

THE CORPORATION OF THE DISTRICT OF TAYLOR

BUILDING BYLAW NO. 391, 1991

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991

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THE CORPORATION OF THE DISTRICT OF TAYLOR
BUILDING BYLAW NO. 391, 1991

The Building Bylaw of The Corporation of the
District of Taylor

WHEREAS the Municipal Act of the Province of British
Columbia authorizes the establishment of a Building Code for the
Province;

AND WHEREAS the British Columbia Building Code has been
adopted by the Provincial Government to govern standards for the
construction of buildings in all municipalities and regional
districts in British Columbia;

AND WHEREAS it is deemed necessary to provide for the
administration of the said Building Code;

NOW THEREFORE the Council of The Corporation of the
District of Taylor, in open meeting assembled, enacts as follows:

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PART 1

INTERPRETATION

Application

- 1.1 This Bylaw shall be applicable to the geographic area of the Municipality and to all land, water, airspace, buildings and structures therein.
- 1.2 This Bylaw is enacted to set standards in the general public interest.

Definitions

- 1.3 In this Bylaw,

"agent" includes a person, firm, company or corporation partnership or society representing the owner by written consent, and includes a hired tradesman or contractor who may be granted permits for work within the limitations of his licence;

"assembly use" means the use of a building or structure by a gathering of persons for civic, political, travel, religious, social, entertainment, educational, recreational or like purposes, or for the consumption of food or drink;

"building" means a structure or portion thereof, except a structure prescribed by regulation as exempt from the Building Code, including foundations and supporting structures for freestanding sign structures over 3 metres in height, equipment or machinery, and including mechanical devices and plumbing fixtures, which building is used or intended to be used for supporting or sheltering any use or occupancy;

"Building Code" means the current edition of the British Columbia Building Code as established by regulation pursuant to Section 740 of the Municipal Act;

"Building Inspector" means that person appointed by Council as the Building Inspector of the Municipality and those persons or positions designated by Bylaw or resolution pursuant to Section 1.1 of the Municipal Act to act in the place of the Building Inspector;

"Clerk" means that person appointed by Council as the Clerk of the Municipality and those persons or positions designated by Bylaw or resolution pursuant to Section 1.1 of the Municipal Act to act in the place of the Clerk;

"construct" includes to build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore, but excludes to repaint exterior or interior surfaces;

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"construction" includes erection, installation, repair, alteration, addition, enlargement, movement, location, relocation, reconstruction, demolition, removal or excavation, but excludes the repainting of exterior and interior surfaces;

"Council" means the Council of The Corporation of the District of Taylor;

"Land Title Office" means the Land Title Office for the Prince George District of the Province of British Columbia;

"Municipality" means The Corporation of the District of Taylor and includes those lands, including the surface of water, which comprise The Corporation of the District of Taylor;

"occupancy" means the use or intended use of a building or structure or any part thereof for the shelter or support of persons, animals or property;

"occupancy permit" means an occupancy permit authorizing occupancy issued by the Building Inspector under this Bylaw;

"owner" in respect of real property means the registered owner of an estate in fee simple, and includes:

- (a) the tenant for life under a registered life estate;
- (b) the registered holder of the last registered agreement for sale;
- (c) the holder or occupier of land held in the manner mentioned in Sections 409 and 410 of the Municipal Act; and
- (d) an Indian who is an owner under the letters patent of a municipality incorporated under Section 10 of the Municipal Act;

"permit" means a permit authorizing construction regulated by this Bylaw issued by the Building Inspector under this Bylaw;

"person" means a natural person, his heirs, executors, administrators, or assigns, and a firm, corporation, municipal or quasi-municipal corporation, school board, hospital board or other government or government agency, and the singular includes the plural, and the male includes the female;

"Professional Designer" means a person who is registered in the Province of British Columbia as a member of good standing in the Architectural Institute or the Association of Professional Engineers;

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"public use" includes the use of a building or structure for a college, court of law, community centre, fire hall, prison, library, museum, park, playground, public hospital, public school, federal, municipal or provincial office, or other public purposes;

"real property" means land together with all improvements which have been affixed to the land so as to make them a part thereof;

"structure" means a construction of any kind whether fixed to, supported by, or sunk into land or water, and includes without limitation a mobile or factory built home, a swimming pool, and sewer, water or plumbing works or services, but specifically excludes landscaping, paving improvements, retaining walls under 1.0 metre in height, signs and fences;

"swimming pool" means any structure or constructed depression used or intended to be used for swimming, bathing, wading or diving which is designed to contain water and has a surface area exceeding 15 square metres to a depth exceeding 1.00 m.;

"vehicular access" means a public highway having a maintained minimum width of 6.0 metres of sufficient strength to carry a fire truck of 9.0 tonne single-axle loading, which highway is ditched or storm-sewered for required drainage, and for which a boulevard crossing can be approved to serve the building in question. A lane is considered vehicular access where the property is served by a maintained public highway and vehicular access to the property is permitted only from the lane;

"Zoning Bylaw" means the current edition of the District of Taylor Zoning Bylaw.

Duty of Care

1.4 This Bylaw does not create any duty of care whatsoever on the Municipality, the Council members, the Building Inspector, or any employees or agents of the Municipality in respect of:

- (a) the issuance of a permit under this Bylaw;
- (b) the review and approval of the drawings, plans and specifications;
- (c) inspections made by the Building Inspector or failure to make such inspections; or
- (d) the enforcement or failure to enforce the current edition of the Building Code or the provisions of this Bylaw.

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Cause of Action

- 1.5 Neither a failure to administer or enforce, or the incomplete or inadequate administration or enforcement, of the Building Code or the provisions of this Bylaw, nor any error, omission or other neglect in relation to the issuance of a permit under this Bylaw, the review and approval of the drawings, plans and specifications, or inspections made by the Building Inspector, shall give rise to a cause of action against the Municipality in favour of any person whomsoever, including the owner or his agent.

Warranty or Representation

- 1.6 Neither the issuance of a permit under this Bylaw, the review and approval of the drawings, plans and specifications, nor inspections made by the Building Inspector, shall in any way constitute a representation, warranty or statement that the Building Code or this Bylaw has been complied with and no person shall rely on any of the above listed matters as establishing compliance with the Building Code or this Bylaw.

