

**VILLE DE MONTRÉAL**  
**BY-LAW**  
**11-018**

**BY-LAW CONCERNING THE CONSTRUCTION AND CONVERSION OF BUILDINGS**

In view of sections 118, 118.1, 119, 120 and 120.0.1 of the Act respecting land use planning and development (R.S.Q., c. A-19.1);

In view of sections 4, 6, 19, 55 and 62 of the Municipal Powers Act (R.S.Q., c. C-47.1);

In view of sections 369 and 411 of the Cities and Towns Act (R.S.Q., c. C-19);

In view of sections 47, 50, 51 and 80 of schedule C to the Charter of Ville de Montréal (R.S.Q., c. C-14.1);

At its meeting of October 24, 2011, city council enacts:

**CHAPTER I**  
**INTERPRETATION**

1. In this by-law, the following words or expressions mean:

“authority having jurisdiction”: as defined in the Code and in this by-law, the director of the *Service du développement et des opérations*. In the Code, a reference to the “*Régie du bâtiment*” or the “*Régie*” is deemed to be a reference to the authority having jurisdiction in matters concerning requirements under city jurisdiction;

“Code”: The “National Building Code – Canada 2005” (NRCC 47666) published by the Canadian Commission on Building and Fire Codes of the National Research Council Canada (CNRC), as adopted and amended by orders in council 953-2000 and 293-2008 (R.S.Q., c. B-1.1, r. 0.01.01), also known as the Construction Code of Québec - Chapter 1, Building, and the National Building Code – Canada 2005 (amended);

“construction”: orderly assembly of materials whose use requires a location on the ground, or that is connected with an item requiring a location on the ground;

“dwelling unit”: a suite of rooms used or intended to be used as a domicile by one or more persons and containing sanitary facilities, and space for cooking, eating and sleeping;

“exempt building”: building exempt from the application of Chapter I-Building of the Construction Code of Québec by the Regulation respecting the application of the Building Act (R.S.Q., c. B-1.1, r. 0.01);

“floodplain”: land occupied by a lake or watercourse during flood periods;

“grade”: the grade as defined in Part 1 of Division A of the Code. As defined therein, localized depressions that are not considered in the determination of average levels of finished ground include depressions, namely for vehicle and pedestrian entrances that do not interfere with egress or access in case of a fire;

“high-velocity zone”: part of a floodplain that may be flooded during a 20-year flood event, whose boundaries are established in borough by-laws;

“low-velocity zone”: part of a floodplain beyond the high-velocity zone that may be flooded during a 100-year flood event, whose boundaries are established in borough by-laws;

“rooming house”: a building or part of a building defined as such in borough by-laws. Where no such definition is provided in borough by-laws, it is a building or part of a building where at least 4 rooms are rented and where services such as meals, maintenance and supervision may be provided to persons residing there.

“solid fuel”: any solid material capable of producing fire;

2. The words used in this by-law that are defined in the Code have, unless the context imposes a different meaning, the same meaning as the one provided in the Code.

## **CHAPTER II**

### **APPLICATION OF THE CODE AND SPECIAL REQUIREMENTS**

#### **SECTION I**

##### **GENERAL POINTS**

3. Unless otherwise specified, this by-law applies to all buildings and all constructions, as much to those covered by the Code under the Building Act (R.S.Q., c. B-1.1) as to those that are exempt from the application of chapter I-Building of the Construction Code of Québec by the Regulation respecting the application of the Building Act (R.S.Q., c. B-1.1, r.0.01).

4. The Code applies to exempt buildings.

All amendments and all new editions of the Code apply to an exempt building starting on the date established by city council resolution.

#### **SECTION II**

##### **SPECIAL NORMATIVE REQUIREMENTS APPLYING TO ALL BUILDINGS**

#### **SUBSECTION I**

##### **MISCELLANEOUS PROVISIONS**

**5.** In addition to the provisions in parts 1 to 9 of Division B of the Code, articles 6 to 25 apply to all buildings.

**6.** All party walls must be built as firewalls.

All firewalls must be built of concrete or mortar-reinforced masonry.

**7.** All walls built along the property boundary not bordering on a public thoroughfare, with the exception of the wall of a garage or of a secondary building covered by Sentences (3) and (4) of Article 9.10.14.5. of Division B of the Code, must be covered in concrete siding or in mortar-reinforced masonry, having a nominal thickness of at least 100 mm, and having at least half the degree of fire resistance required for a firewall required according to the main projected use.

**8.** All buildings having a metallic roof or a smooth surface and that are inclined toward the public thoroughfare or toward space meant for pedestrian or vehicular traffic must be set back from that thoroughfare or space at a distance at least equivalent to one third of the height from the ground to the inferior portion of the roof, or be equipped with a snowbreak or any other device or system necessary to prevent snow- or icfall on the above-mentioned thoroughfare or space.

**9.** With the exception of buildings covered by Part 10 of Division B of the Code, a building having several suites meant for a low hazard industrial occupancy must be considered as having a major use under Group F, Division 2, medium hazard industrial occupancies.

**10.** Subject to the second and third paragraphs, a covered thoroughfare for automobiles, giving access to the parking garages of a residence is considered to be part of the garages.

Subject to the third paragraph, a covered thoroughfare for automobiles, giving access to the parking garages of a residence, is neither considered to be part of the garages, nor of the surface area of the garages, where all of the following conditions are met:

- (1) the garages are closed and isolated from the thoroughfare;
- (2) the roof and walls of the thoroughfare are built of concrete;
- (3) the exterior walls of the thoroughfare contain openings whose total surface area is equivalent to at least 25 % of the total surface area of the interior façade of its enclosing walls, and where those openings are located on at least 3 exterior walls, so as to ensure cross-ventilation;
- (4) the thoroughfare is used solely to allow access to the garages.

A covered thoroughfare for automobiles, giving access to the parking garages servicing a residence, is neither considered to be part of the garages, nor of the surface area of the garages, where the exterior walls of the thoroughfare contain clear spans whose total

surface area is equivalent to at least 50 % of the total surface area of the interior façade of its enclosing walls, and where those openings are located on at least 3 exterior walls, so as to ensure cross-ventilation.

**11.** A street, private thoroughfare or yard providing access to firefighting material for a building under Part 9 of Division B of the Code, must meet the requirements under Sentences 2, 3 and 4 of Article 3.2.5.5. of division B of the Code.

**12.** The installation, inside a building, of any appliance or fireplace allowing for the use of solid fuel is forbidden.

Despite the first paragraph, the installation of an EPA or CAN/CSA- B415.1 certified pellet stove is authorized.

This article does not apply to appliances used for cooking or for commercial purposes, installed in an immovable located where commercial occupancy is authorized.

For the purposes of this article, installation includes replacement.

**13.** Where it is established to the authority having jurisdiction that the conditions of development and occupancy provided for in the Code may not be reasonably applied, the authority having jurisdiction may apply different measures if it believes that such measures provide a sufficient level of safety and sanitation.

Alternate solutions proposed are subject to approval by the authority having jurisdiction.

