

City of Powell River



City of Powell River Building Bylaw 2141, 2007

Adopted: February 12, 2008

Office Consolidation

This document is an office consolidation of City of Powell River Building Bylaw 2141, 2007 with subsequent amendments adopted by the City of Powell River. All persons making use of this consolidation are advised that it has no Council sanction and amendments have been incorporated only for convenience of reference. For all purposes of interpretation and application, the original bylaws should be consulted. The City of Powell River will, in no event, be liable or responsible for damages of any kind arising out of the use of this Office Consolidation.

This is not the official version of City of Powell River Building Bylaw 2141, 2007, as amended, nor is it admissible in a court of law. For such purposes, official certified copies of the original bylaws can be obtained from City Hall by contacting Administrative Services in advance at: legislativeassistant@powellriver.ca

**RECORD OF AMENDMENTS TO
CITY OF POWELL RIVER
BUILDING BYLAW 2141, 2007**

Adoption Date	Bylaw No.	Description
June 16, 2011	2297	• Section 10.5 – Correcting a numbering error • Section 12.2 – Removes a duplicate provision that is provided in Schedule A, where it is recommended to double from \$500 to \$1000. • Section 15.0 is renamed 15.1 and 15.2 Drainage is added to better address issues relating to our climate. • Section 26.3 – Fee is recalculated and cap of \$500 is removed. • Amended Schedule A
January 24, 2013	2339	• Revise definition of recreational vehicle • Add Section 7.2.5 to Section 7 Building Officials • Replace Section 19.1
June 4, 2015	2411	• Add definition of Authority Having Jurisdiction • Remove Section 15.0 and 15.1 and renumber
December 3, 2020	2636	• Addition of language to include BC Energy Step Code Requirements
May 8, 2025	2564	• Revise definition of manufactured home • Revise definition of modular home • Add definition of mobile home • Add definition of mobile home park • Text amendment to subsection 8.1.2 • Text amendment to subsection 20.1 • Text amendment to section 2 of Schedule A: Permit Fees and Inspection Charges
February 19, 2026	2787	• Add definition of construction value • Text amendment to section 8.4 • Text amendment to section 12.0 • Text amendment to section 13.5 • Text amendment to section 17.2 • Text amendment to section 20.1 • Text amendment to section 21.2.1 • Text amendment to section 25.4 • Remove Schedule A

**CITY OF POWELL RIVER
BUILDING BYLAW 2141, 2007**

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CITY OF POWELL RIVER

BYLAW 2141, 2007

A Bylaw to regulate building in the City of Powell River

WHEREAS Sections 8(3) and 53 of the Community Charter authorize the City of Powell River to regulate, by bylaw, buildings and structures for the health, safety and protection of persons and property;

AND WHEREAS the Province of British Columbia has adopted a building code to govern standards in respect of the construction, alteration, repair and demolition of buildings in municipalities and regional districts in the Province;

AND WHEREAS it is deemed necessary to provide for the administration of the building code;

NOW THEREFORE the Council of the City of Powell River, in open meeting assembled, enacts as follows:

1.0 TITLE

This Bylaw may be cited for all purposes as the “**City of Powell River Building Bylaw 2141, 2007**”.

2.0 DEFINITIONS

In this Bylaw:

The following words and terms have the meanings set out in subsection 1.4 of the British Columbia Building Code: *assembly occupancy, building, building area, building height, business and personal services occupancy, care or detention occupancy, constructor, coordinating registered professional, designer, dwelling unit, field review, high hazard industrial occupancy, industrial occupancy, low hazard industrial occupancy, mercantile occupancy, medium hazard industrial occupancy, occupancy, owner, registered professional, and residential occupancy.*

ADJACENT GROUND LEVEL means the level of the ground surface for a minimum of 0.6 metres (2 ft) beyond the outside perimeter of the *deck, building or structure*.

AUTHORITY HAVING JURISDICTION (AJH) means the Director of Planning Services, or their designate, of the City of Powell River.^{AB2411}

AWNING means a light fabric covered roof-type structure entirely supported from a *building*.

BC ENERGY STEP CODE means the system of energy performance requirements set out in Subsections 9.36 and 10.2.3 of the Building Code.

BUILDING CODE means the British Columbia Building Code or BCBC as adopted, amended or superseded from time to time, by the Province of British Columbia.

BUILDING OFFICIAL includes Building Inspectors, Plan Checkers and Plumbing Inspectors designated by the City.

CANOPY means a rigid, roof-type *structure* entirely supported from a *building*.

CITY means the City of Powell River.

COMPLEX BUILDING means:

- (a) all *buildings* used for *major occupancies* classified as:
 - (i) *assembly occupancy*;
 - (ii) *care or detention occupancy*;
 - (iii) *high hazard industrial occupancy*; and
- (b) all *buildings* exceeding 600 square metres (6,500 sqft) in *building area* or exceeding three storeys in *building height* and used for *major occupancies* classified as:
 - (i) *residential occupancy*;
 - (ii) *business and personal services occupancy*;
 - (iii) *mercantile occupancy*;
 - (iv) *medium and low hazard industrial occupancy*.

CONSTRUCTED, CONSTRUCTION includes reconstruction, erection, alteration, enlargement, addition, demolition and removal.

CONSTRUCTION VALUE means the total value of all work regulated by a building permit, at the time of the application, including the cost of all materials and labour. Construction Value shall be the greater of: a) the value declared by the applicant; b) an estimate derived from industry standard valuation tools including Marshall & Swift; or c) such other widely accepted source of calculating valuation as the Building Official deems reasonable, practical and expedient.^{AB2787}

ENERGY ADVISOR means a person who is a third-party consultant, registered by Service Organizations licensed by Natural Resources Canada (NRCan) to deliver NRCan's EnerGuide Rating System (ERS), ENERGY STAR® for New Homes and R-2000 programs.

FINAL INSPECTION REPORT means the point at which all deficiencies in the *health and safety aspects of the work* have been remedied to the satisfaction of the *Building Official*.

HEALTH AND SAFETY ASPECTS OF THE WORK means design and *construction* regulated by Part 3, Part 4, Part 7 and subsections 9.4, 9.8, 9.9, 9.10, 9.12, 9.14, 9.15, 9.17, 9.18, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.31, 9.32, and 9.34 of Part 9 of the *Building Code*.

LOW CARBON ENERGY SYSTEM means an all-electric building system without a gas connection or other fossil fuel energy supply.