Owner's Responsibility

- 1.7 The Municipality assumes no responsibility and it shall be the full responsibility of the owner or his agent to carry out the work or have the work carried out in accordance with the requirements of the Building Code, this Bylaw and all other Bylaws of the Municipality. Neither the issuance of a permit under this Bylaw, the review and approval of drawings, plans and specifications, nor inspections made by the Building Inspector, shall relieve the owner or his agent from this responsibility.

Administrative Directions

- 1.8 Words defining the responsibilities and authority of the Building Inspector shall be construed to be internal administrative directions and not as creating a duty.

Building Inspector Authorization

- 1.9 The Building Inspector is hereby authorized to act in the place of the Clerk for the purpose of entering on property under Section 3.10 of this Bylaw.

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PART 2

PROHIBITIONS

Conformity with Building Code and Bylaw

- 2.1 (a) No building or structure, or part of a building or structure, shall be constructed except in accordance with the requirements of the Building Code and of this Bylaw.
- (b) Section 2.1(a) of this Bylaw applies whether or not in any case it is expressly stated that the doing of or failure to do the thing mentioned shall be unlawful.

Requirement for Permit

- 2.2 No person shall construct or authorize the construction of any building or structure or part thereof unless a permit for the work has first been issued by the Building Inspector.

Construction and Occupancy

- 2.3 The requirements of the Building Code and of this Bylaw shall apply to the construction and the use and occupancy of a building or structure.

General Prohibitions

- 2.4 No person shall:
- (a) Unless authorized by the Building Inspector, reverse, alter, deface, cover, remove or in any way tamper with any notice or certificate posted upon or affixed to any building pursuant to any provision of this Bylaw;
- (b) do any work that is at variance with the description, plans or specifications for the building, structure, work or thing for which a permit has been issued, unless such change has been reviewed by the Building Inspector and the Building Inspector has authorized the change;
- (c) interfere with or obstruct the entry of the Clerk or his duly authorized representatives acting in the conduct of administration and enforcement of this Bylaw;

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- (d) erase, alter or modify any drawings or specifications after the same have been reviewed by the Building Inspector, or any drawings or specifications which have been filed for reference with the Building Inspector after the permit has been issued;
- (e) submit false or misleading information in relation to an application for a permit under this Bylaw; or
- (f) occupy or permit occupancy of any building or part thereof hereafter erected before a valid and subsisting occupancy permit has been issued by the Building Inspector provided that subject to the provisions of this Bylaw and upon request of the holder of a permit or the owner, the Building Inspector may issue a provisional approval for the occupancy of part of a building;
- (g) occupy or permit occupancy of any building or part thereof contrary to the terms of any occupancy permit, notice or certificate issued by the Building Inspector;
- (h) continues work on any project following the posting of a stop work order pursuant to Section 3.6.1 of this Bylaw;
- (i) construct on a parcel unless the civic address is conspicuously posted on the front of the premises or on a sign post so that it may be easily read from the public highway.

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PART 3

THE BUILDING INSPECTOR

Administration of Bylaw

3.1 The Building Inspector may:

- (a) keep records of applications received, permits and orders issued, inspections and tests made, and retain for at least seven years copies of all papers and documents connected with the administration of this Bylaw; and
- (b) take such action as he considers necessary to establish whether any method or type of construction or material used in the construction of any building conforms with the requirements and provisions of the Building Code.

Any records, paper or documents kept by the Building Inspector are the property of the Municipality and shall not be available for public viewing without the consent of the Building Inspector unless consent by resolution is obtained from the Council.

Issuance of Permits

- 3.2 The Building Inspector shall issue a permit to the owner or to his agent where he is satisfied that the work which is the subject of a permit application will comply with the requirements of the Building Code, the provisions of this Bylaw and all other Bylaws of the Municipality, and the requirements of Sections 5.1 to 5.5 inclusive of this Bylaw have been satisfied.

Refusal to Issue Permit

- 3.3 The Building Inspector may refuse to issue a permit where, in his opinion:
- (a) the information submitted is inadequate to determine whether the work which is the subject of a permit application will comply with the requirements of the Building Code, this Bylaw or any other Bylaw of the Municipality;
 - (b) the information submitted on the permit application is incorrect; or

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- (c) the work which is the subject of a permit application will not comply with the requirements of the Building Code, this Bylaw or any other Bylaw of the Municipality.

Permit Revocation

3.4 The Building Inspector may revoke a permit where:

- (a) there is a contravention of any term or condition under which the permit was issued;
- (b) there is a contravention of any requirement of the Building Code or of this Bylaw or any other Bylaw of the Municipality;
- (c) the permit was issued on the basis of incorrect information supplied by the owner or agent; or
- (d) the applicant has been notified of a violation of this Bylaw with regard to the construction of another building or part thereof for which a permit has been issued to him and such violation has not been remedied.

The permit revocation shall be in writing and shall be transmitted to the permit holder by registered mail or personal service.

Tests

3.5 The Building Inspector may revoke or refuse to issue a permit where in his opinion the results of tests on materials, devices, construction methods, structural assemblies or foundation conditions contravene the Building Code or the provisions of this Bylaw or both, or where all permits required under this Bylaw have not been obtained.

Stop Work Order

3.6.1 The Building Inspector may direct the immediate suspension or correction of all or any portion of the work on any building or structure by issuing a stop work order whenever it is found by him that the work is not being performed in accordance with:

- (a) the requirements of the Building Code, this Bylaw or any other Bylaw of the Municipality;
- (b) the plans, drawings and specification submitted with the application for a permit; or

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(c) a valid and subsisting permit having been issued by the Building Inspector.

3.6.2 The Building Inspector may issue a stop work order by causing:

(a) a notice of the order to be attached to the structure requiring suspension of any construction; and

(b) a copy of the notice of the order to be delivered to the owner of the real property on which the said structure stands, either personally or to his most recent address as it appears on the record of the Land Title Office.

3.6.3 The owner shall within forty-eight (48) hours of the posting of a notice under Section 3.6.2 secure the construction and the lands and premises surrounding the construction in compliance with the safety requirements of any statute, regulation or order of the province or of a provincial agency.