## **SUBSECTION II**

### **DWELLING UNITS AND ROOMING HOUSES**

**14.** The minimum window glass area for rooms in a dwelling unit must be:

- (1) 10 % of the surface area of the following rooms: living room, dining room, family room and a sleeping area combined with another space;
- (2) 5 % of the surface area of the bedrooms and other finished rooms not mentioned above;
- (3) 8 % of the surface area of a room in a rooming house.

Windows are not required for a water-closet, bathroom, kitchen, kitchenette, laundry room, basement playroom, unfinished basement, hall, hallway, boiler room, technical room, storage space, and all other similar rooms or space.

Natural borrowed light is permitted for a room if all of the following conditions are met:

- (1) the area provided with borrowed light and the area containing the window glass providing natural light form combined rooms as defined in the Code;

- (2) the opening between the two areas is along a plane that is parallel to the window glass providing natural light and is located at most 6 m from that surface
- (3) the window glass providing natural light is equivalent to at least 10 % of the total surface area of the combined rooms.

**15.** All buildings containing dwelling units that share a common entrance must be equipped with an unlocking device for the main entrance that can be activated remotely from each dwelling unit and, where the building contains more than 8 dwelling units sharing a common entrance, it must be equipped with a voice intercommunication device connecting each dwelling unit to the main entrance.

All rooming houses containing more than 8 rooms must be equipped with an unlocking device for the main entrance that can be activated remotely from each room.

**16.** The dimensions of sliding doors must conform to Table 9.6.3.1. of Division B of the Code.

**17.** A rooming house must be provided with a water closet and a bathtub or a shower providing both hot and cold water for every group of 5 rooms offered for rent. Where the number of rooms is not a multiple of 5 and where the result of the calculation of the number of required fixtures includes a fraction more than a half, the result is rounded up to the nearest whole number. A rooming house containing less than 5 rooms must be provided with at least a water closet and a bathtub or a shower. A room in a rooming house provided with either one of these fixtures for private use is not considered in the calculation of the number of rooms used to determine the number of required common fixtures.

In a rooming house, every room offered for rent must contain a sink providing both hot and cold water.

**18.** All other requirements concerning the layout of the rooms provided in chapters VI and VII of the By-law concerning the sanitation, maintenance and safety of dwelling units (03-096), that are more restrictive than those provided in this by-law, still apply.

### **SUBSECTION III**

#### **STORAGE SPACE FOR RESIDUAL MATERIAL**

**19.** Storage space for residual material servicing a residence must, where it is meant for the storage of putrescible waste, be ventilated to the exterior using an exhaust fan having a capacity of at least 3,9 L/s per m<sup>2</sup> of floor area. Where such ventilation is not available, the storage space must be kept at a temperature of 2°C to 7°C.

Space used for major occupancies other than residential and meant for the storage of putrescible waste must be kept at a temperature of 2°C to 7°C.

The space covered by the first and second paragraphs must also:

- (1) have a smooth, non-porous and washable surface;
- (2) contain a floor drain.

#### **SUBSECTION IV FLOODPLAINS**

**20.** Where borough by-laws require measures for the immunization of a construction authorized in a flood-risk area, the following rules apply:

- (1) no part of an opening, namely a window, a basement window or garage access door may be beneath the flood level of the low-velocity zone;
- (2) no component of a floor located on the ground floor may be beneath the flood level of the low-velocity zone;
- (3) drainage systems must be equipped with backwater valves;
- (4) the structures, foundations and floor slabs located beneath the flood level of the low-velocity zone must be designed in accordance with the requirements under Part 4 of Division B of the Code and the calculations and design details must demonstrate the capacity of those structures to resist the flood, by including calculations regarding:
  - (a) waterproofing;
  - (b) structure stability;
  - (c) necessary reinforcement;
  - (d) resistance of the concrete to tension and compression.
- (5) where a building is located in the low-velocity zone, the section of the storm drainage system that receives water coming from space beneath the flood level of the low-velocity zone must be equipped with an automatic lift pump having a minimum capacity of 2.5 L/s. The pump's drainage pipe must be connected with the building's storm drainage system above the flood level of the low-velocity zone and be equipped with a backwater valve;
- (6) the sections of a storm sewer connection, a main storm collector and a storm downspout located beneath the flood level of the low-velocity zone must be airtight and without drainage openings.

Where the immunization of a construction implies the backfilling of the parcel of land, such backfilling must be limited to an immediate protection around the construction, rather than being spread across the entire parcel of land; the average slope, from the top of the backfill

adjacent to the projected construction, may not be inferior to 33 1/3 % (ratio of 1 vertical and 3 horizontal).

#### **SUBSECTION V** **PROTECTION AGAINST SEWER BACK-UP**

**21.** Where municipal by-laws in force on borough territory require protection measures against sewer back-up in buildings, the following rules apply:

- (1) the bottom of every exterior foundation wall must be drained by drainage pipe or tile installed around the exterior of the foundation walls, in accordance with the Code. The drainage tile or pipe must direct water toward a catch basin located inside the building;
- (2) exterior surfaces adjacent to the building that are lower than the neighboring land, namely garage entrances or driveways, must be drained using a drainage pipe directing storm water toward a catch basin located inside the building.

#### **SUBSECTION VI** **FORTIFICATION ELEMENTS**

**22.** For the purposes of this subsection, a building fortification or protection element refers to the following:

- (1) the materials used, assembled or maintained to shield or fortify a building against firearm projectiles, the use of explosives, the impact or thrust of vehicles, or any other type of assault, in particular:
  - (a) protective shields made of metal or other material and laid out inside or outside a building;
  - (b) rolled glass or any other bulletproof glass or material laid out near windows, in windows or in doors;
  - (c) bulletproof shutters and curtains or with resistance to explosives and impacts, made up of any material, and attached to windows, doors or any other building opening;
  - (d) armored or specially reinforced doors;
- (2) an observation tower.

**23.** Any building fortification or protection element used, in whole or in part, for one of the following uses, is prohibited:

- (1) residential;

- (2) hotel, apartment hotel;
- (3) rooming house;
- (4) restaurant, caterer;
- (5) drinking establishment;
- (6) entertainment facility;
- (7) establishment dealing in eroticism;
- (8) club, as defined in the Act respecting liquor permits (R.S.Q., chapter P-9.1);
- (9) dance hall;
- (10) assembly hall;
- (11) community or sociocultural activities;
- (12) office;
- (13) physical fitness centre;
- (14) amusement hall, family recreation hall;
- (15) billiard or pool room;
- (16) amusement place.

**24.** For uses other than those referred to in article 23, any fortification or protection element of a building where the use of one or more of those elements is not justified by the nature of operations carried out in the building, by the building's heritage value, or by the necessity of protecting health, life or public safety, is prohibited.

Without limiting the generality of the above, a consulate, a financial institution, an exchange bureau, a government building, a jewelry store, a museum, or a toxic or hazardous product laboratory are presumed justified in using one or more fortification or protection elements.

**25.** The authority having jurisdiction may, by a notice, order the owner, contractor or any other interested person to suspend installation work or stop using fortification or protection elements that are prohibited under articles 23 and 24. It may also, in the same notice, order the removal of those elements within no more than 10 days.

Where any person referred to in the first paragraph does not conform to the notice within the prescribed period, the authority having jurisdiction may take the proper measures to bring the building to conformity with this subsection.

