law itself need never be amended, but only that the true copy of the Code used as the by-law be certified. This could be any issue of the Code.

Building permits are required before construction by both ordinances, but only the Vancouver Charter demands an occupancy permit before a building is occupied, when it has been established that it has met the requirements of the by-law. The Municipal Act, the Vancouver Charter, and also the Fire Marshal's Act (17) provide for the demolition of unsafe buildings. Under the Vancouver Charter the building inspector determines whether a building is a fire hazard, whereas the Provincial Fire Marshal has this authority under the Fire Marshal's Act. The Municipal Act does not delegate this responsibility to any one official but merely allows the Municipal Council to demand the removal of the hazard when somehow or other the hazard has been established. Presumably the Municipality could include this responsibility among the others of the local building inspector. The Fire Marshal's Act demands that an owner repair or destroy hazardous buildings at his own cost and calls upon the Municipal Council to provide for a regular system of inspection. It also demands that the owner or occupier shall provide and keep fire escapes in good repair. The Vancouver Charter further allows for the establishment of fire limits within the city.

It is interesting to note that the Municipal Act allows for the adoption of the standards of the Canadian Gas Association, whereas the Vancouver Charter permits Council to regulate the installation of gas and oil burning appliances through "any authority deemed responsible".

The Municipal Act also allows a municipality to pass a by-law regulating doors and exits in public buildings, subject to the provisions of the Fire Marshal Act, but the latter also regulates this in more general terms by stating that public buildings shall have "one or more sufficient means of egress... in addition to the principal entrance and to any fire escape". The Vancouver Charter does not appear to cover this.

(iii) Construction Safety

The regulations under the B.C. Workmen's Compensation Act (18) call for some minimum requirements for scaffolds during construction of a building. Since, however, the requirements for safe scaffolding found in Part 8 of the Code are much more complete, they no doubt would be used instead in any municipality that has adopted the Code.

(iv) Planning and Zoning

Community planning is controlled by the Department of Municipal Affairs and through the requirements of the Municipal Act is applicable to all municipalities, including villages. A zoning by-law is also enforceable under the Municipal Act, which permits the withholding of a building permit pending adoption of a zoning by-law - but only for a limited period. A building already under construction before the zoning is applied is allowed to continue although not in conformance. If a building permit is withheld longer than is prescribed under the Act, the owner may claim compensation for damages estimated to have been caused by the delay.

(v) Electrical Installations

The Vancouver Charter allows for the adoption of the Canadian Electrical Code, as does the Municipal Act, "subject to the provincial Electrical Energy Inspection Act" (19); this in turn states that by-laws passed by Municipal Councils shall have effect unless repugnant to the Electrical Act.

(vi) Plumbing Services

At the moment of writing, British Columbia has no provincial plumbing code; the requirements of the National Building Code are used by local governments in many cases in the absence of a provincial statute covering this.

(c) Manitoba

Unlike the other two Prairie Provinces, all municipalities of Manitoba derive their authority for passing building by-laws from a single provincial ordinance, the Municipal Act (20). Other provincial Acts which impinge on and influence this ordinance are the Town Planning Act (21), Public Buildings Act (22), Building Trades Protection Act (23), Factories Act (24), and the Fires Prevention Act (25).

(i) Building Inspector

The Municipal Act allows a municipality to appoint a building inspector, and further states that provisions be made for him to exercise all the powers and authorities in the Public Buildings Act of the official referred to therein. There appear to be no requirements for the indemnification or liability of the building inspector.

(ii) Building Regulations

The Act is quite elaborate in its outline of building requirements and control, listing such things as the prevention of the occupation of any building which does not meet the Act; regulating size and strength of walls; prescribing the method of construction; and so on. It also contains the requirements for fire escapes and means of egress usually found in Fire Prevention Acts which in this province still permit the removal and/or correction of dangerous buildings.

The Municipal Act contains a somewhat rare clause in that it calls for buildings to be erected to "ensure warmth and comfort of the occupants". It also states that any building not constructed in accordance with the building by-law will be pulled down and the cost thereof recovered from the owner. A municipality must retain permanently copies of building permits issued and reports of building inspections. Unlike the Ontario Municipal Act, municipalities of Manitoba may make provision for the destruction of records without further reference to provincial authority. The Act also provides for the passing of a zoning by-law to conform to the provisions of the Town Planning Act.

(iii) Construction Safety

Safety against injury due to faulty scaffolding, staging, flooring, hoists, ladders, mechanical contrivances such as hoists are provided for by the Building Trades Protection Act. It further outlines the duty of an employer with respect to the safety measures outlined, and these responsibilities devolve upon the superintendent, foreman, or such other as may hold such a position.