MANUFACTURED HOME means a *modular home* or a *mobile home* and excludes structures intended to be or capable of being towed by its undercarriage, such as a floating home, camper, travel or tourist trailer, trailer home or recreational vehicle like a park model trailer certified under CSA Z- 241.^{AB2564}

MOBILE HOME means a factory built single or multiple section *dwelling unit* that is certified to meet Canadian Standards Association (CSA) Z240 MH Series, Manufactured Home Standard.^{AB2564}

MOBILE HOME PARK means a site used or intended to be used for the purpose of providing pads for the accommodation of two or more *mobile homes*. AB2564

MODULAR HOME means a *dwelling unit* that is manufactured according to CAN/CSA A277, is constructed to and installed on a foundation that meets Part 9 or Part 4 BC Building Code requirements, and excludes *mobile homes*. AB2564

OCCUPANCY PERMIT means a *permit* issued in accordance with section 19 of this Bylaw.

PERMIT means a *permit* required by or issued under this Bylaw.

PLUMBING SYSTEM means a drainage system, a venting system and a water system, or any part thereof.

POOL means a *constructed* or prefabricated non portable pool, existing or prospective, situated wholly or in part above or below the *adjacent ground level*, used primarily for swimming, bathing or wading, having a surface water area greater than 15 square metres (161.5 sqft), and a depth greater than 0.6 metres (2 ft) and which does not fall under the jurisdiction of the Health Act for pools.

POOL AREA means the area enclosed within a fence or barrier of not less than 1.5 metres (5 ft) in height.

RECREATIONAL VEHICLE means a *structure*, including a vehicle, trailer, coach, house car, or other conveyance, designed to travel or to be transported on the highway and *constructed* or equipped to be used as a temporary living or sleeping quarters. AB2339

STANDARD BUILDING means a *building* of three storeys or less in *building height*, having a *building area* not exceeding 600 square metres (6,458 sqft) and used for *major occupancies* classified as:

- (a) residential occupancies;
- (b) business and personal services occupancies;
- (c) mercantile occupancies; or
- (d) medium and low hazard industrial occupancies.

STRUCTURE means a *construction* or portion thereof of any kind, whether fixed to, supported by or sunk into land, but specifically excludes landscaping, fences, paving and retaining *structures* less than 1.5 metres (5 ft) in height.

TEMPORARY BUILDING means a *building* or any part thereof that will be used for a period of time, not exceeding two years, unless an extension has been requested by the *owner* and approved by the *Building Official*, and that has no permanent foundation or *construction* associated with it, other than footings.

WOOD BURNING APPLIANCE means a solid fuel burning device such as a stove, pellet stove, fireplace insert or factory-built fireplace but does not include a cook stove, a central heating system, a masonry heater or a site-built fireplace.

3.0 PURPOSE OF THIS BYLAW

3.1 This Bylaw shall, notwithstanding any other provision herein, be interpreted in accordance with this section.

3.2 This Bylaw has been enacted for the purpose of regulating *construction* within the *City* in the general public interest. The activities undertaken by or on behalf of the *City* pursuant to this Bylaw are for the sole purpose of providing a limited and interim spot checking function for reason of health, safety and the protection of persons and property. It is not contemplated nor intended, nor does the purpose of this Bylaw extend to:

- 3.2.1 the protection of *owners*, owner/builders or *constructors* from economic loss;
- 3.2.2 the assumption by the *City* or any *Building Official* of any responsibility for ensuring the compliance with the *Building Code*, the requirements of this Bylaw or other applicable enactments respecting the health, safety or protection of persons or property by any *owner* or any employees, *constructors* or *designers* retained by the *owner* or his or her representatives;
- 3.2.3 providing any person with assurance of design or workmanship with respect to any *building* or *structure* or *plumbing system* for which a *permit* is issued under this Bylaw;
- 3.2.4 providing a warranty or assurance that *construction* undertaken pursuant to *permits* issued by the *City* is free from latent or any defects; and
- 3.2.5 providing a warranty to any person that *construction* is in compliance with the *Building Code*, this Bylaw or any other enactment with respect to a *building* or *structure* for which a *permit* is issued under this Bylaw.

4.0 PERMIT CONDITIONS

- 4.1 No person shall undertake work regulated by this Bylaw without a *permit*.
- 4.2 Neither the issuance of a *permit* under this Bylaw nor the acceptance or review of plans, drawings or supporting documents, nor any inspections made by or on behalf of the *City* shall in any way relieve the *owner* or his or her representative from full and sole responsibility to perform the work in strict accordance with this Bylaw, the *Building Code* and all other applicable enactments respecting safety.
- 4.3 It shall be the full and sole responsibility of the *owner* (and where the *owner* is acting through a representative, the representative) to carry out the work, in respect of which a *permit* is issued under this Bylaw, in compliance with the *Building Code*, this Bylaw and all applicable enactments respecting safety.
- 4.4 Neither the issuance of a *permit* under this Bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the *City* constitute in any way a representation, warranty, assurance or statement that the construction complies with the *Building Code*, this Bylaw or all applicable enactments respecting safety.
- 4.5 No person shall rely upon any *permit* as establishing compliance with this Bylaw or assume or conclude that this Bylaw has been administered or enforced according to its terms. The person to whom the *permit* is issued and his or her representatives are responsible for making such determination.

5.0 SCOPE AND EXEMPTIONS

- 5.1 This Bylaw applies to:
 - 5.1.1 the design, *construction* and *occupancy* of new *buildings* and *structures*, and the *construction*, *occupancy* and change of *occupancy* of existing *buildings* and *structures*;
 - 5.1.2 the installation of a new or used *wood burning appliance*, or a new factory constructed chimney, both appliance or chimney being certified by a recognized agency;
 - 5.1.3 a newly *constructed*, altered or repaired masonry chimney; and

5.1.4 a newly installed *pool*.

5.2 This Bylaw does not apply to:

5.2.1 *buildings* or *structures* exempted by Division A, Part 1 of the *Building Code* except as expressly provided herein;

5.2.2 retaining *structures* less than 1.5 metres (5 ft) in height;

5.2.3 *decks* without roofs having a difference in elevation to grade not exceeding 0.6 metres (2 ft);

5.2.4 existing fireplace, *wood burning appliance* or factory constructed chimney or masonry chimneys;

5.2.5 the repair or replacement of a valve, faucet, fixture, sprinkler head or piping in a *plumbing system* if no change in piping configuration is required;

5.2.6 *recreational vehicles* used for temporary accommodation for recreation or vacation purposes only;

5.2.7 fences; and

5.2.8 *structures*, such as greenhouses or storage facilities, that are *constructed* of a wood, steel or plastic frame covered with sheet polyethylene, fabric, tarps or glass that are intended to be used temporarily on a seasonal basis and may be removed seasonally.

6.0 PROHIBITIONS

6.1 No person shall commence or continue any *construction* or change the *occupancy* of any *building*, *structure* or other work related to *construction* unless a *Building Official* has issued a valid and subsisting *permit* for the work.