The cost of work carried out by the authority having jurisdiction may be recovered from the owner and constitutes a prior claim on the building on which it was carried out, in the same way and with the same rank as the claims referred to in paragraph 5 of section 2651 of the Civil Code of Québec. The expenses incurred are also guaranteed by a legal hypothec on the immovable.

### **SECTION III**

#### **SPECIAL NORMATIVE REQUIREMENTS APPLYING TO BUILDINGS EXEMPT FROM THE APPLICATION OF THE CONSTRUCTION CODE OF QUÉBEC, CHAPTER I – BUILDING**

**26.** Despite all other provisions in parts 1 to 9 of Division B of the Code and Article 10.4.1.3. of Division B of the Code, articles 27 to 31 apply to exempt buildings.

**27.** Where a combustible construction is permitted for a building, a wall adjacent to the boundary of the property or located in close proximity to it, for which the Code requires a non-combustible construction, may, despite that requirement, be made up of a non-combustible structure, covered in the siding in accordance with article 7.

**28.** Where a building containing dwelling units does not have any other major occupancy, a mezzanine located inside a suite is not considered to be a storey in calculating building height, provided that all of the following conditions are met:

- (1) the building is covered by Part 9 of schedule B to the Code and contains at most 8 dwelling units;
- (2) the aggregate area of non-tiered mezzanines inside a suite does not exceed 40 % of the surface area of that suite, on the storey above which they are built;
- (3) the projection of the mezzanines on the plane of the floor of the storey above which they are built does not exceed the peripheral boundaries of the suite;
- (4) the building contains at most 4 floor levels, other than those located beneath the first floor;
- (5) every mezzanine communicates with part of the surface area above which it is built by an open stairwell.

However, for the purposes of Subsections 9.9.9., 9.10.18., 9.10.19. and of Sentence 3 of Article 9.10.9.14 of division B of the Code, the mezzanines covered by the first paragraph constitute a storey.

Where a mezzanine is located on the last floor of a building containing 4 floor levels other than those located beneath the first floor, it must have an exit on the same floor.

Despite Sentence 2 of Section 9.10.18.2. of Division B of the Code, a fire detection and fire alarm system is required in residences containing mezzanines covered by the first paragraph and having 4 floor levels other than those located beneath the first floor, except in the case of residences containing dwelling units that area each equipped with a means of exterior exit leading to the ground level and containing at most 4 dwelling units having a common interior exit. Where such a system is required, in addition to the components required under the Code, a heat detector allowing for the detection of a fixed maximum heat as well as for an increase in temperature, must be installed in every dwelling unit and in every room that is not part of a dwelling unit.

**29.** Requirements under Article 9.9.4.2., 9.9.4.4. and 9.10.8.8. of Division B of the Code do not apply to an exterior walkway that does not constitute the sole means of egress of a suite whose other means of egress is independent from the first.

**30.** Where a municipal post-disaster building, namely a water purification and storage plant, a pumping station or a fire station, undergoes an alteration, its ability to resist seismic loads must meet all of the following requirements:

- (1) it is not reduced as a result of the alteration;
- (2) it is increased to at least 60 % of the seismic protection required under Part 4 of Division B of the Code, if the alteration results in one of the following situations:
  - (a) increased building height;
  - (b) alteration of the building's resistance to lateral loads.

**31.** With respect to an alteration other than the extension of a building's surface area, floor area or height, whether or not it results in an increased number of authorized occupants, in a building whose construction has been authorized for at least 5 years, requirements concerning room layout and provided in chapters VII, IX, as well as in sections I and II of chapter X.1 of the By-law concerning the sanitation, maintenance and safety of dwelling units (03-096), take precedence to the Code, in either of the following situations:

- (1) the alteration of part of a building in which a residential dwelling-unit or rooming-house occupancy is already being carried out;
- (2) the alteration of part of a building in which a residential dwelling-unit or rooming-house occupancy has been carried out previously, without the building having undergone alteration work.

However, under no circumstance shall the transformation result in a decrease in the building's existing levels of sanitation and safety below those required under the Code.

**CHAPTER III**  
**ADMINISTRATIVE PROVISIONS**

**SECTION I**  
**BUILDING PERMIT**

**SUBSECTION I**  
**OBLIGATIONS AND TERMS OF A BUILDING PERMIT APPLICATION**

**32.** No person may, without a permit, carry out the following:

- (1) the construction of a building;
- (2) the conversion of a building as defined in the Code;
- (3) the alteration, replacement or addition of a construction element of a building covered by a zoning by-law, a site planning and architectural integration plan or any other municipal by-law;
- (4) the relocation of a building;
- (5) the installation of a mobile home;
- (6) the upgrading to standards of a building.

**33.** Despite article 32 :

- (1) No permit is required for the installation or construction on a construction site of a temporary building necessary for the execution of work for which a permit has already been delivered. Such building must be removed latest by the first of the following dates:
  - (a) 30 days after the end of work covered by the permit;
  - (b) immediately after permit revocation;
  - (c) on the permit's expiry date;
- (2) No permit is required for the installation, construction or extension of a secondary building, whose total surface area is of at most 15 m<sup>2</sup>, and which services a residential building.

**34.** The permit application required under article 32 must be made by the owner or their representative.

The application must:

- (1) identify by lot numbers the land on which work must be carried out
- (2) identify the proposed occupancies and occupancies of parts of any building covered by the project;
- (3) provide a description of the proposed work;
- (4) provide a work cost estimate as defined in the annual by-law concerning fees;
- (5) provide the name, address and telephone number of the owner, the architect, the engineer, and any other designer or contractor;
- (6) be submitted with:
  - (a) a document titled “*fiche bâtiment / déclaration de conformité*”, whose form and content are established by ordinance of the executive committee, in accordance with article 35 of this by-law, filled out and signed by:
    - (i) the owner or their representative;
    - (ii) the designer, where applicable;
  - (b) any plan, elevation or section drawn to scale and any information necessary to verify if the project is in accordance with applicable municipal by-laws;
- (7) be submitted with:
  - (a) in the case of a new construction, a cadastral plan and a site plan prepared by a land surveyor, namely including:
    - (i) cadastral identification, dimensions and land surface area;
    - (ii) the dimensions of constructions, existing and projected, as well as their location in relation to the land boundaries and to each other;
    - (iii) the existing and projected geodetic lines of the land, of the ground floor of the projected building, and of any street, sewer or aqueduct adjacent to the land covered by the application;
    - (iv) the location of any servitude, existing or projected, that the land is subject to;
    - (v) high water marking of the shore, where applicable;
    - (vi) bounding of the high- and low-velocity zones, where applicable;
    - (vii) a report on existing trees, where applicable;

- (viii) outdoor developments, namely including parking areas, access ways, loading and unloading areas and driveways;
  - (ix) the location of all existing elements on public property facing the land covered by the permit, namely including trees, fire hydrants, gas conduits, posts, compounds or equipment related to electric supply, telecommunications, street lighting and traffic lights;
- (b) in the case of an extension of the surface area of an existing building:
- (i) the site plan and a location certificate containing the same information required under paragraph (7) of the second paragraph of this article, where they are necessary to verify the project's conformity with applicable municipal by-laws;
- (8) be submitted along with the payment of the amount set by the annual by-law concerning fees;
- (9) where the permit application is filed by a legal representative, be submitted with a power of attorney by the owner of the building;
- (10) be submitted with calculations and plans pertaining to the storm water collection structure, signed and sealed by a legally authorized person.