(iv) Planning and Zoning

The Town Planning Act administered by the Department of Labour is applicable to every municipality except Winnipeg, which has planning powers under its City Charter. There would appear to be some areas where this Act and the zoning provisions of the Municipal Act overlap somewhat where the latter allows a municipality to pass by-laws governing residential buildings. Since the Municipal Act looks to the requirements of the Planning Act it is presumed that where differences may occur the Planning Act requirements take precedence.

(v) Electrical Control

Electrical installations are controlled by the Manitoba Power Commission Act (26). Plans must be approved by the Department of Labour before work may begin on a hotel, hospital, church,

theatre, hall, or any other public building with a floor area of 1,500 sq ft or more. Inspection of electrical installations is made by the Department of Labour, except in Winnipeg and those areas served by the Manitoba Power Commission. The Canadian Electrical Code is the standard for construction and installation.

(vi) Plumbing Services

The Manitoba Plumbing Code was revised in 1957 and now is almost identical to the National Building Code. Provincial regulations are of course superior to any local by-law which is less restrictive, and are automatically enforced in municipalities where there is no local by-law.

(d) New Brunswick

The five incorporated cities of New Brunswick derive their powers for passing by-laws from private charters: Fredericton, Lancaster, Moncton, Oromocto, and Saint John. Other municipalities pass local by-laws under the conditions of the Towns Act (27) and the Villages Act (28). Local building by-laws are affected by the Hotels Act (29) and Fire Prevention Act (30), both of which are administered by the Attorney General's Office and enforced by the Provincial Fire Marshal.

(i) Building Inspectors

Both the Towns Act and the Villages Act provide for the appointment of a building inspector through a general clause covering the appointment of required municipal officers. The five cities with their private charters may appoint their officers without reference to any provincial act.

Only the Villages Act holds a municipal officer personally liable for any damage arising from his acts, defaults, or neglect to discharge the duties imposed upon him by by-law; the Town Act makes no mention of this. Neither act provides for the indemnification of a municipal officer.

(ii) Building Regulations

Both the Towns Act and the Villages Act contain authority for the passing of building by-laws. The Towns Act gracefully states that a Council may make by-laws "to provide for the health, security, safety, and advantage of the inhabitants by such regulations as may be deemed expedient ... in the erection of buildings to be built within the populous parts of the town". It also provides for the pulling down of buildings under construction which do not meet requirements of the building by-law, as well as the removal of dangerous buildings so declared by the Council (not the building inspector). This Act still retains the requirement allowing a municipality to pass a by-law compelling the owners of houses to have ladders leading to and on roofs for fire protection purposes. The Villages Act also allows for the pulling down of buildings under construction which do not conform to the local by-law.

The Hotels Act covers buildings used for sleeping accommodations, and since it is a provincial ordinance takes seniority over a local building by-law unless the latter is more restrictive. The Fire Prevention Act also impinges on the local building by-law to the extent that no person shall construct a place of assembly or sleeping accommodations unless the plans are filed with the provincial Fire Marshal. This Act also covers the removal of dangerous buildings or correction of their faults as decided by the Fire Marshal or his representative. The Act continues that an order from the Fire Marshal for the repair or alteration of a building to remedy its faults shall be made in accordance with the National Building Code. The inference may be taken that any building under the Hotels Act which does not meet the requirements of the NBC will not be approved by the provincial Fire Marshal.

(iii) Construction Safety

There appear to be no provincial regulations covering workmen's compensation or protection.

(iv) Planning and Zoning

The Town Planning Act (31), administered by the Department of Industry and Development, provides the authority for passing local zoning by-laws. The provincial authority has additional powers to require the application of certain planning measures. The zoning by-law may regulate the use, height, building line, and architectural design of buildings, and in addition may require the removal or demolition of unsightly or dangerous buildings. When the local building by-law differs from the zoning by-law in any respect the zoning by-law takes precedence unless the building by-law is more restrictive, in which case it shall govern. Building permits may be withheld for a certain specified period when a zoning by-law is pending to ensure that construction of a non-conforming building is not commenced.

(v) Electrical Installations

In New Brunswick the Electric Power Act (32), which prohibits the installation of equipment except in accordance with the Canadian Electrical Code, may be made applicable to any municipality on proclamation.

(vi) Plumbing Services

The New Brunswick Plumbing Code is based on the National Building Code provisions and is administered by the Department of Municipal Affairs. Enforcement is a municipal responsibility.