3.6.4 The notice referred to in Section 3.6.2 shall remain posted on the premises until the violation has been remedied to the satisfaction of the Building Inspector.

3.6.5 Subject to Section 3.6.3, no work other than the required remedial measures shall be carried out on the parcel of land affected by the notice referred to in Section 3.6.2 until the notice has been removed by the Building Inspector.

Lapse of Permit

3.7 A permit shall expire:

(a) unless construction pursuant to the permit is commenced within one year of the date of issuance; or

(b) where construction has been discontinued or suspended for a period of more than one year from the date of the last inspection by the Building Inspector.

Extension After Expiry Date

3.8 A permit which has expired before construction has been started may be extended for a period of not greater than one year from the date of expiry provided that:

(a) application in writing for the extension is made within thirty (30) days of the date of expiry; and

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- (b) a fee as set out in Schedule B attached hereto and forming part of this Bylaw has been paid.

Renewal

- 3.9 Where a building permit has expired or been revoked, the Building Inspector may renew the permit if all the conditions set out in Section 3.2 are fulfilled and the applicant for the permit has paid the fee as set out in Schedule B attached hereto and forming part of this Bylaw.

Right of Entry

- 3.10 The Clerk is authorized to enter on any property at any time between the hours of 8:00 a.m. and 6:00 p.m. on any day in order to ascertain whether the requirements of this Bylaw are being met; PROVIDED THAT where the property which is to be subject of the inspection is an occupied dwelling unit, he shall first obtain the consent of the occupant, or the occupant shall first have been given 24 hours written notice of the Clerk's intention to inspect the dwelling unit.

Credentials

- 3.11 The Building Inspector shall ensure that all persons entering on property under Section 3.10 of this Bylaw shall be in possession of credentials which identify them as the Clerk's duly authorized representatives.

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PART 4

MUNICIPAL AND UTILITY SERVICES

Access, Sewerage and Water

- 4.1 Notwithstanding the regulations hereinafter contained, the Building Inspector may refuse to issue a building permit for the construction of a building unless:
- (a) vehicular access is provided to the parcel upon which the building is to be placed or constructed;
 - (b) the parcel is serviced to the parcel line by a municipal sewage disposal system or has been approved for the installation of an alternative disposal system;
 - (c) the parcel is serviced to the parcel line from a municipal water distribution system or alternative system of sufficient size and capacity to supply the required water for potable and fire protection services; and
 - (d) the parcel is serviced to the parcel line by a municipal drainage system for the impounding, conveying and discharging of surface waters or has been approved for the installation of an alternative disposal system.

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PART 5

BUILDING PERMITS

Requirements and Exemptions

- 5.1.1 It shall be the responsibility of the owner or his agent to make application for and obtain a permit prior to commencement of any construction of any building or structure of any part thereof.
- 5.1.2 No person shall commence or continue construction of any building or structure unless a permit for the work has been issued by the Building Inspector, except that a permit is not required for the construction of:
- (a) a building or structure which does not exceed 15 square metres in building area;
 - (b) temporary on-site trailers for projects being constructed under valid permits;
- provided that they comply with all applicable Bylaws and regulations.
- 5.1.3 Every owner or his agent shall, when required by the Building Inspector, uncover and replace at his own expense any work which has been covered up contrary to an order issued by the Building Inspector.

Separate Application for each Building

- 5.2 Each building to be constructed on a parcel shall be the subject of a separate permit application and permit, and shall be assessed a separate permit fee based on the value of the building.

Form of Application

- 5.3 Applications for permits filed with the Building Inspector shall:
- (a) be made in the form prescribed by the Building Inspector;
 - (b) be signed by the owner or his agent;
 - (c) state the intended use or uses of the building or structure;
 - (d) include a minimum of two complete sets of the drawings, specifications and plans drawn to scale of the building to be constructed showing:

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- (i) the dimensions of the building or structure;
 - (ii) the proposed use of each room or floor area;
 - (iii) the dimensions of the property on which the building or structure is, or is to be, situated, including its location in respect of the parcel boundaries;
 - (iv) the grades and elevations of the streets and sewers abutting the property;
 - (v) the positions, heights and horizontal dimensions of all existing buildings on the property;
 - (vi) a survey of the building site prepared by a British Columbia Land Surveyor, when required by the Building Inspector;
 - (vii) the technical information specified in the Building Code and in other parts of this Bylaw required to be included in the drawings, specifications and plans;
 - (viii) drive-way profiles, site drainage, parking arrangements and landscaping;
 - (ix) the location and size of every drain and of every trap or inspection piece that is on a drain;
 - (x) in section, the size and location of every soil or waste pipe, trap and vent pipe, and the drawings, specifications and plans shall contain complete design and calculation criteria and shall contain the name and address of the designer;
 - (xi) other information necessary to illustrate all essential features of the design of the building;
- (e) include the following information when required by the Building Inspector:
- (i) a copy of a valid permit to construct a sewage disposal system under the Health Act issued by the Ministry of Health or a waste management permit under the Waste Management Act issued by the Waste Management Branch of the Ministry of Environment and Parks, if required;

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- (ii) a copy of a valid permission to construct and maintain access to a provincial highway issued by the Ministry of Transportation and Highways, if required;
 - (iii) approval by the Municipality for vehicular access; and
 - (iv) where the building or structure which is the subject of a permit application is intended for assembly or public use, confirmation that the plans, drawings and specifications submitted with the permit application conform with the requirements of the National Fire Code of Canada;
- (f) be accompanied by the fee set out in Schedule B attached hereto and forming part of this Bylaw;
- (g) contain any other information necessary to satisfy the Building Inspector that the proposed building or structure complies with all relevant Municipal Bylaws.

Plan Processing Fee

- 5.4.1 An application for a permit shall be accompanied by the appropriate plan processing fee as set out in Schedule A attached hereto and forming part of this Bylaw.
- 5.4.2 A plan processing fee assessed under Schedule A attached hereto and forming part of this Bylaw shall be a credit towards the permit fee assessed under Schedule B attached hereto and forming part of this Bylaw levied at the time of permit issuance.
- 5.4.3 A plan processing fee is non-refundable, and shall be forfeited if the permit has not been secured and entirely paid for within thirty days of notification that the permit is ready for issuance.