6.2 No person shall commence or continue the installation or alteration of a *plumbing system*, sewer, drain, *pool* or similar work unless a *Building Official* has issued a valid and subsisting *permit* for the work.

6.3 No person shall occupy or use any *building* or *structure* unless a valid and subsisting *Occupancy Permit* has been issued by a *Building Official* for the *building* or *structure*, or contrary to the terms of any *permit* issued or any notice given by a *Building Official*.

6.4 No person shall knowingly submit false or misleading information to a *Building Official* in relation to any *permit* application or *construction* undertaken pursuant to this Bylaw.

6.5 No person shall, unless authorized in writing by a *Building Official*, reverse, alter, deface, cover, remove or in any way tamper with any notice, *permit* or certificate posted upon or affixed to a *building* or *structure* pursuant to this Bylaw.

6.6 No person shall do any work that substantially differs from the accepted design or plans of a *building*, *structure* or other works for which a *permit* has been issued, unless a *Building Official* has authorized that change.

6.7 No person shall interfere with or obstruct the entry on property of a *Building Official* or other authorized official of the *City* in the administration of this Bylaw.

7.0 BUILDING OFFICIALS

7.1 A *Building Official* may:

7.1.1 Administer the provisions of this Bylaw;

- 7.1.2 keep records of *permit* applications, *permits*, notices and orders issued, inspections and tests made, retain copies of all documents related to the administration of this Bylaw or make microfilm or digital copies of such documents; and
 - 7.1.3 establish, if requested to do so, whether the methods or types of *construction* and types of materials used in the *construction* of a *building* or *structure* for which a *permit* is sought under this Bylaw substantially conform to the requirements of the *Building Code*.
- 7.2 *A Building Official:*
- 7.2.1 may enter any land, *building*, *structure*, or premises at any reasonable time for the purpose of ascertaining that the terms of this Bylaw are being observed;
 - 7.2.2 where any residence is occupied, shall obtain the consent of the occupant or provide written notice to the occupant 24 hours in advance of entry; and
 - 7.2.3 shall carry proper credentials confirming the official's status as a *Building Official*.
 - 7.2.4 may order the suspension or correction of any work that contravenes the *Building Code* or this Bylaw, if the contravention is revealed to the *Building Official* on a visual inspection made during the course of carrying out that official's duties. For the purpose of this subsection, the *Building Official* is not obliged to require any work to be uncovered or removed in order to determine if there is a contravention.
 - 7.2.5 may order the suspension of the *occupancy* of a *building* or *structure* if the *building* or *structure* is being occupied without an *Occupancy Permit* in contravention of this Bylaw.^{AB2339}

8.0 APPLICATIONS

- 8.1 Unless the work is exempted under subsection 5.2 of this Bylaw, every person must apply for and obtain from the *City* a *permit* prior to:
- 8.1.1 *construction* of a *building* or *structure*;
 - 8.1.2 installation of a *manufactured home*; ^{AB2564, 2024}
 - 8.1.3 *construction* of any *plumbing system* is undertaken;
 - 8.1.4 *construction* or installation of a *pool*;
 - 8.1.5 moving a *building* or *structure*;
 - 8.1.6 demolition of a *building* or *structure*; and
 - 8.1.7 *construction* of a masonry fireplace, the installation of a *wood burning appliance* or a chimney.
- 8.2 An application made for all permits issued under this Bylaw must be in the form provided by the City and signed by the *owner* or a signing officer if the *owner* is a corporation;
- 8.3 All plans submitted with *permit* applications shall bear the name and address of the *designer* of the *building* or *structure*.
- 8.4 For each *building*, *structure* or *plumbing system* to be *constructed* on a site, the *owner* must obtain a separate *permit* and be assessed a separate *permit* fee based on the value of that *building*, *structure* or *plumbing system* as determined in accordance with Schedule "G" of Fee Bylaw 2092,2005.^{AB2787}

9.0 APPLICATIONS FOR COMPLEX BUILDINGS

9.1 An application for a *permit* with respect to a *complex building* shall:

- 9.1.1 be made in the form provided by the *City* and signed by the *owner* or a signing officer if the *owner* is a corporation;
- 9.1.2 be accompanied by the *owner's* acknowledgment of responsibility and undertakings made in the form provided by the *City*, signed by the *owner*, or a signing officer if the *owner* is a corporation;
- 9.1.3 be accompanied by covenants registered on title;
- 9.1.4 state the intended use of the *building*;
- 9.1.5 include two site plans prepared by a British Columbia Land Surveyor or by a *registered professional* showing;
 - 9.1.5.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
 - 9.1.5.2 the legal description and civic address of the parcel;
 - 9.1.5.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
 - 9.1.5.4 the location and dimensions of all existing and proposed *buildings* or *structures* on the parcel;
 - 9.1.5.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the *City's* land use regulations establish siting requirements related to flooding;
 - 9.1.5.6 the existing and finished ground levels to an established datum at or adjacent to the site and the geodetic elevation of the underside of the floor system of a *building* or *structure* where the *City's* land use regulations establish siting requirements related to minimum floor elevation; and
 - 9.1.5.7 the location, dimension and gradient of parking and driveway access;unless a *Building Official* has waived the requirement for a site plan, in whole or in part, in the circumstance where the *permit* is sought for the repair or alteration of an existing *building* or *structure*;
- 9.1.6 be accompanied by *building* plans containing sufficient information on the plans to determine compliance with this Bylaw, such as:
 - 9.1.6.1 floor plans showing;
 - (i) the dimensions and uses of all areas;
 - (ii) the location, size and swing of doors;
 - (iii) the location, size and opening of windows;
 - (iv) floor, wall, and ceiling finishes;
 - (v) plumbing fixtures;
 - (vi) structural elements; and
 - (vii) stair dimensions.
 - 9.1.6.2 a cross section through the *building* or *structure* illustrating foundations, drainage, ceiling heights and *construction* systems;

- 9.1.6.3 elevations of all sides of the *building* or *structure* showing finish details, roof slopes, windows, doors, and finished grade;
 - 9.1.6.4 cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the *building* or *structure* substantially conforms to the *Building Code*;
 - 9.1.7 copies of approvals when required by the Ministry of Highways and Ministry of Health including, without limitation, highway access permits;
 - 9.1.8 letters of assurance in the form of Schedule “A” as referred to in section 2.6 of Part 2 of the Building Code, signed by the owner, or a signing officer of the owner if the owner is a corporation, and the coordinating registered professional;
 - 9.1.9 letters of assurance in the form of Schedules “B-1” and “B-2” as referred to in section 2.6 of Part 2 of the Building Code, each signed by such registered professionals as the Building Official or Building Code may require to prepare the design for and conduct *field reviews* of the *construction* of the *building* or *structure*; and
 - 9.1.10 two sets of hardcopy drawings and one set of digital drawings at a suitable scale of the design prepared by each registered professional and including the information set out in subsections 9.1.6.1 of this Bylaw.
- 9.2 In addition to the requirements of subsection 9.1, the following may be required by a *Building Official* to be submitted with a *permit* application for the *construction* of a *complex building*:
- 9.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a *registered professional*;
 - 9.2.2 a section through the site showing grades, *buildings*, *structures*, parking areas and driveways; and
 - 9.2.3 any other information required by the *Building Official* or the *Building Code* to establish substantial compliance with this Bylaw, the *Building Code* and other bylaws and enactments with respect to the health, safety or protection of persons or property relating to the *building* or *structure*.