The application must also:

- (1) in the case of the installation, construction or extension of a building in a mobile home lot, be submitted with the following documents:
  - (a) a written authorization from the owner of the mobile home lot, or their representative, approving of the project covered by the application, and certifying that the mobile home and its accessory buildings, where applicable, are laid out within the boundaries of the rental location described in the lease;
  - (b) a plan showing the boundaries of the land or rental location;
- (2) where borough by-laws authorize that a building be serviced by a septic facility and a groundwater collection structure, be submitted with a location certificate and a description of their capacity, as the case may be;
- (3) in the case of the construction, reconstruction or extension on the ground of a main building on a heterogeneous backfill site, be submitted with the following documents:

- (a) geotechnical measurements determining the presence of underground gas, the possibility of eventual land subsidence, the corrosiveness of the soil caused by the presence of sulfates and the presence of hazardous substances;
  - (b) given the measurements, recommendations concerning appropriate measures to render the site suitable for construction;
  - (c) a written permission from the ministry of the Environment, obtained in accordance with section 65 of the Environment Quality Act (R.S.Q., c. Q-2);
- (4) where it is so required under section II of this chapter, be submitted with the documents necessary for the review of different measures or alternate solutions.

**35.** The executive committee may, by ordinance, determine the form and content of the document titled “*fiche bâtiment / déclaration de conformité*” required under subparagraph (a) of paragraph (6) of the second paragraph of article 34.

**36.** A new application, to be completed the same way as the original, must be filed where a review of the permit application referred to in article 32 involves a change in the work description contained in the application.

Where there is change of ownership of the immovable, the permit application is deemed filed, and the permit is deemed issued in the new owner’s name. The permit may thus be amended, free of charge, solely for the purposes of changing the owner’s name.

**37.** Where, under a written notice to an applicant for a permit, at the address of the applicant specified in the application for authorization, the authority having jurisdiction has required an applicant to complete, specify or correct the information, and that no follow-up is given to the notice within 60 days of the mailing date, the permit application is void.

## **SUBSECTION II**

### **CONDITIONS FOR THE ISSUE OF A BUILDING PERMIT**

**38.** The permit is issued to the owner where all of the following conditions are met:

- (1) the application is in conformity with the zoning and construction by-laws and, where applicable, with the by-laws adopted in accordance with sections 116 and 145.21 of the Act respecting land use planning and development (R.S.Q., c. A-19.1);
- (2) the applicant has supplied the information required to allow the authority having jurisdiction to complete the form referred to in section 120.1 of the Act respecting land use planning and development (R.S.Q., c. A-19.1);
- (3) where the land covered by the permit application is on the city’s list of contaminated lands, prepared and maintained under section 31.68 de of the Environment Quality Act (R.S.Q., c. Q-2) and is subject to a ministry-approved

rehabilitation plan, the application must be submitted with the certificate of an expert stating that the project is compatible with the provisions of the rehabilitation plan mentioned above;

- (4) the permit application is submitted with a written statement by the applicant establishing whether the permit application does or does not cover a building meant to be occupied as a private seniors' residence as defined in the second subsection of section 118.1 of the Act respecting land use planning and development (R.S.Q., c. A-19.1);
- (5) where a permit application covers a project subject to a site planning and architectural integration plan, the plans pertaining to the building's layout and architecture were subject to the required authorization.

### **SUBSECTION III**

#### **VALIDITY AND EXPIRY OF A BUILDING PERMIT**

**39.** A permit expires and the rights conferred to the owner are lost in any of the following cases :

- (1) where no work under the permit has started within 6 months after the date of issue of a permit;
- (2) work has been interrupted for more than 6 months;
- (3) work is not completed within the 12 months following the date of issue of the permit, with the exception of a permit issued for a building having more than 3 storeys in height or whose building area exceeds 600 m<sup>2</sup> for which the time limit is of at most 24 months.

A new permit application is required for all unfinished work to be completed.

**40.** The authority having jurisdiction may, where circumstances justify it, extend once the 12- and 24-month timeframes mentioned in paragraph (3) of the first paragraph of article 39, respectively by 6 and 12 months.

**41.** Where work has not begun, a building permit is renewed upon request if all of the following conditions are met:

- (1) a renewal application is filed within the time limit to expiry provided in article 39;
- (2) applicable municipal by-laws in force on the renewal date allow for the execution of the project covered by the original authorization;
- (3) the amount established in the annual by-law concerning fees for such renewals is paid.

**42.** A permit may only be renewed twice.

**43.** Where work is interrupted for more than 6 months, or where it is not completed within the time frame provided in paragraph (3) of the first paragraph of article 39, the authority having jurisdiction may, on a 30-day notice, order the owner of the land, the contractor carrying out the work or any other party concerned to remove the constructions, facilities, materials and equipment from the land, close all excavations, clean and level the grounds.

**44.** If a person referred to in article 43 does not conform to the order received or if the authority having jurisdiction is unable to find the owner or their representative, the work that was ordered may be carried out by the city at the land owner's expense.

The expenses incurred constitute a prior claim on the lot, in the same way and with the same rank as the claims referred to in paragraph 5 of section 2651 of the Civil Code of Québec, and are also guaranteed by a legal hypothec on the lot.

**45.** The authority having jurisdiction may suspend or revoke a permit after informing the holder in writing:

- (1) where one of the permit issue conditions has not been met;
- (2) where it was granted by error or on the strength of erroneous information;
- (3) where the work carried out does not conform with the approved plans.

**46.** A permit that has been revoked must be surrendered by the holder to the authority having jurisdiction within 10 days of its revocation.

## **SECTION II**

### **DIFFERENT MEASURES AND ALTERNATE SOLUTIONS**

**47.** Any person who wishes to propose to the authority having jurisdiction different measures or alternate solutions must provide documents that meet the requirements under this section, so as to attest to the conformity of those measures or solutions with the Code.

**48.** The documents mentioned in article 47 must include:

- (1) an analysis of the Code describing the methods of analysis and justifications allowing to determine that the different measure or alternate solution proposed will yield at least the performance level required under the Code;
- (2) where applicable, information regarding any special maintenance or operation requirement, including any requirement related to the commissioning of a building component, necessary for the different measure or alternate solution to conform with the once the construction of the building is complete.

**49.** The analysis of the Code mentioned in paragraph (1) of the first paragraph of article 48 must include the objectives, operational statements and acceptable solutions that apply, as well as any hypothesis, limitative or restrictive factor, trial procedure, engineering study or building performance parameter in support of an assessment of conformity with the Code.

**50.** The analysis of the Code mentioned in paragraph (1) of the first paragraph of article 48 must include information regarding the competency, experience and prior history of the person or persons responsible for the proposed design.