Building Permit Fee

- 5.5.1 Before receiving a permit for any building or structure, the owner or his agent shall first pay to the Building Inspector the appropriate building permit fee as set out in Schedule B attached hereto and forming part of this Bylaw.

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- 5.5.2 No fee or part of a fee paid to the Municipality shall be refunded if a start has been made on the construction of the building.
- 5.5.3 A permit fee may be partially refunded as set out in Schedule C attached hereto and forming part of this Bylaw, provided that the owner or his agent has submitted a written request for a refund, the Building Inspector has certified that work has not been commenced, and the permit has not expired.

Transferability of Permit

- 5.6 A permit or an application for a permit that is in process shall not be transferred or assigned until the applicant has notified the Building Inspector in writing who has authorized the transfer or assignment, and the applicant has paid the fee required under Schedule B attached hereto and forming part of this Bylaw.

Correction of Errors

- 5.7 The review of drawings, specifications and plans and the issuance of a permit shall not prevent the Building Inspector from thereafter requiring the correction of errors in the said drawings, specifications and plans, or from prohibiting building construction or occupancy being carried on when in violation of this or any other Bylaw.

Changes By Permit Holder

- 5.8 No construction which is at variance with the drawings, plans or specifications for a building or structure for which a permit has been issued shall take place, unless such change has been reviewed and approved by the Building Inspector.

Permit and Plans at Site

- 5.9 The owner of a property or his agent shall, during construction, keep:
- (a) posted in a conspicuous place on the property in respect of which the permit has been issued, the building permit or a copy thereof; and
 - (b) at all times on the property in respect of which the permit has been issued, a set of reviewed drawings and specifications describing the work covered by the permit.

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Solid Burning Fuel Appliances

- 5.10.1 Any person installing or making repairs to solid fuel burning appliances shall make an application on the form prescribed by the Building Inspector.
- 5.10.2 Inspection of the solid fuel burning appliances shall occur at intervals during construction and once after the burner has been installed.

Occupancy Permits

- 5.11.1 No person shall occupy or permit the occupancy of a building before the Building Inspector has:
- (a) issued an occupancy permit for the building after construction authorized by the permit is complete; or
 - (b) given written permission for provisional occupancy if construction authorized by the permit is not complete.
- 5.11.2 The Building Inspector may refuse to issue the occupancy permit or written permission if the building or part thereof does not comply with the requirements of the Building Code or of this Bylaw or any other Bylaw of the Municipality.

Requirement for Professional Designer

- 5.12.1 Where the Building Inspector determines that the site conditions, size or complexity of the building, or structure or any part or component thereof so warrant, he may require professional design and field review.
- 5.12.2 Professional design referred to in this Bylaw requires that a Professional Designer be responsible for the design and that all appropriate plans, specifications and related documents bear the seal or stamp of the Professional Designer.
- 5.12.3 Field review referred to in this Bylaw requires that a Professional Designer be responsible for such reviews of the work at the project site and at fabrication locations, where applicable, as the Professional Designer in his professional discretion considers to be necessary in order to ascertain that the work substantially conforms in all material respects to the plans and supporting documents prepared by the Professional Designer for which the permit is issued by the Municipality for the project. This includes keeping records of all site visits and any corrective action taken as a result thereof.

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- 5.12.4 Prior to the issuance of a permit, where the Building Inspector requires professional design and field review, the owner shall submit Letters of Assurance in the form of:
- (a) Schedule D attached hereto and forming part of this Bylaw confirming that he has retained the necessary Professional Designers for all the applicable disciplines for professional design and field review; and
 - (b) Schedules E-1 and E-2 attached hereto and forming part of this Bylaw incorporating the assurances of the Professional Designers that the plans, specifications, drawings and related documents submitted with the application for a permit conform substantially with Building Code and other applicable safety enactments and their commitment for field review;
- 5.12.5 Prior to the issuance of an occupancy permit, for cases described in Section 5.12.1, the owner shall submit Letters of Assurance in the form set out in Schedule F attached hereto and forming part of this Bylaw incorporating the assurances of Professional Designers that:
- (a) the professional field review has been completed for all the applicable disciplines, and
 - (b) the construction of the project substantially conforms with the plans specifications and related documents for which the permit was issued.
- 5.12.6 Where the Building Inspector determines that the site conditions so warrant, he may require that the owner submit a Letter of Assurance in the form of Schedule G attached hereto and forming part of this Bylaw incorporating the assurance of a Professional Designer in the applicable discipline that he has carried out a subsurface investigation of the site in accordance with Part 4, Section 4.2.4, of the Building Code.

Release from Liability

- 5.13 Notwithstanding any other provision in this Bylaw, a Building Inspector may require as a condition of the issuance of a permit that the owner execute and submit to the Municipality a release and undertaking in the form set out in Schedule H attached hereto and forming part of this Bylaw.

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PART 6

FOUNDATIONS

Crawl Space Floors

- 6.1 In addition to the requirements of the Building Code, a crawl space floor shall be finished with a layer of continuous membrane composed of an approved moisture resistant material. Over the membrane shall be placed a continuous layer of concrete of a thickness of at least 50 mm.

Survey Certificate

- 6.2 Where the Building Inspector so requires, the owner shall, after the foundation of the building has been placed and prior to constructing any portion of the building on the foundation, submit to the Building Inspector for his approval a plan of non-encroachment prepared by a British Columbia Land Surveyor showing:
- (a) the shortest distances from the surfaces of the foundation to all parcel lines;
 - (b) sufficient spot elevations in the front and rear yards to establish the average grade of the site;
 - (c) sufficient spot elevations of the centre line of all roads abutting the parcel or lot to establish the average elevation of the road; and
 - (d) an elevation of the top of the finished concrete wall or in the case of a dwelling constructed on a concrete slab an elevation at the top of the concrete slab.

All elevations shall be measured from geodetic datum.

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PART 8

SWIMMING POOLS

Siting

- 8.1 A swimming pool, unless contained within a building, shall be sited no less than 1.2 m from a building or from a parcel line.

Fencing

- 8.2 A swimming pool shall be enclosed with a fence having a minimum height of 1.5 m, and having no openings greater than 100 mm at their least dimension.