10.0 APPLICATIONS FOR STANDARD BUILDINGS

- 10.1 An application for a *permit* with respect to a *standard building* must:
- 10.1.1 be made on the form provided by the *City* and signed by the *owner* making the application, or a signing officer if the *owner* is a corporation;
 - 10.1.2 be accompanied by the *owner's* acknowledgment of responsibility and undertakings made in the form provided by the *City*, signed by the *owner*, or a signing officer if the *owner* is a corporation;
 - 10.1.3 state the intended use of the *building*;
 - 10.1.4 include a site plan showing:
 - 10.1.4.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
 - 10.1.4.2 the legal description of the parcel and civic address if known;
 - 10.1.4.3 the location and dimensions of all statutory rights of way, easements and setback requirements when required by the *Building Official*;

- 10.1.4.4 the location and dimensions of all existing and proposed *buildings* or *structures* on the parcel;
- 10.1.4.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the *City's* land use regulations establish siting requirements related to flooding; and
- 10.1.4.6 the location, dimension and gradient of parking and driveway access;
unless a *Building Official* has waived the requirements for a site plan or site information, in whole or in part, in circumstances where the *permit* is sought for the repair or alteration of an existing *building* or *structure*.
- 10.1.5 be accompanied by plans containing sufficient information on the plans as prescribed by the *Building Official* to determine compliance with this Bylaw, including but not limited to the following:
 - 10.1.5.1 floor plans showing:
 - (i) the dimensions and uses of all areas;
 - (ii) the dimensions and height of crawl and roof spaces;
 - (iii) the location, size and swing of doors;
 - (iv) the location, size and opening of windows;
 - (v) floor, wall, and ceiling finishes;
 - (vi) plumbing fixtures; structural elements; and
 - (vii) stair dimensions.
 - 10.1.5.2 a cross section through the *building* or *structure* illustrating foundations, drainage, ceiling heights and *construction* systems;
 - 10.1.5.3 elevations of all sides of the *building* or *structure* showing finish details, roof slopes, windows, doors, and finished grade;
 - 10.1.5.4 cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the *building* or *structure* substantially conforms to the *Building Code*;
 - 10.1.5.5 a foundation design prepared by a *registered professional* in accordance with section 4.2 of Part 4 of the *Building Code*, accompanied by letters of assurance in the form of Schedules "B-1" and "B-2" as referred to in section 2.6 of Part 2 of the *Building Code*, signed by the *registered professional*; and
 - 10.1.5.6 two sets of drawings at a suitable scale of the design including the information set out in subsections 10.1.5.1 of this Bylaw.
- 10.1.6 copies of approvals required under any enactment relating to health and safety, including without limitation, highway access permits, when required by the Ministry of Highways, and Ministry of Health approval.
- 10.2 The requirements of subsection 10.1.5.5 may be waived by a *Building Official* in circumstances where the *Building Official* has required a report by a *registered professional* and the *permit* is issued in accordance with section 56(1) of the Community Charter.
- 10.3 The requirements of subsection 10.1.5.5 may be waived by a *Building Official* if documentation, prepared and sealed by a *registered professional*, is provided assuring that the foundation design substantially complies with subsection 9.4.4 of Part 9 of the *Building Code* and the foundation excavation substantially complies with section 9.12 of Part 9 of the *Building Code*.

- 10.4 The requirements of 10.1.5.5 may be waived by the *Building Official* if the footings and foundation for the proposed *building* or *structure* are installed in compliance with section 9.15 of Part 9 of the *Building Code*.
- 10.5 If, once the *permit* has been issued, the criteria and requirements stipulated in section 10 are not complied with, the *Building Official* may revoke the *permit*, refuse to permit *occupancy* of the *building* or take any other action he may deem necessary.^{AB2297}
- 10.6 Where in the opinion of the *Building Official* the project involves 2 or more *buildings*, which in the aggregate total more than 1000 square metres, or 2 or more *buildings* that will contain 4 or more dwelling units, or otherwise where the complexity of the proposed *building* or structure or siting circumstances warrant, the *Building Official* may require an applicant to retain:
- 10.6.1 *registered professionals* for the following fields: civil, structural, mechanical, plumbing, fire suppression systems, electrical, and geotechnical components of the project, and each such *registered professional* shall provide the *Building Official* with certification that the plans submitted with the *permit* application, or specified aspects of those plans, comply with the *Building Code* and any other applicable enactments;
- 10.6.2 any other information required by the *Building Official* or the *Building Code* to establish substantial compliance with this Bylaw, the *Building Code* and other applicable enactments respecting safety.

11.0 PROFESSIONAL PLAN CERTIFICATION

- 11.1 The letters of assurance in the form of Schedules "B-1" and "B-2" referred in section Division C, Part 2 of the *Building Code* and provided pursuant to subsections 9.1.9 and 10.1.5.5 of this Bylaw are relied upon by the *City* and its *Building Officials* as certification that the design and plans to which the letters of assurance relate comply with the *Building Code* and other applicable enactments relating to safety of the *building*.
- 11.2 A *permit* issued for the *construction* of a *complex building*, or for a *standard building* must be in the form as provided by the *City*.
- 11.3 A *permit* issued pursuant to subsection 11.2 of this Bylaw must include a notice to the *owner* that the *permit* is issued in reliance upon the certification of the *registered professionals* that the design and plans submitted in support of the application for the *permit* comply with the *Building Code* and other applicable enactments relating to safety.

12.0 FEES AND CHARGES ^{AB2787}

- 12.1 In addition to applicable fees and charges required under other City bylaws, a permit fee, calculated in accordance with Schedule "G" of Fee Bylaw 2092, 2005, must be paid in full prior to issuance of any permit under this Bylaw.
- 12.2 When a permit is issued in accordance with subsection 11.3 of this Bylaw the permit fee shall be reduced as set out in Schedule "G" of Fee Bylaw 2092, 2005.
- 12.3 When an application is cancelled, the plans and related documents submitted with the application may be destroyed.
- 12.4 An applicant may obtain a refund of the permit fee set out in Schedule "G" of Fee Bylaw 2092, 2005 upon written request within three months for the date of issuance of the permit provided that no permit-related work on the site has commenced except for excavation work.