(e) Newfoundland

Building by-laws are enacted in Newfoundland through the Local Government Act (33) and the City of St. John's Act (34), the latter being a special charter of that City. The Local Government Act permits the adoption of the National Building Code by reference as a building by-law. The Fire Prevention Act (35) also has an effect on building regulations, and as usual, since this is a provincial ordinance, takes seniority over a local by-law if the latter is not as restrictive.

(i) The Building Inspector

The Local Government Act does not appear to cover the appointment of a building inspector but the St. John's Act is quite specific on this point and goes further by stating that his duties shall be defined and designated and that he shall have discretionary powers. It also allows the inspector to issue permits, order removal or demolition of buildings, and to provide for the cancellation or revocation of permits.

No employee acting in the discharge of his duties shall be liable for any damage to persons or property as a result of any act authorized by the St. John's Act. There are similar requirements in the Local Government Act.

(ii) Building Regulations

The Local Government Act allows the direct adoption, by reference, of the National Building Code and any amendments "thereto now or hereafter made". The Act also provides for the removal or destruction of buildings in unsafe condition or built otherwise than under permit. Although the St. John's Act does not permit the adoption of the National Building Code by name, it appears probable that this can be done under a clause which states that the Council (City) may make a by-law "to adopt by reference and so to apply in whole or in part codes or standards adopted by recognized engineering, building, electrical, or trades associations in...Canada...capable of application to the erection... of any building". It contains another unique requirement which allows the city building by-law to apply "within one mile outside the limits of the City in any direction as well as within the City".

It appears that the provincial Fire Prevention Act exercises considerable control over buildings since it lists, as a duty of the Fire Commissioner, the review of plans for construction to determine that proper precautions are taken against the spread of fire. He may also order the removal or demolition of hazardous buildings.

The building and housing regulations in the St. John's Act are quite clear and cover such things as the use of buildings, zoning, back yards, height of buildings, and many other requirements found in the National Building Code. For example, the owner of a building is responsible for the stability and the carrying out of the work in accordance with the by-law even when a permit has been issued approving plans which may later be found lacking with respect to the building by-law. The Act contains another unique requirement which states that a house "shall be weather proof and shall provide adequate shelter from heat and cold".

(iii) Construction Safety

There appear to be no provincial regulations concerning the safety, protection, or compensation or workmen.

(iv) Planning and Zoning

There is no provincial planning legislation as such, to date, but some regulations of land use and zoning may be exercised by virtue of both the St. John's Act and the Local Government Act.

(v) Electrical Installations

In Newfoundland the Local Government Act allows for the adoption of the Canadian Electrical Code. The City of St. John's has a separate municipal by-law, under the terms of its special Act, covering electrical installations.

(vi) Plumbing Services

Through the Local Government Act municipalities of Newfoundland can use the plumbing requirements of the National Building Code. There is no other provincial ordinance to this effect.

(f) Nova Scotia

The Municipal Act (36), Town's Incorporation Act (37), and Village Service Act (38) provide the municipalities of Nova Scotia with the authority to pass local building by-laws which

may be affected by requirements contained in the Factories Act (39), Town Planning Act (40), and Fire Prevention Act (41). Two cities, Halifax and Sydney, operate under special charters. The rural area of Nova Scotia is divided into counties called "municipalities" which operate under the Municipal Act.

(i) Building Inspectors

The Municipal Act, Town's Incorporation Act, and Village Service Act are quite specific in the appointment of this official. The duties of the building inspector are not mentioned.

There does not appear to be any requirement for the indemnification or liability of a building inspector in the Acts.

(ii) Building Regulations

The Municipal Act and the Town's Incorporation Act provide the authority for municipalities to pass building by-laws. The Village Service Act is not so clear in this respect, but it is probable that a village may use either the Municipal Act or the Village Service Act as the authority for a building by-law. The three above-mentioned Acts also provide for the demolition or removal of buildings erected contrary to the by-law or deemed to be a menace to health or safety. Both the Municipal Act and the Towns Act contain the authority for municipalities to regulate the erection of radio and television aerials which is really a federal responsibility covered by the federal Radio Act administered by the Department of Transport.

The Plans of any building intended as a factory must be submitted to a provincial inspector to ensure their conformance with the requirements of the Factories Act. Since this is a provincial ordinance, it is senior to a local building by-law. The Factories Act lays emphasis on fire safety, especially in the requirements for fire escapes. Since the National Building Code does not permit exposed fire escapes except on existing buildings, where the Code is used in a community as a building by-law the

Factories Act would be senior, except where the intent of this Act is met when the Code demands enclosed fire stairs in lieu of outside escapes.