Self-Closing Gate

- 8.3 Access through a fence enclosing a swimming pool shall be through a self-closing gate designed so as to cause the gate to return to a locked position when not in use, and secured by a spring lock which is located on the swimming pool side.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

PART 9

BUILDING MOVE

General

- 9.1 No person shall move any building or structure having a gross floor area exceeding 10 square metres (107.6 square feet) into or within the Municipality unless:
- (a) such person has first made an application for a permit and paid the appropriate building move fee set out in Schedule B attached hereto and forming part of this Bylaw;
 - (b) the Building Inspector has inspected and has issued a permit authorizing the moving of the building;
 - (c) the building or structure conforms in every respect with the requirements of the Building Code and the provisions of this Bylaw and any other Bylaws of the Municipality;
 - (d) if the building or structure is used or intended for use as a dwelling, the building has an assessed value of more than TEN THOUSAND (\$10,000.00) DOLLARS.

Insurance

- 9.2 Every person applying for a permit to move a building or structure shall furnish proof, to the satisfaction of the Building Inspector, of the age of the building to be moved and of liability insurance to cover the proposed moving of the said building in an amount not less than THREE MILLION (\$3,000,000.00) DOLLARS. The policy of insurance shall be endorsed to include the Municipality as an added name insured insofar as liability may be created by the granting of any permission under this Bylaw.

Fees

- 9.3 Building move fees are not refundable.

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991

PART 10

INSPECTIONS

Inspection Schedule

- 10.1 The owner of a property or his agent shall:
- (a) prior to the commencement of any construction, obtain all permits required in connection with that construction including, without limiting the generality of the foregoing, change in occupancy classification, swimming pools, free standing sign structures greater than 3 metres in height, canopies, awnings, marquees, buildings to be moved, and foundations for equipment or machinery;
 - (b) give at least twenty-four (24) hours notice to the Building Inspector in order to obtain his inspection and approval of the construction:
 - (i) after forms for the footings and foundations are complete, but prior to the placing of concrete therein;
 - (ii) after forms for the floor slab and grade are complete and any reinforcing steel, heating duct work or pipe for radiant heat is placed but prior to the placing of concrete therein;
 - (iii) when framing and sheathing, all exterior doors, windows and roof membrane are completed, including the installation of any flashing, fire stopping, bracing, chimney, solid fuel burning appliance, duct work, rough wiring, gas venting, and rough plumbing but before the insulation, lath or other interior or exterior finish is applied which would conceal such work;
 - (iv) after all the insulation and the vapour barrier are in place, but prior to the concealing of such work;
 - (v) after the building or portion thereof has been completed and is ready for occupancy, but prior to actual occupancy;
 - (c) give at least forty-eight (48) hours notice to the Building Inspector:

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

- (i) of intent to commence construction on a building site;
- (ii) before a drain or sanitary or storm sewer is covered;
- (iii) before covering any work that has been ordered to be inspected; or
- (iv) before a drive-way is installed.

Order to Uncover

10.2 The Building Inspector may require any person referred to in Section 10.1 of this Bylaw to uncover any part of a plumbing system which was covered before it was inspected and approved by the Building Inspector.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

PART 11

VIOLATIONS

Violations

- 11.1 Every person who violates or who causes or allows to be violated any of the requirements of this Bylaw shall be guilty of an offence and each day the violation is caused or allowed to continue shall constitute a separate offence.

Penalty

- 11.2 Every person who commits an offence contrary to the provisions of this Bylaw is liable on summary conviction to a penalty of not more than \$2,000.00 in addition to the costs of the prosecution.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

PART 12

MISCELLANEOUS

Severability

- 12.1 If any Section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

Repeal

- 12.2 The following Bylaws are hereby repealed:
- (a) Building By-Law No. 11, 1959;
 - (b) Building amendment By-Law No. 42, 1961;
 - (c) Building By-Law No. 165, 1973;
 - (d) Building Moving By-Law No. 200, 1976;
 - (e) Building Amendment By-Law No. 286, 1980.

Schedules

- 12.3 Schedule A through H inclusive are attached hereto and form part of this Bylaw.

Citation

- 12.4 This Bylaw may be cited as "District of Taylor Building Bylaw No. 391, 1991".

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991

READ A FIRST TIME THIS 2nd DAY OF APRIL, 1991

READ A SECOND TIME THIS 16th DAY OF APRIL, 1991

READ A THIRD TIME THIS 16th DAY OF APRIL, 1991

RECONSIDERED AND ADOPTED THIS 7th DAY OF MAY, 1991



MAYOR



MUNICIPAL CLERK

I hereby certify that this is a true copy of Bylaw No. 391, 1991 of the District of Taylor, cited as "District of Taylor Building Bylaw No. 391, 1991".

MUNICIPAL CLERK

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991

SCHEDULE A

PLAN PROCESSING FEES

- | | | |
|--------|--|----------|
| Al.1 | For a permit application to construct a new One-Family Dwelling: | \$100.00 |
| Al.2 | For permit applications for other than a new One Family Dwelling construction: | |
| Al.2.1 | the plan processing fee shall be fifty percent (50%) of the estimated permit fee required pursuant to Schedule B attached hereto and forming part of this Bylaw to the nearest dollar; | |
| Al.2.2 | the plan processing fee shall not exceed \$2,000.00; and | |
| Al.2.3 | the minimum plan processing fee is \$25.00. | |

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991

SCHEDULE B

A. BUILDING PERMIT FEES

<u>Estimated Value of Construction</u>	<u>Fee</u>
\$0 up to \$5,000	\$25.00
Exceeds \$5,000 up to \$50,000	\$5.00 per \$1,000.00 or portion thereof
Exceeds \$50,000.00	\$3,00 per \$1,000.00 or portion thereof

The estimated value of construction shall be determined by the Building Inspector on the basis of the contract price and the fair market value of the building or structure.

B. BUILDING MOVE INSPECTION FEE

1. A required inspection within the Municipality	\$60.00
2. A required inspection outside the Municipality	\$60.00 plus travelling expenses of \$1.00 per km

Where the Building Inspector is required to use overnight accommodation, aircraft or ferry transportation in order to make a building move inspection, the actual costs of the accommodation, meals or transportation shall be payable in addition to other applicable fees.