- 12.5 Where more than two inspections are necessary when one inspection is normally required, for each inspection after the second inspection, a re-inspection charge as prescribed in Schedule "G" of Fee Bylaw 2092,2005 must be paid prior to each additional inspection being performed.
- 12.6 A non-refundable building permit application fee, as prescribed in Schedule G of Fee Bylaw 2092, 2005 shall:
- a) be submitted at the time of application; and,
 - b) be credited against the permit fee when the permit is issued.
- 13.0 **PERMITS**
- 13.1 A *Building Official* shall issue the *permit* for which the application is made provided:
- 13.1.1 a completed application including all required supporting documentation has been submitted; and
 - 13.1.2 the proposed work set out in the application substantially conforms with the *Building Code*, this Bylaw and all other applicable bylaws and enactments; and
 - 13.1.3 the *owner* or his or her representative has paid all applicable fees set out in this Bylaw; and
 - 13.1.4 the *owner* or his or her representative has paid all charges and met all requirements imposed by any other enactment or bylaw; and
 - 13.1.5 no covenant, agreement, or regulation in favor of the *City*, or bylaw of the *City* or other enactment authorizes the *permit* to be withheld; and
 - 13.1.6 the *owner* has retained a professional engineer or geoscientist if required by the provisions of the Engineers and Geoscientists Act; and
 - 13.1.7 the *owner* has retained an architect if required by the provisions of the Architects Act
- 13.2 When the application is in respect of a *building* that includes, or will include, a residential *occupancy*, the *permit* must not be issued unless the *owner* provides evidence pursuant to section 30 (1) of the Homeowner Protection Act that the proposed *building*:
- 13.2.1 is covered by home warranty insurance; and
 - 13.2.2 the *constructor* is a licensed residential builder.
- 13.3 Subsection 13.2 of this Bylaw does not apply if the *owner* or *constructor* is not required to be licensed and to obtain home warranty insurance in accordance with sections 20 (1) or 30 (1) of the Homeowner Protection Act.
- 13.4 Every *permit* is issued upon the condition that the *permit* shall expire and the rights of the *owner* under the *permit* shall terminate if:
- 13.4.1 the work authorized by the *permit* is not commenced within three months from the date of *permit* issuance;
 - 13.4.2 the work is discontinued for a period of 12 months; or
 - 13.4.3 the work is not completed within 24 months from the date of *permit* issuance.
- 13.5 A *Building Official* may, upon termination or expiration of the period of time in subsection 13.4.3, grant a extension of the *permit* for a further 24 month period if satisfied that the *construction* is progressing at a reasonable rate of progress, providing that the extension fee calculated in accordance with Schedule "G" of Fee Bylaw 2092, 2005. is paid. Should

construction, granted under the extension *permit*, not be completed within 24 months, the *permit* shall terminate and the *owner* will be required to apply for a new *permit*. The *Building Official* will calculate the fee proportionate to the completion of the *construction* from the last recorded inspection. A *construction* value will be assessed and a *permit* fee calculated in accordance with Schedule "G" of Fee Bylaw 2092, 2005..^{AB2787}

- 13.6 A *Building Official* may extend the period of time set out under subsection 13.4 where *construction* has not commenced or where *construction* has been discontinued due to adverse weather, strikes, material or labor shortages, or similar hardship beyond the *owner's* control.
- 13.7 A *Building Official* may issue a *permit* for a portion of a *building* or *structure* before the design, plans and specifications for the entire *building* or *structure* have been accepted, provided sufficient information has been provided to the *City* to demonstrate to the *Building Official* that the portion authorized to be *constructed* substantially complies with this and other applicable bylaws and the *permit* fee applicable to that portion of the *building* or *structure* has been paid. The issuance of the *permit* notwithstanding, the requirements of this Bylaw apply to the remainder of the *building* or *structure* as if the *permit* for the portion of the *building* or *structure* referred to in the previous sentence had not been issued.

14.0 **DISCLAIMER OF WARRANTY OR REPRESENTATION**

Neither the issuance of a *permit* under this Bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by a *Building Official*, shall constitute a representation or warranty that the *Building Code* or the Bylaw have been complied with or the *building* or *structure* meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the *Building Code*, this Bylaw or any other standard of *construction*.

15.0 **DRAINAGE**^{AB2297, AB2411}

- 15.1 All *buildings* having roof area exceeding 50 square metres (538 sqft) must install drainage works such as but not limited to gutters, scuppers, internal rainwater leaders, etc. so as to channel rainwater away from exterior walls and building perimeter.
- 15.2 Where no connection to the *City* storm sewer system exists or is limited in capacity and alternate drainage works such as rock pits, infiltration trenches, or retention ponds are proposed, these must be designed, inspected, and certified via seal by a professional engineer. In the case of small buildings or where geotechnical conditions are acceptable to the *Building Official*, this requirement can be waived by the *Building Official*.
- 15.3 As required by code, installation of perimeter drainage and private service connections to *City* mains must be undertaken or supervised by a plumber holding trade qualifications in good standing or as provided in Part 7.1.4 of the *Building Code*.

16.0 **PROFESSIONAL DESIGN AND FIELD REVIEW**

- 16.1 In respect of every building *permit* application for a *complex building*, as described in section 9.1, each *registered professional* shall provide the *Building Official* with design and plan certification and field review by means of letters of assurance in the form of Schedules B-1 and B-2 referred to in Division C, Part 2 of the *Building Code* and in respect of every *building permit* application for a *standard building* as described in section 10.1, each *registered professional* must provide the *Building Official* with a certification that the plans submitted or specified aspects of those plans comply with the *Building Code*.
- 16.2 Prior to issuance of an occupancy permit or a final inspection report for a *complex building* in circumstances where letters of assurance have been required in accordance with sections

91.8 and 9.1.9 of this Bylaw, the owner shall provide the *City* with letters of assurance in the form of Schedules C-A or C-B, as is appropriate, referred to in Division C, Part 2 of the *Building Code*.

- 16.3 Prior to the issuance of an occupancy permit or a final inspection report for a *standard building* in circumstances where a certification is required under section 10.6 the owner shall ensure that each *registered professional* engaged for each specific component provides the City with certification that the component complies with the *Building Code* and other applicable enactments respecting safety.
- 16.4 When a *registered professional* provides letters of assurance in accordance with subsections 9.1.8 and 9.1.9 or provides certification in accordance with section 10.6 of this Bylaw, he or she shall also provide proof of professional liability insurance to the *Building Official* substantially in the form provided by the *City*.