The Fire Prevention Act also contains regulations that would affect a local building by-law to the extent that it lays down requirements for fire escapes and enclosed fireproof stairways for hotels as well as requirements for fireproof construction and exit requirements. Here too, the provincial regulations would apply unless the local by-law was more restrictive.

In municipalities where a local zoning by-law under the terms of the Town Planning Act has been passed, the building by-law is again superseded where the two differ.

Nova Scotia also has an ordinance covering the regulating of elevators and lifts, viz., the Elevators and Lifts Act (42) which takes seniority of the Factories Act where the two might conflict in regard to the requirements for elevators and lifts unless those contained in the Factories Act are more restrictive.

(iii) Construction Safety

There appears to be no provincial regulation covering workmen's protection or compensation.

(iv) Planning and Zoning

The Town Planning Act, administered by the Minister of Municipal Affairs, is applicable to any city, town, or municipality. Where the local zoning by-law and the building by-law conflict with respect to heights of buildings, side yards, etc., the zoning by-law shall govern. For example, if the building by-law permits a three-story building of a certain type of construction, the zoning by-law may permit only a two-story building. The zoning by-law shall also require that plans for dwelling houses and other buildings shall be submitted to the planning board for approval. In a city or town where there is a

properly constituted building department, the powers of the planning board shall be rested in the building department.

The Village Service Act allows a village to make application for a zoning by-law based on the Town Planning Act.

The zoning by-law of the County of Halifax refers to the National Building Code for control of building construction, but states that where the Code and any other part of the by-law conflict the other part shall prevail.

(v) Electrical Installations

The Inside Electrical Installations Act (43), which is applicable except in Halifax and Sydney, provides that electrical installations must be made in accordance with regulations made by the Fire Marshal under the Fire Prevention Act. Such regulations give effect to the Canadian Electrical Code.

(vi) Plumbing Services

Nova Scotia has no provincial plumbing regulations and presumably the municipalities can draw up and enforce local plumbing by-laws.

(g) Ontario

Up until the Spring of 1959 provisions for dealing with building by-laws were contained in the Ontario Municipal Act (44). These were transferred in 1959 to the Planning Act (45) administered by the Minister of Planning and Development. The Planning Act was further altered to allow the municipalities of Ontario to adopt the National Building Code as a building by-law which had not heretofore been permitted by the Municipal Act. The minimum requirements for tourist establishments are contained in the Tourist Establishments Act (46) administered by the Department of Travel and Publicity. Regulations made under this Act are generally based on the National Building Code and take seniority over a local building by-law where the two contravene. In addition, the Factory

Act (47), Hotel Fire Safety Act (48), Planning Act (45), Theatre Act (49), Fuels Act (50), Housing Development Act (51), Building Trades Protection Act (52), Egress from Public Buildings Act (53), and the Fire Marshal's Act (54) all impinge on and affect the status of a local building by-law which might contain requirements not as stringent as those required by these Acts.

(i) Building Inspectors

The appointment of a building inspector is covered under a general clause of the Municipal Act which appoints "such officers and servants as may be necessary".

Ontario has a Public Authority Protection Act (55) which is designed to protect officials such as sheriffs, police, etc. who may, through error, have wrongly judged an individual who may wish to sue. This does not apply to building inspectors, and there does not appear to be any provision for the indemnification or liability of municipal officials. It does not mean however that a municipal council cannot provide for this in a local by-law.

(ii) Building Regulations

A municipality of Ontario may write its own building by-law or adopt the National Building Code of Canada under the terms of the Planning Act. In a municipality where a factory, school, theatre, workshop, office, or motel is being erected, other provincial regulations must be met if the local by-law is not stringent enough. For example, under the Factory, Workshop and Office Act the plans for all buildings which house five or more workers, or any building which will house machinery, must be reviewed and approved by the Department of Labour. Under the Theatre Act the plans for theatres must also be reviewed and are often referred to the provincial Department of Public Works for structural review. The plans for a hotel more than two stories in height must be submitted to the provincial Fire Marshal for approval prior to construction under the terms of the Hotel Fire Safety Act. The Public Halls Act (56) provides for minimum fire safety regulations

for public places of assembly, but does not contain requirements for structural sufficiency. Other ordinances which affect building in Ontario are: The Tourist Establishment Act regulating location, space requirements, fire prevention methods, maintenance of buildings, plumbing facilities, etc. As mentioned earlier the requirements of the National Building Code are being used where applicable: the Planning Act regulating the type, size, and design of buildings in specified zones; the Housing Development Act regulating for the development and construction of housing projects in connection with the Department of Planning and Development under the terms of the National Housing Act; the Fire Marshal's Act regulating fire safety by ordering the removal of unsafe and hazardous buildings and providing for safe means of egress in buildings; and the Ontario Fuels Board Act, which provides for the adoption by reference of the codes and standards for heating equipment which have been accepted by the Ontario Fuels Board.