C. OTHER BUILDING PERMIT FEES

1. Demolition or removal of a building or structure	\$25.00
2. Plumbing fixture	\$5.00 per plumbing fixture
3. Solid fuel burning appliance or chimney	\$25.00

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE B

D. TEMPORARY BUILDING PERMIT

(for one year or any portion thereof) \$100.00

E. CHANGE OF OCCUPANCY

Inspections due to a change of occupancy where no alterations are made \$ 25.00

F. OCCUPANCY PERMIT

Fee N/C

G. REINSPECTION FEE

Where it has been determined by the Building Inspector that due to non-compliance with the provisions of this Bylaw or due to unsatisfactory workmanship, more than two inspections are necessary for each type of inspection, the fee for each inspection after the second inspection shall be \$ 30.00

H. SPECIAL INSPECTION FEES

(a) For a Special Inspection during normal working hours to establish the condition of a building, or where an inspection requires special arrangements because of time, locations, or construction techniques, the additional fee for each such inspection \$ 60.00 (in addition to other required fees)

(b) For a required permit inspection, for building Bylaw compliance, which cannot be carried out during normal working hours and where there is a request to carry out such inspection AFTER HOURS during which the offices of the Municipal Hall are normally open, the fee to be based on the time actually spent in making such inspection, including travelling time for each hour or part thereof \$ 60.00 per hr (In addition to other required fees)

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE B

I. PERMIT TRANSFER OR ASSIGNMENT FEE

For the transfer or assignment of a permit or an application for a building permit pursuant to Section 5.6 an additional fee shall be paid of ten percent (10%) of the original permit fee or \$30.00, whichever is the greater.

J. PERMIT EXTENSION FEE

For the extension of a permit pursuant to Section 3.8 an additional fee shall be paid of ten percent (10%) of the original permit fee or \$30.00, whichever is the greater.

K. RENEWAL FEE

For the renewal of a permit pursuant to Section 3.9 an additional fee shall be paid of fifty (50%) percent of the original permit fee.

Any permit application that was received for plan review prior to the adoption of this Bylaw shall pay the permit fees that existed at that time for a period not exceeding 30 days from the date the permit is ready to be issued.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE C

REFUND OF BUILDING PERMIT FEES

Where a refund of a permit fee is approved pursuant to Section 5.5.3 it shall be calculated on the following basis:

- (a) the refund is fifty percent (50%) of the permit fee after deducting the plan processing fee, which fee is not refundable; and
- (b) there shall be no refund for permits where an inspection has been made.

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991

SCHEDULE D

Note: To be submitted prior to issuance of a Building Permit
CONFIRMATION OF "COMMITMENT BY OWNER"

Re: Professional Design and Field Review of Construction
by a Coordinating Professional Designer

District of Taylor
Box 300
Taylor, B.C.
VOC 2K0

ATTENTION: Building Inspector

Dear Sir:

Re: Address: _____
Building Permit Application No.: _____
(the "Project")

The undersigned has retained as his Coordinating Professional Designer _____ to undertake and/or co-ordinate the professional design and "field reviews" of the applicable Professional Designers required for this Project in order to ascertain that the design will comply and construction of the Project will substantially conform in all material respects with the current B.C. Building Code and other applicable safety enactments, except construction safety aspects.

As used herein, "field reviews" means such reviews of the work at the Project site and at fabrication locations, where applicable, as the Professional Designer in his professional discretion considers to be necessary in order to ascertain that the work substantially conforms in all material respects to the plans and supporting documents prepared by the Professional Designer for which the permit is issued by the Municipality for the Project. This includes keeping records of all site visits and any corrective action taken as a result thereof.

The owner and the Coordinating Professional Designer will notify the Municipal Building Inspector in writing prior to any intended termination of or by the Coordinating Professional Designer. It is understood that work on the above Project will cease as of the effective date of such termination, until such time as a new appointment is made, and a "Stop Work Order" shall be posted upon the said Project by the Municipality.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE D

COORDINATING PROFESSIONAL
DESIGNER INFORMATION

(Affix Coordinating
Professional Designer's
Seal here:)

Coordinating Professional
Designer's Name (Print)

Coordinating Professional
Designer's Signature

Address (Print)

Occupation (Print)

Owner's Information

Agent for Owner Information

Owner's Name

Agent's Name

Owner's Signature

Agent's Signature

Address (Print)

Address (Print)

Title (Print)

If owner is company, affix
corporate seal in space below:

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE D

WITNESS INFORMATION

The Corporate Seal of

_____ was hereunto affixed in the Presence of:

_____ Print Name

_____ Signature

_____ Signature of Officer

_____ Address

_____ Name (Print) of Officer

_____ Print Occupation

_____ Title of Officer

_____ Signature of Officer

_____ Name (Print) of Officer

_____ Title of Officer

The above must be signed by the Owner or his appointed Agent. The signature must be witnessed. If the Owner is a company, the corporate seal of the company must be affixed to the document in the presence of the duly authorized officers. The officers must also sign, setting forth their positions in the company.

The Coordinating Professional Designer is to be recognized in the Province of British Columbia as a member in good standing in the Architectural Institute or the Association of Professional Engineers.

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991

SCHEDULE E-1

Note: To be submitted along with Schedule E-2 prior to the issuance of a building permit. Separate form to be submitted by each Professional Designer.

ASSURANCE OF "PROFESSIONAL DESIGN" AND
COMMITMENT FOR "FIELD REVIEW"

District of Taylor
Box 300
Taylor, B.C.
VOC 2KO

ATTENTION: Building Inspector

Dear Sir:

Re: Address: _____
Building Permit Application No. _____
(the "Project")

The undersigned hereby gives assurance that the professional design of the (initial applicable item/items):

____ Architectural
____ Structural
____ Mechanical
____ Plumbing
____ Fire Suppression systems
____ Electrical
____ Geotechnical, Temporary
____ Geotechnical, Permanent

"components" of the Project as shown on the plans and supporting documents prepared by this Professional Designer substantially conform to all applicable requirements of the current B.C. Building Code and other applicable safety enactments except for construction safety aspects. Further, the undersigned will be responsible for "field reviews" of the above referenced "components" during construction as indicated on the attached "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" (Schedule E-2).