17.0 RESPONSIBILITIES OF THE OWNER

- 17.1 Every *owner* shall ensure that all *construction* complies with the *Building Code*, this Bylaw and other applicable enactments respecting safety.
- 17.2 Every *owner* to whom a *permit* is issued, in addition to any other fee payable pursuant to this Bylaw, where the construction site except in the case of an addition to a single family or duplex dwelling or an accessory building of less than 46.5 square metres (500 sqft) is served by any street upon which there is a sidewalk, curb and gutter, drainage swale, storm sewer, sanitary sewer, water services including curb stop, street pavement, street light, or a combination of any of these, either existing or required to be completed prior to final inspection and acceptance of the property, the applicant for a *permit* shall provide to the City cash or a letter of credit in a form acceptable to the City as security, in the amount calculated in accordance with Schedule "G" of Fee Bylaw 2092, 2005. before obtaining a permit.^{AB2787}
- 17.3 The security deposit referred to in section 17.2 may be applied by the City in payment of any costs or expenses which may be incurred by the City in:
- 17.3.1 repairing, installing or replacing municipal properties which are damaged during, and such damage is attributable to, the carrying out of construction of the works authorized by the permit or which are incidental to such works; or
- 17.3.2 cleaning any debris, materials, dirt, chattels or equipment which has accumulated on any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance as a result of work carried out in connection with the permit.
- 17.4 The balance of the security deposit shall be returned to the Depositor after final inspection and acceptance by the Building Official and the Building Official has ascertained either that no damage has occurred or that if any damage to the City property has occurred, the damage has been repaired or corrected to the satisfaction of the City.
- 17.5 City personnel will inspect City properties adjacent to the construction site at the final inspection and acceptance by the Building Official. Any damage to City properties caused directly or indirectly by the construction related to the permit which is not repaired or corrected at the date of such inspection, shall be recorded and the owner shall be requested to repair or correct the damage within 45 days from the date of notification. The City may, at its convenience and discretion, complete the necessary repairs and the full cost of the repairs may be taken from the security deposit. When the security deposit exceeds the cost of the repairs, the remainder will be returned to the depositor. Should the cost of the repairs exceed the security deposit, the owner of the property for which the permit has been issued shall pay those costs exceeding the damage deposit, forthwith,

upon receipt of the City's invoice. If such costs are not paid, they may be added to, and collected in the same manner as property taxes as authorized by Section 258 of the Community Charter.

- 17.6 Where during the course of construction the Building Official, discovers that any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance is obstructed by debris, materials, dirt, chattels or equipment of the owner or his or her agent, he shall request the owner to remove the obstruction, immediately, and if the owner or the owner's agent fails to comply with such request, the City may remove the obstruction and claim the full cost of removal from the security deposit.
- 17.7 Forfeiture of the security deposit in no way relieves the permit holder or the owner of the responsibility for paying the total cost of repairs or correction should such cost exceed the damage deposit.
- 17.8 The owner shall be responsible for making an inspection of all City properties adjacent to the construction site and shall submit a report, with photographs attached, of any existing damage, to the Building Official, prior to commencing work. All damage to City property observed at final inspection will be assumed to be caused by the owner, unless reported as outlined above.
- 17.9 Every *owner* to whom a *permit* is issued must, during *construction*:
- 17.9.1 post and maintain the *permit* in a conspicuous place on the property in respect of which the *permit* was issued;
- 17.9.2 keep a copy of the accepted designs, plans and specifications on the property; and
- 17.9.3 post the civic address on the property in a location visible from any adjoining streets.

18.0 INSPECTIONS

- 18.1 When a *registered professional* provides letters of assurance in accordance with subsections 9.1.9, 10.1.5.5, 16.1 or 16.2 of this Bylaw, the *City* will rely solely on *field reviews* undertaken by the *registered professional* and the letters of assurance submitted pursuant to this Bylaw as assurance that the design and *construction* substantially complies with the *Building Code*, this Bylaw and other applicable enactments respecting safety.
- 18.2 Notwithstanding subsection 18.1 of this Bylaw, a *Building Official* may attend the site from time to time during the course of *construction* to ascertain that the *field reviews* are taking place and to monitor the field reviews undertaken by the *registered professionals*.
- 18.3 A *Building Official* may attend periodically at the site of the *construction* of *buildings* or *structures* to ascertain whether the *health and safety aspects of the work* are being carried out in substantial conformance with those portions of the *Building Code*, this Bylaw and any other applicable enactment concerning safety.
- 18.4 The *owner* or his or her representative *shall* give at least 48 hours' notice to the *City* when requesting an inspection and shall obtain an inspection and receive a *Building Official's* acceptance of the following aspects of the work prior to concealment:
- 18.4.1 EXCAVATION: After excavation is complete and ready for form work;
- 18.4.2 FOOTING/FOUNDATION: After the forms for footings and foundations are complete but prior to placing concrete;

- 18.4.3 DAMP PROOFING AND DRAIN TILES: After removal of formwork from a concrete foundation and installation of perimeter drain tiles, drain rock and damp proofing but prior to backfilling;
 - 18.4.4 PLUMBING 1: After the site services are installed and required testing in place including the water, sanitary sewer or storm sewer, but prior to backfilling;
 - 18.4.5 PLUMBING 2: After below slab piping or plumbing under the *building* has been installed and required testing in place but prior to concealment;
 - 18.4.6 PLUMBING 3: After all piping and venting including water distribution piping is installed, waste line is connected and testing in place, but prior to concealment;
 - 18.4.7 FRAMING: When framing, plumbing, heating, and electrical work has completed, but prior to insulation, lath, or other interior or exterior finish is applied, which would conceal such work;
 - 18.4.8 MASONRY FIREPLACE: Following *construction* of smoke chamber;
 - 18.4.9 MASONRY CHIMNEY: At completion but prior to the drip cap being installed;
 - 18.4.10 FACTORY CONSTRUCTED CHIMNEY: Following installation but prior to use or concealment;
 - 18.4.11 WOOD BURNING APPLIANCE: When the appliance and the chimney are installed, but prior to using;
 - 18.4.12 INSULATION: After all insulation and vapour barriers are installed but prior to covering same; and
 - 18.4.13 FINAL: When the *building* or portion thereof is completed and ready for *occupancy* but prior to *occupancy* thereof.
- 18.5 No aspect of the work referred to in subsection 18.4 of this Bylaw shall be concealed until a *Building Official* has accepted the work.
- 18.6 The requirements of subsection 18.4 of this Bylaw do not apply to any aspect of the work that is the subject of a *registered professional's* letter of assurance provided in accordance with subsections 9.1.9, 10.1.5.5, and subsection 16.1 or 16.2.
- 18.7 Every *owner* requesting a final inspection for *occupancy* pursuant to subsection 18.4.13 of this Bylaw shall provide to the *Building Official* a building location certificate, prepared by a British Columbia Land Surveyor, setting out the distance from the parcel boundaries of the outer surface of any *building* wall, bay window, eave or other portion of a *building* and, where the *Building Official* requires it, the height of any *building*.
- 18.8 A building location certificate shall be provided in all cases where the *building* or addition has been *constructed* pursuant to an order of the Board of Variance, a Development Permit or a Development Variance Permit pertaining to siting of the *building* or addition.
- 18.9 The *Building Official* may, in some cases where it is apparent upon inspection that the siting of an accessory *building* complies with the current *City* zoning bylaw in respect of the distance from parcel boundaries, exempt an *owner* from the requirement to provide a building location certificate in accordance with subsection 18.7.
- 18.10 The decision of the *Building Official* to exempt an *owner* from a requirement to provide a building location certificate does not relieve an *owner* from his or her obligation to comply with the requirements of the *City* zoning bylaw in force at the time of *permit* issuance in respect of the distance of a *building* from parcel boundaries.