**51.** Information filed in accordance with article 48 must be sufficiently detailed to communicate the intention of the design and to sustain the validity, exactitude, pertinence and precision of the analysis of the Code.

**52.** Where a building's design includes different measures or alternate solutions proposed, whereby the responsibilities of various aspects of the design are shared among several persons, the building's owner or their representative must designate one single person who will coordinate the preparation of the design, the analysis of the Code and the documents mentioned in this section.

### **SECTION III**

#### **INSPECTION**

#### **SUBSECTION I**

##### **GENERAL PROVISIONS**

**53.** The owner or the contractor, as the case may be, must ensure that the plans and specifications relating to the work covered by the permit are available on site, at all times during working hours, for inspection by the authority having jurisdiction, and that the permit or a certified copy thereof is posted conspicuously on the site for the duration of the project.

**54.** Upon presentation of a piece of identification, the authority having jurisdiction may, for the purposes of this by-law, visit, examine and take pictures of any immovable or movable property.

Every person must allow the authority having jurisdiction access to the premises without hindering their work.

**55.** The authority having jurisdiction may, by notice, order the owner of a building or structure erected without a permit to file an application to be granted the permit required, within a period of no more than 10 days to be specified in the notice.

**56.** The authority having jurisdiction may, by notice, order the owner, contractor or any other person concerned, to suspend work carried out without a permit or that does not conform with the permit delivered.

## **SUBSECTION II**

### **LOCATION CERTIFICATE**

**57.** In the case of a construction or extension on the ground of a main building, the owner must, within the 30 days after the foundations have been laid, supply to the authority having jurisdiction a location certificate prepared by a land surveyor, namely including:

- (1) the cadastral identification, the dimensions and area of the land;
- (2) the dimensions of constructions (existing and projected) as well as their location in relation to the land boundaries between them;
- (3) the geodesic levels of the top of the foundations, of the land, and of all streets adjacent to the land;
- (4) the location of all servitudes, existing or projected, to which the land is subjected;
- (5) the high-water mark, where applicable;
- (6) the boundaries of the high-and low-velocity zones, where applicable.

**58.** Upon request by the authority having jurisdiction, the owner must present a certificate of location also showing all other grades or measures verifying that work is in conformity with applicable municipal by-laws.

## **SUBSECTION III**

### **SHOP DRAWINGS, TRIALS AND APPRAISALS**

**59.** Upon request by the authority having jurisdiction, the owner must supply, prior to work execution, all documents verifying that the building or construction is in conformity with municipal by-laws, namely the structure's shop drawings and erection plans, where applicable.

**60.** Upon request by the authority having jurisdiction, the owner must carry out or have carried out, at their own expense, trials, analyses or experts' appraisals of materials, assemblies, devices, systems, installations or components. The owner must provide those results to the authority having jurisdiction, so as to verify that the building or construction is in conformity with applicable municipal by-laws.

## **SECTION IV**

### **ILLEGAL, NON-CONFORMING OR DANGEROUS BUILDINGS**

**61.** The authority having jurisdiction may, by notice, order the owner of a building or of a structure not conforming to the applicable municipal by-laws, to bring it to conformity or demolish it within a period to be determined, of no more than 90 days.

The owner must abide by the notice mentioned in the first paragraph. If they fail to do so, the authority having jurisdiction may demolish the illegal buildings or constructions.

**62.** Where a special building is destroyed or has become hazardous or has lost at least half its value due to a fire or some other cause, its reconstruction or renewal, as the case may be, must be carried out in accordance with the by-laws in force at the time of the reconstruction or renewal.

**63.** Where a building or a construction creates an unsafe condition due to work, fire, lack of stability or any other cause, the owner must take proper action, including the demolition of all or part of the building or construction, in order to eliminate the unsafe condition.

If the owner does not conform to the first paragraph, the authority having jurisdiction may carry out the work and take any proper action, including the demolition, to ensure public safety.

**64.** The owner of a vacant building must close it to prevent access by one of its openings, such as doors, windows, access to a roof assembly, hatches, chimneys.

Where a vacant building is not closed in accordance with the first paragraph, the authority having jurisdiction may have it closed off.

**65.** Where a building is unfit for occupancy, a notice from the authority having jurisdiction to the owner and to occupants is required prior to its closing or demolition by the authority having jurisdiction.

**66.** The cost of work carried out by the authority having jurisdiction under article 61, 63 and 64 may be recovered from the owner, and constitutes a prior claim on the immovable where the work was carried out, in the same way and with the same rank as the claims referred to in paragraph 5 of article 2651 of the Civil Code of Québec. Those costs are also guaranteed by a legal hypothec on the immovable.

**67.** This section is not intended to limit the application of other legislative or regulatory provisions whereby the city may require the rehabilitation of constructions or buildings, or those whereby the director of the *Service de la prévention des incendies* is authorized to take or impose certain measures in case of a serious or an imminent public safety hazard.

## **SECTION V**

### **PENAL PROVISIONS**

**68.** The following are guilty of an offence:

- (1) any person who makes a false declaration to be granted a permit;
- (2) any person who makes a false declaration in a document prescribed by this by-law or uses a document known to be false;

(3) for a building or a structure referred to in chapter II, any person who constructs, alters or allows the construction or alteration of a building or a structure contrary to a standard set in that chapter;

(4) any person who contravenes one of the provisions of chapter III.

**69.** Any person who contravenes article 68 is guilty of an offence and is liable:

(1) in the case of an individual:

- (a) for a first offence, to a fine of \$350 to \$700;
- (b) for a second offence, to a fine of \$700 to \$1,400;
- (c) for all subsequent offences, to a fine of \$1,400 to \$2,000;

(2) in the case of a legal person:

- (a) for a first offence, to a fine of \$700 to \$1,400;
- (b) for a second offence, to a fine of \$1,400 to \$2,800;
- (c) for all subsequent offences, to a fine of \$2,800 to \$4,000.

**70.** Notwithstanding article 69, any person who contravenes article 68 with respect to a provision under articles 22 to 25 is guilty of an offence and is liable, in the case of an individual, to a fine of \$1,000, and in the case of a legal person, to a fine of \$2,000.

For all subsequent offences, the offender is liable, in the case of an individual, to a fine of \$2,000, and in the case of a legal person, to a fine of \$4,000.

**71.** Notwithstanding article 69, any person who contravenes article 32 is guilty of an offence and is liable to a fine equivalent to the cost of the permit application.

For all subsequent offences, the offender is liable to a fine equivalent to twice the fine provided in the first paragraph.

However, where the cost of the permit application is inferior to the minimum fines under article 69, the latter apply.

## **SECTION VI**

### **TRANSITIONAL AND FINAL PROVISIONS**

**72.** The normative requirements of a construction by-law that is in force before the coming into force of this by-law may be applied in lieu and instead of those under this by-law, provided that the permit application, including all complementary documents required

under this by-law, be submitted to the city for approval within the 6 months following the coming into force of this by-law.

**73.** The By-law concerning building construction and alterations (R.B.C.M., c. C-9.2) is repealed, with the exception of paragraphs (4) and (5) of the first paragraph of article 6.