The regulations contained in these numerous Acts are detailed to the point where they cannot be fully covered in a general report of this nature. It is enough, however, to say that the building by-law of a municipality would have to be so restrictive to meet all the requirements of the various provincial ordinances that only a by-law based on the National Building Code would be acceptable, since the majority of the provincial regulations are based on the Code.

### (iii) Construction Safety

The Building Trades Protection Act issued by the Department of Labour contains provisions for the protection of workmen employed on buildings. The act demands that a municipal council appoint inspectors to enforce the Act with respect to the requirements for scaffolds, hoists, staging, ladders, and other temporary contrivances. It also provides for covered or fenced passageways for buildings being erected close to streets where the public is using a sidewalk. A local municipal by-law which contains these or more stringent requirements can be enforced.

(iv) Planning and Zoning

The Planning Act administered by the Department of Planning and Development is applicable to any city, town, village, or improvement district, and provisions for the approval for an official plan are contained therein.

(v) Electrical Installations

The Power Commission Act (57) of Ontario requires the use of the regulations of the Canadian Electrical Code for the installation of electrical equipment.

(vi) Plumbing Services

The Ontario Plumbing Code recently administered under the Public Health Act is now the responsibility of the Ontario Water Resources Commission. Enforcement of the Code, which is based primarily on the National Building Code, is of course the responsibility of the municipal governments.

(h) Prince Edward Island

The towns and villages of Prince Edward Island may enact building by-laws through the Town Act (58) and the Village Service Act (59), both administered by the Minister of Industry and Natural Resources. The Town Planning Act (60) and the Fire Prevention Act (61), administered by the same Minister, contain requirements which impinge on the local by-laws.

(i) Building Inspector

Both the Town and Village Acts provide for a by-law appointing a building inspector and the Town Act goes further by defining his duties.

There appear to be no requirements for the indemnification or liability of the building inspector in the Acts.

(ii) Building Regulations

Building by-laws may be passed in towns and villages under the terms of the Acts. The Town Act also allows for restricted zones to be designated and the types and classes of buildings to be erected thereon. Presumably such a by-law would be superseded by a zoning by-law passed under the authority of the Town Planning Act. The Fire Prevention Act allows the Fire Marshal to order the removal of any hazardous building or its repair, as well as to ensure adequate means of egress from buildings, including fire escapes. The building by-law may also contain requirements for the removal, repair, or demolition of buildings which in the opinion of Council (not building inspector) are a menace to health and safety.

(iii) Construction Safety

There appear to be no provincial regulations covering the protection and compensation of workmen.

(iv) Planning and Zoning

The Town Planning Act, administered by the Minister of Industry and Natural Resources, is applicable to any incorporated city or town, and the by-law would restrict the height, size, design and placing of buildings so affected by the plan.

(v) Electrical Installations

The Electrical Inspection Act (62) covers the inspection of equipment used in buildings in accordance with the Canadian Electrical Code. An inspector shall not be held liable for injury, loss or damage to any person or property by reason of defects in any electrical installation, notwithstanding any inspection or the issue of a certificate.

(vi) Plumbing Services

Prince Edward Island does not appear to have a provincial plumbing code. The two cities of this province, Charlottetown and Summerside, are using the plumbing requirements of the National Building Code.

(i) Quebec

Municipalities of Quebec derive their authority for the control and erection of buildings from the Cities and Towns Act (63), and in some cases from the Municipal Code (64). This latter applies mainly to villages and rural corporations as well as to those towns which were originally erected under the Municipal Code prior to the passing of the Cities and Towns Act. The Public Buildings Safety Act (65), which is administered by the Department of Labour, also plays an important part in the construction of public buildings by laying down certain requirements respecting the safety of the public in buildings.

(i) The Building Inspector

The Building Inspector's duties and powers can be defined by by-law according to the Cities and Towns Act, whereas the Municipal Code provides for this under a general clause covering the appointment of all officers required by the municipality.