19.0 OCCUPANCY PERMIT

- 19.1 No person shall occupy a *building* or *structure* or part of a *building* or *structure* or permit all or part of a *building* or *structure* to be occupied until an *Occupancy Permit* has been issued in the form as provided by the *City*.^{AB2339}
- 19.2 An *Occupancy Permit* must not be issued unless:
- 19.2.1 all letters of assurance have been submitted when required in accordance with subsections 9.1.9, 10.1.5.5, subsection 16.1 or 16.2 of this Bylaw; and
 - 19.2.2 all aspects of the work requiring inspection and acceptance pursuant to subsection 18.4 of this Bylaw have been inspected and accepted or the inspections and acceptance are not required in accordance with subsection 18.6 of this Bylaw.
- 19.3 A *Building Official* may issue an *Occupancy Permit* for part of a *building* or *structure* when the part of the *building* or *structure* is self-contained, provided with essential services and the requirements set out in subsection 19.2 of this Bylaw have been met with respect to it.

20.0 TEMPORARY BUILDINGS

- 20.1 Where a *permit* has been issued for a dwelling, *construction* has commenced, and upon payment of a *permit* fee and security deposit in accordance with Schedule "G" of Fee Bylaw 2092, 2005., a *permit* may be issued for the placement of a temporary accommodation in the form of a recreation vehicle or holiday trailer but not a *manufactured home*, on the same parcel providing the unit is equipped with a holding tank or connected to services six months from the date of issuance, whichever comes first. ^{AB2564, , AB2787}

21.0 CANOPIES AND AWNINGS

- 21.1 Any *canopy* or *awning* shall:
- 21.1.1 be supported entirely from the *structure* to which it is attached;
 - 21.1.2 consist of non-combustible or protected combustible material;
 - 21.1.3 not project over a lane or roadway where a sidewalk or curb does not exist;
 - 21.1.4 be no less than 2.5 metres (8 ft) above a sidewalk;
 - 21.1.5 project no more than 1.8 metres (6 ft) over public property or to within 0.3 metres (1 ft) of any curb, whichever is less;
 - 21.1.6 not interfere with standpipes, fire escapes, traffic lights, traffic signs, traffic utilities or *City* works;
 - 21.1.7 in the case of canopies, be provided with a gutter satisfactory to the *Building Official*. The method employed to dispose of the water from the gutter shall be to the satisfaction of the *City Engineer*; and
 - 21.1.8 in the case of *awnings*, be *constructed* on a metal frame supported entirely from the *structure* to which it is attached.
- 21.2 No person shall cause or permit all or part of an *awning* or *canopy structure* attached to improvements to land that the person owns or occupies to project on, over, or under all or part of;
- 21.2.1 a highway controlled and maintained by the *City* unless the person first enters into an agreement with the *City* in the form provided by the *City* and pays the applicable

building *permit* fee based on construction Costs as set out in Schedule "G" of Fee Bylaw 2092, 2005; or ^{AB2787}

21.2.2 a highway designated as "arterial" under the Transportation Act unless the person first obtains approval from the Ministry of Transportation.

22.0 MOVING BUILDINGS

- 22.1 No person shall move or cause any *building* to be moved into the *City* or from one location to another in the *City* without first obtaining a *permit* in respect of the site to which the *building* is to be moved.
- 22.2 Every application for a *permit* to move a *building* shall identify the location of the *building* to be moved and the site to which the *building* is to be moved.
- 22.3 No *building* shall be moved to a site within the *City* unless the *building* will comply with the health and safety requirements of the *Building Code* upon completion of relocation.
- 22.4 No residential *building* shall be moved to a parcel within the *City* unless the *building* will, after completion of any repairs or alterations required under subsection 22.3 or proposed to be made by the *owner* and authorized by a *permit* issued pursuant to this Bylaw, have a value not less than the average value of all residential *buildings* any portion of which is located within 152 metres (500 ft) of the parcel to which the *building* is to be moved.
- 22.5 For the purposes of subsection 22.4, the value of *buildings* shall be the most recent values fixed by the B.C. Assessment Authority; the value of repairs and alterations shall be determined by the *Building Official*; and the value of a *building* after completion of repairs and alterations shall be the sum of its assessed value before being moved and the value of repairs and alterations required under the *Building Code* and proposed to be made by the *owner*.
- 22.6 The owner shall provide to the City certification ensuring that the building or structure is structurally sound, for moving purposes, by a practicing engineer registered in the Province of British Columbia.

23.0 POOLS

- 23.1 No person shall commence or continue any work related to the *construction* of a *pool* unless a valid *permit* has been obtained pursuant to this Bylaw.
- 23.2 Every application for a *permit* for a *pool* shall be accompanied with a plan showing the location, depth and dimensions of the proposed pool and all water supply piping, waste piping and appurtenances, and all structural detail.
- 23.3 A *registered professional* shall undertake the design and conduct *field reviews* of the *construction* of any reinforced concrete *pool*. The *registered professional* shall provide the *Building Official* with certification that the plans submitted or specified aspects of those plans comply with the *Building Code* and also that the field reviews have been completed with the work being in compliance with the *Building Code* requirements.
- 23.4 *Pool* waste water shall be disposed of as approved by the *City Engineer*. The type of disposal proposed shall be approved by the *Building Official* prior to the issuance of a *permit*.
- 23.5 Access shall be provided around the perimeter of all *pools*, including those within a *building*, by means of a continuous apron or walkway not less than 1.2 m in width and not more than 0.45 metres (1.47 ft) above the water level of the *pool*. The apron or walkway

shall have no obstructions other than ladders, slides, diving boards or other such devices as approved by the *Building Official* and be readily accessible to those using the *pool*.