**74.** The By-law concerning building maintenance (07-034) is amended by:

(1) replacing, in article 12, the number “13” by the number “11”;

(2) adding, after article 16, the following articles:

“**16.1.** A plumbing system in such a state that it is a health hazard constitutes a nuisance, and the owner must take all the necessary measures to eliminate the health hazard.

For the application of the first paragraph, there is a health hazard namely when:

(1) sanitary fixtures are not supplied with water;

(2) the piping is obstructed to the point of preventing flushing of the fixtures;

(3) the drainage piping that is not watertight allows the circulation of rodents, vermine, gas or smoke;

(4) a water service pipe or a building sewer connection that is not watertight allows water infiltration into the property serviced or into any other neighboring property.

**16.2.** The owner of a building must maintain all backwater valves in good working condition.

**16.3.** The owner of a vacant building must seal all openings of the drainage system.”.

**75.** The By-law concerning building fortification and protection elements (R.B.C.M., c. E-1.1) is repealed.

**76.** The By-law concerning solid-fuel-burning equipment (09-012) is repealed.

**77.** The By-law concerning the sanitation, maintenance and safety of dwelling units (03-096) is amended by replacing, in the first paragraph of article 1, the interpretations of “authority having jurisdiction” and “Construction Code”, by the following:

“ “authority having jurisdiction”: the director, *Service du développement et des opérations*;

“Construction Code”: the Code, as defined in the by-law respecting the construction of buildings applicable on borough territory;”.

**78.** The By-law concerning the delegation of city council powers to borough councils (02-002) is amended by replacing subparagraph (a) of paragraph (2) of the first paragraph of article 1 by the following:

“(a) building construction, with the exception of the approval of alternate solutions and different measures provided in such by-laws;”.

**79.** The *Règlement de construction no 2527 de la Ville de Lachine* is amended by:

- (1) repealing articles 1.1.4 and 1.2.3;
- (2) deleting, in article 1.2.6, the interpretation of “*mur insonorisé*”;
- (3) repealing articles 3.3, 3.7, 3.8 and 4.1 to 4.3.

**80.** The *Règlement de construction no 643 de la Ville de Saint-Pierre* is amended by:

- (1) repealing article 3.1;
- (2) deleting the fifth paragraph of article 4.1;
- (3) repealing articles 4.3, 4.4, 4.7, 4.9, 4.9.1, 4.9.2, 4.10.1, 4.10.3, 4.10.4 and 4.12 to 4.12.8;
- (4) deleting the second, third, fourth, fifth, sixth and seventh paragraphs of article 4.13;
- (5) repealing articles 4.14 to 4.16.2, 4.21.3, 4.21.5, 4.21.8, 4.21.10, 4.21.11, 4.23 and 4.24;
- (6) deleting the second paragraph of article 4.25;
- (7) repealing article 4.26;
- (8) deleting the second paragraph of article 4.27.

**81.** The *Règlement de construction no 2099 de la Ville de LaSalle* is amended by:

- (1) repealing paragraph (a) of the first paragraph of article 1.1.5;
- (2) repealing article 1.1.6;
- (3) deleting, in paragraphs (c) and (d) of the first paragraph of article 2.2, the words “*et permis*”;

(4) replacing the title of chapter 3 by the following:

*“DISPOSITIONS RELATIVES À L’OBTENTION D’UN CERTIFICAT D’AUTORISATION, D’UN CERTIFICAT D’AUTORISATION D’AFFICHAGE OU D’UN CERTIFICAT D’OCCUPATION”;*

(5) replacing the title of article 3.1 by the following:

*“CERTIFICATS ET PROCÉDURES DE CONTRÔLE”;*

(6) repealing article 3.1.1;

(7) deleting paragraph (d) of the second paragraph of article 3.1.2;

(8) deleting, in article 3.1.5, the words *“un permis ou”, “de permis de construction ou”, “le permis ou”, “permis de construction ou”, “de permis ou”, “permis et”* and *“permis ou”*;

(9) deleting paragraphs (g), (h) and (i) of the second paragraph of article 3.1.5.2.1;

(10) deleting paragraph (h) of the first paragraph of article 3.1.5.2.1.1;

(11) deleting, in article 3.1.5.3.1, the words *“, selon le cas,”*;

(12) repealing articles 3.1.6 to 3.1.6.5;

(13) deleting paragraphs (a) and (f) of the first paragraph of article 3.1.7;

(14) deleting, in article 3.1.9, the words *“d’un permis et”, “de permis ou”, “du permis de construction et”, “d’un permis ou”, “du permis ou”, “permis et”, “permis de construction ou”* and *“le permis de construction ou”*;

(15) repealing articles 3.1.9.1.1 and 3.1.9.1.2;

(16) replacing the title in article 3.1.10 by the following:

*“TARIF DU CERTIFICAT”;*

(17) deleting, in the first paragraph of article 3.1.10, the words *“d’un permis de construction et”*;

(18) deleting, in article 3.1.11, the words *“d’un permis de construction,”* and replacing the words *“au Code national du bâtiment et tout autre”* by the words *“à tout”*;

(19) deleting, in article 3.1.12, the words *“permis, un”*;

- (20) repealing articles 3.2 to 3.2.10 ;
- (21) repealing article 4.1;
- (22) deleting, in paragraph (b) of the first paragraph of article 4.1.1.1, the words “*tout permis et*” and “*permis et*”;
- (23) deleting paragraph (e) of the first paragraph of article 4.1.1.1;
- (24) deleting, in paragraph (f) of the first paragraph of article 4.1.1.1, the words “*le permis ou*” and “*du permis de construction ou*”;
- (25) repealing articles 4.2.1 to 4.2.5;
- (26) replacing the first paragraph of article 4.2.6.1 by the following :  
  
*“Tout bâtiment principal de quatre (4) étages et plus doit être muni d’une chute à déchets.”;*
- (27) repealing articles 4.2.6.2 to 4.2.6.4.2;
- (28) replacing article 4.2.6.5 by the following:  
  
*“Tout bâtiment principal construit après le 1<sup>er</sup> juin 1997, de 7 logements et plus ou de 6 logements et plus localisé sur une rue privée, doit être muni d’une chambre à déchets.”;*
- (29) repealing articles 4.2.6.7 to 4.3.2.8, 5.2.1 and 5.2.3;
- (30) deleting, in article 5.2.4, the words “*composé de tout matériel non combustible*”;
- (31) repealing articles 5.3 and 5.5;
- (32) deleting the fourth paragraph of article 6.4;
- (33) repealing the second and third paragraphs of article 7.1.4.3;
- (34) deleting schedule “A”.

**82.** The *Règlement no 1564 sur la construction à l’intérieur des limites du territoire de la municipalité de la Ville de Montréal-Nord* is amended by:

- (1) repealing article 7;
- (2) deleting, in the first paragraph of article 18, the words “*agrandissement*”, “*permis ou*” and “*d’un permis ou*”;

- (3) deleting, in article 29, the second and third sentences of the interpretation of “*habitable*”, and deleting, in the same article, the interpretation of “*maison préfabriquée (modulaire, usinée)*”;
- (4) repealing articles 30 and 59;
- (5) repealing paragraph (3) of article 69;
- (6) repealing articles 70 and 72;
- (7) replacing, in article 75, the words and numbers “*des articles 76, 77 et 78*” by “*de l’article 76*”;
- (8) deleting, in article 76, the number “*, 59*”;
- (9) repealing articles 77 and 78.