There are no provisions either in the Municipal Code or Cities and Towns Act covering the indemnification or liability of municipal officers.

(ii) Building Regulations

Both the Municipal Code and the Cities and Towns Act contain lengthy requirements for the construction, inspection, and demolition of buildings. Both ordinances provide for the exercising of authority over development or zoning within municipal limits. The National Building Code is not mentioned in these, although 40 per cent of the Province's population live in cities, towns, and villages which are using the Code in some manner or other in the control of building. It is interesting to note that the Civil Code of Quebec, which is a "law" type code, holds the owner of a building responsible "for the damage caused by its ruin where it has happened from want of repair or from an original defect in its construction".

The Public Buildings Safety Act lays down some requirements for building construction and maintenance for the protection of the users of public buildings. These cover such items as fire escapes, exits, staircases, doors, and others primarily concerned with safety against fire. The Fire Prevention Act appears to supplement this Act and to provide for further inspection of equipment.

(iii) Construction Safety

Quebec has a Scaffolding Inspection Act (66) which provides for the safe erection and inspection of scaffolds and lifts to be used when a building is under construction. An inspector may be appointed by a municipal council to enforce regulations and issue permits of safety as required. The usual Workmen's Compensation Act (67) is found in Quebec for the protection of workmen with respect to recompense for accidents

(iv) Planning and Zoning

No planning statute appears to have been enacted in Quebec. Municipalities however can exercise authority over development within their corporate limits by virtue of certain provisions in the Municipal Code and the Cities and Towns Act, or in some cases through special charters.

(v) Electrical Installations

The Canadian Electrical Code forms the basis of regulations for the installation of electrical equipment as defined by the Electricians and Electrical Installations Act (68) of Quebec which pertains to public buildings.

(vi) Plumbing Services

The Quebec Plumbing Code, which is almost identical to the National Building Code, is administered by the Department of Labour. Municipal codes must equal or exceed the requirements of the provincial regulation.

(j) Saskatchewan

Saskatchewan allows her municipalities to pass local building by-laws through a number of provincial ordinances, viz., the City Act (69), the Town Act (70), the Village Act (71), and the Rural Municipality Act (72). The municipal building by-law is affected by some sections of the Fire Prevention Act (73) and by the Community Planning Act (74) when the municipality has passed a zoning by-law under the terms of this latter Act, but only when the regulations contained in both are more restrictive than the by-law.

(i) Building Inspectors

The Village Act and also the Rural Municipality Act allows for the appointment of a building inspector under a general clause permitting the appointment of municipal officers. The Town Act and the City Act provides for this also but goes further by including a clause which specifically covers the appointment of a building inspector and also that his duties should be defined.

The City, Town, Village and Rural Municipality Acts all state that every municipal official shall be personally liable for damage owing from his acts or defaults, or from his failure to discharge his duties, in addition to any penalties otherwise imposed for these defaults. There is nothing in these acts covering the indemnification of employees of a municipality.

(ii) Building Regulations

Saskatchewan's City Act provides for the adoption of the NBC of Canada and any amendments thereto. As in the case of British Columbia it does not mention the specific issue which can be adopted. The Act refers to the Factories Act with regard to the requirements for fire escapes on buildings more than two stories in height. If the Code is adopted it appears that its fire exit requirements will have to be more stringent than those of the Factories Act to be acceptable, since the provincial ordinance takes precedence.

The City Act further states that the usual building permit is required and that neither the city or its officials shall be liable for damages when a building does not comply with building restriction agreements, even when the erection of the building has been authorized by the issuance of the permit. No plans for a public building in a city or town with a seating capacity of more than 125 persons shall be approved unless they are made by or in collaboration with an architect or professional engineer.

The Town Act, Village Act and Rural Municipality Act allow local municipal councils to pass building by-laws, but unlike the City Act, does not permit the direct adoption of the Code for this. This does not mean that the Code cannot be used as a basis for a building by-law but must be properly enacted in one of the following ways:

- (a) by incorporating such parts in the body of a by-law; or
- (b) by attaching such parts as a schedule to the by-law and reciting in the by-law that the schedule forms part of it; or
- (c) by attaching the National Building Code and related documents as a schedule to the by-law with the necessary changes, additions, and deletions in the Code and the related documents referred to in the by-law.

There is a separate act controlling the construction of chimneys, which would take seniority if the requirements for this in the NBC were not more restrictive: "The Construction of Chimneys Act". The usual inspection of buildings and the authority to demand removal or remedy of dangerous conditions is contained in the Fire Prevention Act as well as requirements for adequate means of egress from public buildings. The Fire Prevention Act also ~~states that~~ in any municipality having a building by-law which contains such restrictions which are more exacting, then the by-law shall have force.