- 23.6 An exterior *pool area* must be enclosed within a fence or other non-climbable barrier of not less than 1.5 metres (5 ft) in height, designed and *constructed* so that no component, attachment or opening will facilitate climbing. All openings through the fence must be of a size as to prevent the passage of an object having a diameter of 0.1 metres (4 in).
- 23.7 Access through the fence or other non-climbable barrier enclosing the *pool* must be equipped with a self-closing gate so designed as to cause the gate to return to a closed locked position when not in use with the self-latching device to be located on the *pool* side of the fence.
- 23.8 Every fence required under this section shall be maintained by the *owner* or occupier in good order. All sagging gates, loose parts, torn mesh or missing material, worn latches, locks or broken or binding components must be promptly replaced or repaired.
- 23.9 Public *pools* and spas require Ministry of Health approval prior to issuance of *permits*.

24.0 **RETAINING STRUCTURES**

- 24.1 A *registered professional* must undertake the design and conduct *field reviews* of the *construction* of a retaining *structure* greater than 1.5 metres (5 ft) in height in elevation difference. The *registered professional* shall provide the *Building Official* with certification that the plans submitted or specified aspects of those plans comply with the *Building Code* and also that the field reviews have been completed with the work being in compliance with the *Building Code* requirements.

25.0 **BUILDING NUMBERING**

- 25.1 The *Building Official* is authorized to number, renumber or alter the numbering of any *building* as he or she may deem expedient, according to a grid system of *building* numbering approved by resolution of Council, and no more than one number shall be designated for any principal *building*.
- 25.2 Where a *permit* is issued, the *Building Official* shall designate the number or series of numbers requisite for the *building* or *buildings* authorized by the *permit*.
- 25.3 The *owner* or occupant of any *building* for which a number has been designated shall display the number which consists of individual numerals 0.1 metres (4 in) or more in height installed on a contrasting background in a conspicuous position on the *building* or premises so as to be clearly legible from the street.
- 25.4 An *owner* of a *building* may, subject to paying the required fee calculated in accordance with Schedule "G" of Fee Bylaw 2092, 2005, request an address change. AB2787
- 25.5 Where the *Building Official* renumbers or alters the number of any *building*, the *owner* or occupant of the *building* shall, within 30 days after receipt of a notice in writing from the *Building Official* indicating that change in numbering, remove any existing *building* number and display the new number in the manner required under subsection 25.3.

26.0 ENERGY STEP CODE

26.1 Effective January 01, 2021, Part 9 buildings shall be designed and constructed to conform to:

26.1.1 Step 2 of the Energy Step Code; or

26.1.2 Step 1 of the Energy Step Code with a low-carbon heating system.

26.2 Effective from January 01, 2021, Part 3 buildings shall be designed and constructed to conform to:

26.2.1 Step 2 of the Energy Step Code; or

26.2.2 Step 1 of the Energy Step Code with a low-carbon heating system.

26.3 When an Energy Advisor or a Registered Professional provides the required documentation or field reviews in accordance with this bylaw, the City will rely solely on the field reviews undertaken by the Energy Advisor or Registered Professional and the documentation submitted pursuant to this bylaw as assurance that the construction or applicable aspect thereof substantially conforms to the design, the Building Code, this bylaw and any other applicable enactments respecting energy efficiency.

26.4 With respect to a building permit that falls within the scope of Part 9 of the current BC Building Code, the owner must provide, to the satisfaction of the Building Official, all the materials and documentation required by the BC Energy Step Code, prepared and signed by an Energy Advisor, and such other documents and materials as required by the Building Official.

26.5 Notwithstanding Section 26.4 above, where a Registered Professional is required under this bylaw, in respect of a building permit for a building or structure that falls within the scope of Part 3 or Part 9 of the current BC Building Code, the professional design and field reviews shall include the materials and documentation required by this bylaw, the BC Energy Step Code and such other reports and materials as required by the Building Official.

27.0 PENALTIES AND ENFORCEMENT

27.1 Any person who contravenes this Bylaw is liable upon summary conviction to a fine not exceeding \$10,000 and the cost of prosecution, every day during which there is an infraction of this Bylaw constituting a separate offence.

27.2 A person who fails to comply with any order or notice issued by a *Building Official*, or who allows a violation of this Bylaw to continue, contravenes this Bylaw.

27.3 A person who commences *construction* prior to obtaining a *permit* as required by this Bylaw, shall pay *permit* fee and penalty as prescribed in Schedule "G" of Fee Bylaw 2092, 2005. For the purposes of this subsection, *construction* shall be deemed to have commenced when a *building* has been moved to its new location, or the concrete footings have been poured, or equivalent work is undertaken in the case of other *building* systems.

AB2297, AB2787

27.4 A *Building Official* may order the cessation of any work that is proceeding in contravention of the *Building Code* or this Bylaw by posting a Stop Work notice on the *building* or *structure* in the form provided by the *City*.

27.5 The *owner* of property on which a Stop Work notice has been posted, and every other person, must cease all *construction* work immediately and shall not do any work until all applicable provisions of the *Building Code* and this Bylaw have been substantially complied with and the Stop Work notice has been rescinded in writing by a *Building Official*.

28.0 SEVERABILITY

28.1 The provisions of this Bylaw are severable and the invalidity of any part of this Bylaw shall not affect the validity of the remainder of this Bylaw.

29.0 TRANSITION

29.1 This Bylaw shall not affect the right of an *owner* under a *permit* issued prior to the coming into force of this Bylaw, provided the *owner* has commenced work within 3 months of the date of issuance of the *permit* and has actively and continuously carried out work thereafter according to the Bylaw requirements in force at the time of *permit* issuance.

30.0 ENACTMENT AND REPEAL

30.0 This Bylaw shall come into full force and effect upon its final passage and adoption.

30.1 Building Bylaw 1588, 1994 and all amendments thereof are hereby repealed.

READ A FIRST TIME on the 24th day of April 2007.

READ A SECOND TIME on the 24th day of April 2007.

READ A THIRD TIME on the 12th day of June 2007.

THIRD READING RESCINDED on the 22nd day of January 2008.

BYLAW AMENDED on the 22nd day of January 2008.

READ A THIRD TIME on the 22nd day of January 2008.

RECONSIDERED AND FINALLY ADOPTED on the 12th day of February 2008.

COPY
Stewart B. Alsgard, Mayor

COPY
Marie Claxton, City Clerk