As used herein, "field reviews" means such reviews of the work at the Project site and at fabrication locations, where applicable, as the Professional Designer in his professional discretion considers to be necessary in order to ascertain that the work substantially conforms in all material respects to the plans and supporting documents prepared by the Professional Designer for which the building permit is issued by the Municipality for the Project. This includes keeping records of all site visits and any corrective action taken as a result thereof.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE E-1

The undersigned also undertakes to notify the Municipal Building Inspector in writing as soon as practical if his contract for field review is terminated at any time during construction.

Print Name

Signature

Date

Address

Telephone

(affix professional seal here)

If the Professional Designer is a member of a firm, complete the following:

I am a member of the firm: _____
Name of Firm (Print)

Address

City

I sign this letter on behalf of myself and the firm.

Note: the above letter must be signed by a Professional Designer who is registered in the Province of British Columbia as a member in good standing in the Architectural Institute or the Association of Professional Engineers.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE E-2

Note: To be submitted as part of Schedule E-1 prior to issuance of Building Permit.

SUMMARY OF PROFESSIONAL DESIGN OF AND FIELD REVIEW REQUIREMENTS

Date: _____

(Initial applicable discipline)
(Cross out and initial non-applicable items)

ARCHITECTURAL

- 1.1 Fire Resisting Assemblies
- 1.2 Fire separations and their continuity
- 1.3 Closures, including tightness and operation
- 1.4 Interior and exterior finishes
- 1.5 Egress systems, including "Access to Exit", within "suites" and "floor areas"
- 1.6 Performance of physical safety features (guardrails, handrails, etc.)
- 1.7 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.8 Roofing and flashings
- 1.9 Wall cladding systems
- 1.10 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.11 Thermal insulation systems, including condensation control and cavity ventilation
- 1.12 Sound insulation systems
- 1.13 Landscaping, screening and site grading
- 1.14 Provisions for fire fighting access
- 1.15 Requirements for persons with disabilities
- 1.16 Elevating devices
- 1.17 Coordination of testing of fire emergency systems and maintenance programs
- 1.18 Development Permit and conditions therein
- 1.19 Exterior glazing
- 1.20 Interior signage, including acceptable materials, dimensions and locations
- 1.21 Review of all applicable shop drawings

STRUCTURAL

- 2.1 Structural capacity of structural components, including anchorage and seismic restraint
- 2.2 Structural aspects of deep foundations
- 2.3 Review of all applicable shop drawings

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE E-2

MECHANICAL

- 3.1 HVAC systems and devices, including high-rise requirements where applicable
- 3.2 Fire dampers at required fire separations
- 3.3 Continuity of fire separations at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraints
- 3.7 Review of all applicable shop drawings

PLUMBING

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraints
- 4.8 Review of all applicable shop drawings

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of Municipal water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualifications of welder, quality of welds and materials
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certification" as per NFPA standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraints
- 5.10 For partial systems - confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Functional testing of fire suppression system and devices

ELECTRICAL

- 6.1 Electrical systems and devices, including high-rise systems where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraints

DISTRICT OF TAYLOR

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SCHEDULE E-2

- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings

 GEOTECHNICAL - Temporary

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

 GEOTECHNICAL - Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Backfill
- 8.5 Permanent underpinning
- 8.6 Permanent dewatering
- 8.7 Structural considerations relating to local soil conditions including slope stability and seismic effects.

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991

SCHEDULE F

Note: To be submitted after completion of the Project but prior to official occupancy. Separate form to be submitted by each Professional Designer.

ASSURANCE OF "PROFESSIONAL FIELD REVIEW" AND "COMPLIANCE"

District of Taylor
Box 300
Taylor, B.C.
VOC 2K0

ATTENTION: Building Inspector

Dear Sirs:

Re: Address: _____
Building Permit Application Number: _____
(the "Project")

I hereby certify that I have fulfilled my obligations for "field reviews" as outlined in the following previously submitted letters:

Schedule D: CONFIRMATION OF "COMMITMENT BY OWNER"

Schedule E-1: ASSURANCE OF "PROFESSIONAL DESIGN" AND
COMMITMENT FOR "FIELD REVIEW"

Schedule E-2: SUMMARY OF PROFESSIONAL DESIGN AND FIELD
REVIEW REQUIREMENTS

Based on such "field reviews" the following aspects of the Project substantially conform in all material respects with the plans and supporting documents including all amendments therein, prepared by this Professional Designer for which a permit was issued by the Municipality for the Project.

_____ Coordination of Design and Field Review
(to be initialled by the Coordinating Professional
Designer)

_____ Architectural
_____ Structural
_____ Mechanical
_____ Plumbing
_____ Fire Suppression Systems
_____ Electrical
_____ Geotechnical - temporary
_____ Geotechnical - permanent

(to be initialled by the applicable Professional Designer)

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE F

I hereby enclose the final design plans and supporting documents prepared by this Professional Designer for the above referenced Project.

Name (print)

Signature

Date

Address

Telephone

(Affix professional seal here)

If the registered professional is a member of a firm, complete the following:

I am a member of the firm:

Name of firm (print)

Address (print)

City

I sign this letter on behalf of myself and the firm.

Note: The above letter must be signed by a Professional Designer who is registered in the Province of British Columbia as a member in good standing in the Architectural Institute or the Association of Professional Engineers.

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991

SCHEDULE G

Note: To be submitted prior to the issuance of a building permit.

ASSURANCE OF SUBSURFACE INVESTIGATION

District of Taylor
Box 300
Taylor, B.C.
VOC 2KO

ATTENTION: Building Inspector

Dear Sirs:

Re: Address: _____
Building Permit Application No. _____
(the "Project")

The undersigned hereby gives assurance that he has carried out a subsurface investigation in respect of the Project on a subject property in accordance with Part IV, Section 4.2.4 of the current edition of the B.C. Building Code. Further, the undersigned hereby gives assurance that:

- (a) the subsurface conditions of the subject property are consistent with plans and supporting documentation, including all amendments therein, submitted with the application for a building permit; and
- (b) the subject property has been prepared in accordance with recommendation outlined in the soils report prepared by

_____, dated _____,
in accordance with Section 734(4)
of the Municipal Act.

Name (print)

Signed

Date

Address

Telephone

(Affix professional seal here)

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE G

If the Professional Designer is a member of a firm, complete the following,

I am a member of this firm:

Name of firm (print)

Address (print)

I sign this letter on behalf of myself and the firm.