(iii) Construction Safety

The Building Trades Protection Act (75) demands that every city shall, by by-law, appoint inspectors for the purpose of enforcing this Act within the city. The Act lays down minimum requirements for scaffolding and staging and allows a city to pass more stringent by-laws in this respect. This means that if Part 8 of the NBC is more restrictive than the requirements of the Act, then a City whose building by-law is the NBC can use Part 8 instead. This also applies to temporary contrivances such as stays, ladders, flooring, etc. and also to temporary mechanical devices such as hoists. It appears that this Act does not apply to towns and villages.

(iv) Planning and Zoning

The Community Planning Act permits the municipalities of Saskatchewan to pass local zoning by-laws regulating or prohibiting the use of buildings in certain specified areas and may divide the municipality into districts, regulate uses of land and buildings etc. The by-law can withhold a building or occupancy permit for three months if the terms of the by-law are not met.

The City, Town, Village and Rural Municipality Acts each refer to the Community Planning Act and provide for the carrying out of its provisions if so desired.

(v) Electrical Installations

The Electrical Inspection and Licensing Act (76) administered by the Department of Labour provides the authority for the adoption of the Canadian Electrical Code as regulations in this field.

(vi) Plumbing Services

The Saskatchewan Plumbing Code is similar to the National Building Code and is enforced by all municipalities but one, Regina, where the Minister of Public Health has granted the adoption of a local plumbing code.

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## APPENDIX A

THE VARIOUS STATUTES OF THE PROVINCES OF CANADA WHICH  
CONTAIN REGULATIONS AFFECTING THE CONTROL OF BUILDINGS

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THE VARIOUS STATUTES OF THE PROVINCES OF CANADA WHICH CONTAIN REGULATIONS AFFECTING THE CONTROL OF BUILDINGS