**83.** The *Règlement de construction no 1178 de la Ville d’Outremont* is amended by:

- (1) repealing article 1.3;
- (2) deleting the second paragraph of article 2.1;
- (3) repealing articles 2.2, 3.5 and 3.6.4;
- (4) replacing the title of chapter 4 by the following:  
  
“*OBLIGATION D’OBTENIR UN CERTIFICAT D’AUTORISATION*”;
- (5) repealing article 4.1;
- (6) replacing, in article 4.2, the words “*réfection aux composantes structurales ou architecturales d’une construction*” by the words “*réparation tel qu’indiqué au paragraphe 2 de l’annexe B*”;
- (7) deleting, in article 4.4, the words “*permis ni*”;
- (8) deleting, in article 4.5, the number “*4.1,*”;
- (9) repealing articles 5.5 to 5.6.2, 5.8.4, 5.10, 5.12 to 6.2, 6.5 to 6.8.1, 6.9 to 6.11 and 6.12.1;
- (10) repealing paragraph (2) of the first paragraph of article 6.12.4;
- (11) repealing articles 6.13, 6.14.4, 6.19 and 6.22 to 6.22.5;

- (12) deleting schedule A;
- (13) deleting, in paragraph 1 of schedule B, the words “*de permis de construction ni*”;
- (14) deleting the last three subparagraphs of paragraph 2 of schedule B;
- (15) deleting, in schedule B, paragraph “3. *Travaux de construction*”.

**84.** The *Règlement de construction no 1884 de la Ville de St-Léonard* is amended by:

- (1) replacing the first paragraph of article 1.2.5 by the following:

*“Pour l’interprétation de ce règlement, à moins que le contexte n’indique un sens différent, tout mot ou expression a le sens et la signification qui lui est attribué au chapitre 7 de ce règlement. Si un mot ou une expression n’y est pas spécifiquement noté à ce chapitre, il s’emploie au sens communément attribué à ce mot ou à cette expression.”;*

- (2) replacing the title of chapter 3 by the following:

*“DISPOSITIONS RELATIVES À L’OBTENTION D’UN CERTIFICAT D’AUTORISATION”;*

- (3) replacing article 3.1 by the following:

*“3.1 CERTIFICAT REQUIS*

*Les dispositions des articles 3.1.2 à 3.2 exclusivement concernent les certificats requis.”;*

- (4) deleting the first paragraph of article 3.1.1;
- (5) deleting, in the title of article 3.1.3, the words “*PERMIS OU*”;
- (6) deleting, in the first paragraph of article 3.1.3, the words “un permis de construction ou”
- (7) deleting in paragraph (d) the first paragraph of article 3.1.3;
- (8) deleting, in the title of article 3.2, the words “*UN PERMIS DE CONSTRUCTION OU*”;
- (9) deleting, in article 3.2, the words “*un permis de construction,*”;

- (10) deleting, in the title of article 3.2.1, the words “*DE PERMIS DE CONSTRUCTION OU*”;
- (11) deleting, in article 3.2.1, the words “*de permis de construction,*”;
- (12) deleting, in the title of article 3.2.2, the words “*DE PERMIS ET*”;
- (13) deleting, in article 3.2.2, the words “*de permis de construction,*”, “*le permis de construction ou*” and “*le permis ou*”;
- (14) deleting, in the title of article 3.2.3, the words “*DE PERMIS ET*”;
- (15) deleting, in article 3.2.3, the words “*de permis ou*” and “*de permis de construction ou*”;
- (16) deleting subparagraphs (i) to (v) of paragraph (b) of the first paragraph of article 3.2.3;
- (17) deleting, in article 3.2.3.1, the words “*de permis ou*”;
- (18) deleting, in the title of article 3.3, the words “*DE PERMIS ET*”;
- (19) deleting, in article 3.3.1, the words “*de permis ou*”;
- (20) deleting, in article 3.3.2, the words “*permis ou le*”, “*, selon le cas,*” and “*de permis ou*”;
- (21) deleting, in article 3.3.3, the words “*permis ou*” and “*permis ou de*”;
- (22) deleting, in the title of article 3.4, the words “*D’UN PERMIS ET*”;
- (23) deleting, in article 3.4, the words “*d’un permis de construction,*”;
- (24) repealing paragraphs (a) and (e) of the first paragraph of article 3.4.1;
- (25) deleting, in the title of article 3.5, the words “*D’UN PERMIS DE CONSTRUCTION ET*”;
- (26) deleting, in article 3.5, the words “*d’un permis de construction,*”;
- (27) deleting, in the title of article 3.5.1, the words “*DU PERMIS DE CONSTRUCTION ET*”;
- (28) deleting, in article 3.5.1, the words “*permis ou*”, “*du permis ou*” and “*permis de construction ou*”;

- (29) replacing paragraph (b) of the first paragraph of article 3.5.1 by the following:
- “(b) les travaux de construction ou d’installation de la piscine ou de l’antenne accessoire ne sont pas terminés dans un délai de deux (2) mois de la date d’émission du certificat;”;
- (30) in article 3.5.1, by deleting paragraph (d) of the first paragraph, and by repealing the second paragraph;
- (31) in article 3.6.1, by deleting the words “*d’un permis de construction ou*” and “*permis et*” and by replacing the words “*, du règlement de zonage et du Code national du bâtiment*” by the words “*et du règlement de zonage*”;
- (32) repealing articles 3.6.2 to 3.6.4;
- (33) deleting, in the title of article 3.8, the words “*DU PERMIS ET*”;
- (34) deleting, in article 3.8, the words “*d’un permis de construction et*”;
- (35) deleting, in article 3.9.1, the words “*permis,*”, “*le permis ou*” and “*du permis de construction ou*”;
- (36) deleting paragraphs (d), (e), (f) et (h) of the first paragraph of article 3.9.1;
- (37) repealing paragraph (c) of the first paragraph of article 3.9.2;
- (38) repealing all articles of chapter 4, with the exception of:
- (a) article 4.1 that is replaced by the following:
- “*Fait partie intégrante de ce règlement le Code national de prévention des incendies du Canada 1990 et ses amendements. Tels amendements entrent en vigueur à la date que le conseil détermine par résolution.*”;
- (b) articles 4.7 and 4.9;
- (39) repealing the second paragraph of article 6.5;
- (40) repealing schedule “A”.

**85.** The *Règlement de construction de l’arrondissement d’Anjou* (07-011) is repealed.

**86.** The *Règlement sur la construction et la transformation de bâtiments sur le territoire de l’arrondissement de Saint-Laurent* (08-004) is repealed.

**87.** The *Règlement de construction pour application sur le territoire de l'arrondissement de Verdun et abrogeant le Règlement de construction 1750 (05-036)* is amended by:

- (1) repealing articles 17, 19, 21 to 23, 25, 26 and 27;
- (2) replacing, in article 28, numbers “30” and “32” by “29” and “30”;
- (3) deleting paragraphs (a) and (e) of the first paragraph of article 29;
- (4) repealing articles 32, 33, 37 to 40 and 42 to 47;
- (5) deleting paragraphs (d), (e) and (f) of the first paragraph of article 48;
- (6) repealing articles 50 to 52, 55 and 58.