Note: The above letter must be signed by a Professional Designer who is registered in the Province of British Columbia as a member in good standing in the Architectural Institute or the Association of Professional Engineers.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE H

Note: To be submitted prior to issuance of a building permit
OWNER'S UNDERTAKINGS

District of Taylor
Box 300
Taylor, B.C.
VOC 2KO

ATTENTION: Building Inspector

Dear Sirs:

Re: Address: _____
Building Permit Application No _____
(the "Project")

In consideration of the Municipality accepting and processing the above application for a building permit, and as required by the Municipality's Building Bylaw, the following representations, warranties and indemnities are given to the Municipality.

1. That I/we am/are:
 - () the owner(s) of the above property; or
 - () authorized by the owner of the property described above to make this application
2. That I have authorized:

Name (print)

Address

to make application for the above permit on my behalf.

3. That I/we will comply with or cause those whom I/we employ to comply with the B.C. Building Code, the Building Bylaw and all Bylaws of the Municipality and other statutes and regulations in force in the Municipality relating to the development, work, undertaking or permission in respect of which this application is made.
4. That I/we understand and acknowledge that I/we am/are fully responsible for carrying out the work, or having the work carried out, in accordance with the requirements of the B.C. Building Code, the Building Bylaw and all other Bylaws of the Municipality.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE H

5. That I/we understand and acknowledge that neither the issuance of a permit under this Bylaw, the review and approval of drawings, plans and specifications, nor inspections made by the Building Inspector shall in any way constitute a representation, warranty or statement that the B.C. Building Code, the Building Bylaw or any other Bylaw of the Municipality has been complied with.
6. That I/we hereby agree to release and indemnify the Municipality, its Council members, employees and agents from and against all claims, liability, judgments, costs and expenses of every kind including negligence which I/we or any other person, partnership or corporation or our respective heirs, successors, administrators or assigns may have or incur in consequence of or incidental to:
 - (a) the issuance of this building permit;
 - (b) the review and approval of the drawings, plans and specifications prepared by _____ (insert name of architect or engineer);
 - (c) inspections made by the Building Inspector or failure to make such inspections;
 - (d) the enforcement or failure to enforce the current edition of the B.C. Building Code or the Building Bylaw;and I/we agree that the Municipality owes me no duty of care in respect of these matters.
7. That I/we confirm that I/we have relied only on the said architect or engineer for the adequacy of the drawings, specifications and plans submitted with this application.
8. That I/we confirm that I/we have been advised in writing by the Municipality that it relied exclusively on the Letter of Assurance of "Professional Design" and Commitment for "Field Review" prepared by _____ (insert name of engineer or architect) in reviewing the drawings, specifications and plans submitted with this application for a building permit.
9. That I/we understand that where used herein the words "work" includes all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.
10. That I/we have read and understood Sections 1.4 to 1.8 inclusive of the Building Bylaw, which sections are set out below.
- 11/ That I/we am/are authorized to give these representations, warranties, assurance and indemnities to the Municipality.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE H

12. That I/we confirm that I/we have been advised that I/we should seek independent legal advice from a lawyer in respect of signing this release.

OWNER'S INFORMATION

AGENT FOR OWNER INFORMATION

Name (print)

Name (print)

Signature

Signature

Address (Print)

Address (Print)

Title

If owner is company, affix corporate seal in space below:

WITNESS INFORMATION

The Corporate Seal of _____
was hereunto affixed in the presence of:

Print Name

Signature

Signature of Officer

Address

Name (Print) of Officer

Print Occupation

Title of Officer

DISTRICT OF TAYLOR
BYLAW NO. 391, 1991
SCHEDULE H

Signature of Officer

Name (Print) of Officer

Title of Officer

The above must be signed by the Owner or his appointed Agent. The signature must be witnessed. If the Owner is a company, the corporate seal of the company must be affixed to the document in the presence of the duly authorized officers. The officers must also sign, setting forth their positions in the company.

Duty of Care

- 1.4 This Bylaw does not create any duty of care whatsoever on the Municipality, the Council members, the Building Inspector, or any employees or agents of the Municipality in respect of the:
- (a) the issuance of a permit under this Bylaw;
 - (b) the review and approval of the drawings, plans and specifications;
 - (c) inspections made by the Building Inspector or failure to make such inspections;
 - (d) the enforcement or failure to enforce the current edition of the B.C. Building Code or the provisions of this Bylaw.

Cause of Action

- 1.5 Neither a failure to administer or enforce, or the incomplete or inadequate administration or enforcement, of the B.C. Building Code or the provisions of this Bylaw, nor any error, omission or other neglect in relation to the issuance of a permit under this Bylaw, the review and approval of the drawings, plans and specifications, or inspections made by the Building Inspector, shall give rise to a cause of action against the Municipality in favour of any person whomsoever, including the owner or his agent.

DISTRICT OF TAYLOR

BYLAW NO. 391, 1991

SCHEDULE H

Warranty or Representation

- 1.6 Neither the issuance of a permit under this Bylaw, the review and approval of the drawings, plans and specifications, nor inspections made by the Building Inspector, shall in any way constitute a representation, warranty or statement that the B.C. Building Code or this Bylaw has been complied with and no person shall rely on any of the above listed matters as establishing compliance with the B.C. Building Code or this Bylaw.

Owner's Responsibility

- 1.7 The Municipality assumes no responsibility and it shall be the full responsibility of the owner or his agent to carry out the work or have the work carried out in accordance with the requirement of the B.C. Building Code, this Bylaw and all other Bylaws of the Municipality and neither the issuance of a permit under this Bylaw, the review and approval of drawings, plans and specifications, nor inspections made by the Building Inspector, shall relieve the owner or his agent from this responsibility.

Administrative Directions

- 1.8 Words defining the responsibilities and authority of the Building Inspector shall be construed to be internal administrative directions and not as creating a duty.