Subject	Alberta	British Columbia	Manitoba	New Brunswick	Newfoundland	Nova Scotia	Ontario	Prince Edward Island	Quebec	Saskatchewan
Incorporation and Erection of Municipalities	City Act, RSA 1955, Chap. 42, Sec. 9. Town & Village Act, RSA 1952, Chap. 38, Sec. 12 & 24.	Municipal Act, RSBC 1957, Chap. 42, Sec. 19. Village Act, RSA 1952, Chap. 38, Sec. 12 & 24.	Municipal Act, RSM 1954, Chap. 173, Sec. 9, 13, 16.	Town's Act, RSNB 1952, Chap. 234, Sec. 2. Village's Act, RSNB 1952, Chap. 242, Sec. 4.	Local Government Act, RSN 1956, Chap. 52, Sec. 6.	Town's Incorporation Act, RSN 1954, Chap. 293, Sec. 3. Village Service Act, RSN 1954, Chap. 307, Sec. 2.	Municipal Act, RSO 1950, Chap. 243, Sec. 11.	Village Service Act, RSPEI 1954, Chap. 39, Sec. 2.	Municipal Code, RSQ 1950, Art. 37. Cities & Towns Act, RSQ 1951, Chap. 233, Art. 12.	Town Act, RSS 1953, Chap. 138, Sec. 598. Village Act, RSS 1953, Chap. 139, Sec. 7 & 361.
Authority for Municipalities' Building By-law	City Act, RSA 1955, Chap. 42, Sec. 386. Town & Village Act, RSA 1952, Chap. 38, Sec. 319.	Municipal Act, RSBC 1957, Chap. 42, Sec. 711. Vancouver Charter, 1953, Chap. 55, Sec. 304.	Municipal Act, RSM 1954, Chap. 173, Sec. 888-889.	Town's Act, RSNB 1952, Chap. 234, Sec. 77(41). Villages Act, RSNB 1952, Chap. 242, Sec. 123.	Local Government Act, RSN 1956, Chap. 52, Sec. 50. City of St. John's Act, RSN 1952, Chap. 87, Sec. 388.	Municipal Act, RSN 1955, Chap. 7, Sec. 189(69). Town's Incorporation Act, RSN 1954, Chap. 293, Sec. 243.	Planning Act, SO 1959, Chap. 71, Sec. 27(b).	Town Act, RSPEI 1951, Chap. 162, Sec. 35. Village Service Act, RSPEI 1954, Chap. 39, Sec. 39(14).	Municipal Code, RSQ 1950, Art. 392. Cities & Towns Act, RSQ 1951, Chap. 233, Art. 426.	City Act, RSS 1953, Chap. 137, Sec. 235. Town Act, RSS 1953, Chap. 138, Sec. 221. Village Act, RSS 1953, Chap. 139, Sec. 182. Rural Municipal Act, RSS 1953, Chap. 140, Sec. 188.
Appointment and Duties of Building Inspector	City Act, RSA 1955, Chap. 42, Sec. 388. Town & Village Act, RSA 1952, Sec. 66.	Municipal Act, RSBC 1957, Chap. 42, Sec. 186. Vancouver Charter, 1953, Chap. 55, Sec. 305.	Municipal Act, RSM 1954, Chap. 173, Sec. 888.	Town's Act, RSNB 1952, Chap. 234, Sec. 68. Villages Act, RSNB 1952, Chap. 242, Sec. 111.	City of St. John's Act, RSN 1956, Chap. 87, Sec. 388.	Town's Incorporation Act, RSN 1954, Chap. 293, Sec. 120 & 243(68). Village Service Act, RSN 1954, Chap. 307, Sec. 39.	Municipal Act, RSO 1950, Chap. 243, Sec. 226 & 386.	Town Act, RSPEI 1951, Chap. 162, Sec. 34. Village Service Act, RSPEI 1954, Chap. 39, Sec. 39(10).	Municipal Code, RSQ 1950, Art. 392. Cities & Towns Act, RSQ 1951, Chap. 233, Art. 426(4).	City Act, RSS 1953, Chap. 137, Sec. 235. Town Act, RSS 1953, Chap. 138, Sec. 221. Village Act, RSS 1953, Chap. 139, Sec. 154. Rural Municipal Act, RSS 1953, Chap. 140, Sec. 188.
Planning and Zoning	Town & Rural Planning Act, RSA 1955, Chap. 337, Sec. 81.	Municipal Act, RSBC 1957, Chap. 42, Sec. 691.	Town Planning Act, RSM 1954, Chap. 267. Municipal Act, RSM 1954, Chap. 173, Sec. 893.	Town Planning Act, RSNB 1952, Chap. 233.	City of St. John's Act, RSN 1956, Chap. 87, Sec. 332.	Town Planning Act, RSN 1954, Chap. 292.	Planning Act, RSO 1955, Chap. 61.	Town Planning Act, RSPEI 1951, Chap. 163.	Nil	Community Planning Act, RSS 1957, Chap. 46, Sec. 49.
Construction Safety Regulations	Workmen's Compensation Act, RSA 1955, Chap. 370.	Workmen's Compensation Act, RSBC 1950, Chap. 370.	Building Trades Protection Act, RSM 1954, Chap. 29.	Nil	Nil	Nil	Building Trades Protection Act, RSO 1950, Chap. 41.	Nil	Workmen's Compensation Act, RSQ 1941, Chap. 150. Scaffolding Inspection Act, RSQ 1941, Chap. 171.	Building Trades Protection Act, RSS 1953, Chap. 341.
Fire Prevention and Control	Fire Prevention Act, RSA 1942, Chap. 115. City Act, RSA 1955, Chap. 42, Sec. 276.	Fire Marshal Act, RSBC 1948, Chap. 124.	Fire Prevention Act, RSM 1954, Chap. 86.	Fire Prevention Act, RSNB 1952, Chap. 86.	Fire Prevention Act, RSN 1954, Chap. 29.	Fire Prevention Act, RSN 1954, Chap. 101.	Fire Marshal's Act, RSO 1950, Chap. 140. Hotels Fire Safety Act, RSO 1950.	Fire Prevention Act, RSPEI 1951, Chap. 59.	Fire Prevention Act, RSQ 1941, Chap. 151.	Fire Prevention Act, RSS 1954, Chap. 85.
Electrical Installation Control	Electrical Protection Act, RSA 1942, Chap. 397.	Electrical Energy Inspection Act, RSBC 1946, Chap. 107.	Power Commission Act, RSM 1954.	Electrical Energy Act, RSNB 1952, Chap. 86.	Local Government Act, RSN 1957, Amendment No. 39.	Inside Electrical Installation Act, RSN 1953, Chap. 130.	Power Commission Act, RSO 1951, Chap. 281.	Electrical Inspections Act, RSPEI 1951, Chap. 50.	Electricians & Electrical Installation Act, RSQ 1941, Chap. 172.	Electrical Inspection & Licensing Act, RSS 1953, Chap. 333.