**88.** Building By-law 93-554 of the Town of Roxboro is amended by:

- (1) deleting, in article 12, the interpretation of the words “Fire wall”;
- (2) repealing paragraphs (1) and (4) of the first paragraph of article 17;
- (3) repealing articles 18 to 21 and 23;
- (4) deleting, in article 27, the words “and inflatable structures” ;
- (5) repealing articles 32, 33, 35 and 36;
- (6) deleting, in article 38, the words “built with non-combustible materials”;
- (7) repealing articles 57 to 68.

**89.** The by-law concerning construction 1049 of the City of Pierrefonds is amended by:

- (1) repealing articles 15 to 17.1;
- (2) deleting the first and fourth paragraphs of article 18;
- (3) repealing articles 19 and 20;
- (4) repealing the first paragraph of article 21;
- (5) repealing articles 22 to 23.1, 25 to 27.1, 37 and 44.

**90.** The *Règlement sur la construction et la transformation de bâtiments applicable au territoire de l'arrondissement de l'Île-Bizard – Sainte-Geneviève (08-006)* is amended by:

- (1) repealing articles 1 to 5, 10 to 40, 42 and 44 to 47;

- (2) replacing, in article 48, “41, 42, 43, 44 or 47” by “41 or 43”;
- (3) repealing articles 49 and 50;
- (4) deleting, in article 52, paragraphs (1) to (5) of the first paragraph and by replacing paragraph (6) of the first paragraph by the following:

*“6° contrevient à l’une des dispositions de la section I du chapitre III et de la section IV du chapitre IV.”.*

**91.** The *Règlement de construction no 321 de la Ville de l’Île-Bizard* is amended by:

- (1) deleting the second paragraph of article 2.3.3.2;
- (2) in the first paragraph of article 2.3.6, by deleting paragraphs (b) and (f) and, in paragraph (c), the words “*composée seulement de matériaux non combustibles, à l’exception des matériaux de revêtement du toit*”;
- (3) repealing schedules A-3, A-4 and A-6.

**92.** The *Règlement de permis et certificats no 2528 de la Ville de Lachine* is amended by:

- (1) repealing chapter IV, with the exception of paragraphs (f), (g) and (h) of the first paragraph of article 4.1.4;
- (2) deleting, in the table of article 5.1, the lines concerning projects regarding “*Rénovation d’une construction*” and “*Travaux de plomberie*”;
- (3) repealing articles 5.2.3 and 5.2.8;
- (4) deleting paragraph (2) of the first paragraph of article 7.1;
- (5) deleting, in subparagraph (b) of paragraph (3) of the first paragraph of article 7.1, the line “*-rénovation d’une construction*”;
- (6) deleting subparagraph (e) of paragraph (3) of the first paragraph of article 7.1.

**93.** The *Règlement sur les permis et certificats no 1527 de la Ville d’Anjou* is amended by:

- (1) repealing articles 5.1 to 5.2.3;
- (2) deleting paragraphs (1) and (2) of the first paragraph of article 5.3;
- (3) repealing articles 5.4 to 5.8;

- (4) deleting, in the first paragraph of article 6.1, the words “*ayant subi des dommages lors d’un incendie;*”;
- (5) repealing, in the title of article 6.2.2.2.3, the words “*suite à un incendie;*”;
- (6) repealing, in article 6.2.2.2.3, the words “*ayant subi des dommages lors d’un incendie*”.

**94.** The *Règlement concernant les permis et certificats no 1176 de la Ville d’Outremont* is amended by:

- (1) deleting, in article 2.3, the interpretations “*Code du bâtiment*” and “*Escalier de secours*”;
- (2) repealing chapters 5 and 6.

**95.** The *Règlement sur les permis et certificats pour l’ensemble du territoire de l’arrondissement de l’Île-Bizard / Ste-Geneviève (R.C.A., 280011)* is amended by:

- (1) replacing, in the first paragraph of article 1, the interpretation of “Code” by the following:

“*« Code » : Tel que définit dans le règlement de construction applicable sur le territoire de l’arrondissement;*”.

**96.** The *Règlement no 1565 concernant les permis et certificats relatifs au règlement d’urbanisme de la municipalité de la Ville de Montréal-Nord* is amended by:

- (1) repealing the first three paragraphs of article 26;
- (2) repealing article 36;
- (3) deleting, in article 44, the words “*de permis de construire ou*”, “*de permis ou*” and “*du permis ou*”;
- (4) deleting, in the title of chapter 4, the words “*DE CONSTRUIRE OU*”;
- (5) deleting subparagraphs (A), (B), (C), (H), (I) and (J) of paragraph (1) of article 46;
- (6) repealing article 66;
- (7) deleting, in article 72, the number “26”.

**97.** The *Règlement numéro RCA08-08-0003 sur la régie interne des permis et des certificats de l’arrondissement de Saint-Laurent* is amended by:

- (1) deleting, in the title of article 2.6, the words “*DU PERMIS OU*”;

(2) deleting, in the first paragraph of article 2.6, the words “*permis de construction ou le*”;

(3) repealing paragraph (2) of the first paragraph of article 2.10;

(4) replacing paragraph (5) of the first paragraph of article 4.1 by the following:

*5° le déplacement d'une construction;*

*5.1° la démolition d'une construction autre que la démolition d'un bâtiment principal visé par le règlement numéro 03-08-0002;*

*5.2° la réparation d'une construction;”;*

(5) repealing paragraph (5) of the first paragraph of article 4.2.

**98.** By-law 1051, titled “Permits and certificates” of the City of Pierrefonds is amended by:

(1) repealing articles 23 and 24;

(2) deleting paragraph (5) of the first paragraph of article 25;

(3) repealing articles 26 to 28 and 30 to 35.2;

(4) deleting paragraphs (11) and (16) of the first paragraph of article 40;

(5) deleting, in paragraph (3) of the first paragraph of article 42, the word “, *remises*”;

(6) deleting paragraphs (11) and (13) of the first paragraph of article 42;

(7) deleting paragraphs (11) and (12) of the first paragraph of article 48.

**99.** By-law 93-558 titled “Permits and certificates” of the City of Roxboro is amended by:

(1) deleting in the interpretation of “Model home” in the first paragraph of article 13, the words “National Building Code of Canada forming an integral part of” and “number 93-554”;

(2) deleting, in the title of article 21, the words “a building permit or”;

(3) deleting, in the first paragraph of article 21, the words “a building permit or”;

(4) repealing articles 29 and 30;

(5) deleting paragraph (4) of the first paragraph of article 31;

(6) repealing articles 32 to 38;

(7) deleting paragraph (2) of the first paragraph of article 65.

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**The public notices relating to this by-law were posted at city hall and published in *The Gazette* on November 2 and 21, 2011. In accordance with sections 137.10 and following of the Act respecting land use planning and development (R.S.Q. c. A-19.1), this by-law is deemed in conformity with the city's development plan, as of December 3, 2011, and comes into force on that date.**