

VILLAGE OF GOLD RIVER

Bylaw No. 651, 2005

A bylaw to provide for the administration of the BC Building Code

WHEREAS the *Community Charter* empowers the Village of Gold River, to regulate, prohibit and impose requirements on buildings and structures within municipal boundaries; 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 Village of Gold River, in open meeting assembled, enacts as follows:

1.0 Title

1.1 This Bylaw may be cited for all purposes as the "Building Bylaw No. 651, 2005".

2.0 Definitions

2.1 In this Bylaw:

The following words and terms have the meanings set out in section 1.1.3.2 of the British Columbia Building Code 1998: **assembly occupancy, building, building area, building height, business and personal services occupancy, care or detention occupancy, constructor, coordinating registered professional, designer, field review, high hazard industrial occupancy, industrial occupancy, low hazard industrial occupancy, major occupancy, mercantile occupancy, medium hazard industrial occupancy, non-combustible construction, occupancy, owner, registered professional, and residential occupancy.**

"Accessory" means customarily incidental to the permitted use of land, buildings or structures, located on the same lot.

"Building Code" means the British Columbia Building Code 1998 as adopted by the Minister pursuant to section 692(1) of the *Local Government Act*, as amended or re-enacted from time to time.

"Building Official" means the person employed or contracted by the municipality to administer this Bylaw.

"Complex (Part 3) Building" means:

- (a) all buildings used for major occupancies classified as:
 - (i) assembly occupancies,
 - (ii) care or detention occupancies,
 - (iii) high hazard industrial occupancies; and
- (b) all buildings exceeding 600 square meters in building area or exceeding three storeys in building height used for major occupancies classified as
 - (i) residential occupancies,

- (ii) business and personal services occupancies,
- (iii) mercantile occupancies,
- (iv) medium and low hazard industrial occupancies.

"Health and safety aspects of the work" means design and construction regulated by Part 3, Part 4, and Part 9 of the Building Code.

"Municipality" means the Village of Gold River.

"Standard (Part 9) Building" means a building of three storeys or less in building height, having a building area not exceeding 600 square meters 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 or water, but specifically excludes landscaping, fences, paving and retaining structures less than 1.2 meters in height.

"Value" means the fair market value of the work proposed to be undertaken, including materials and labour.

3.0 Purpose of 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 municipality in the general public interest. The activities undertaken by or on behalf of the municipality 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:
 - 3.2.1 to the protection of owners, owner/builders or constructors from economic loss;
 - 3.2.2 to the assumption by the municipality or a Building Official of any responsibility for ensuring the compliance by any owner, his or her representatives or any employees, constructors or designers retained by him or her, with the Building Code, the requirements of this Bylaw or other applicable enactments respecting safety;
 - 3.2.3 to providing any person a warranty of design or workmanship with respect to any building or structure for which a building permit or occupancy permit is issued under this Bylaw;
 - 3.2.4 to providing a warranty or assurance that construction undertaken pursuant to building permits issued by the municipality is free from latent, or any defects.
 - 3.2.5 to providing to any person a warranty 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 building permit or occupancy permit is issued under this Bylaw.

4.0 Permit Conditions

- 4.1 A permit is required whenever work regulated under this Bylaw is to be undertaken.
- 4.2 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 municipality shall in any way relieve the owner or his or her representatives from full and sole responsibility to perform the work in strict accordance with the Building Code, the requirements of this Bylaw or 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 the permit was issued in compliance with the Building Code, this Bylaw and other 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 municipality constitute in any way a representation, warranty, assurance or statement that the Building Code, this Bylaw or other applicable enactments respecting safety have been complied with.
- 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 building 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 the design, construction, installation and occupancy of new buildings and structures, and the alteration, reconstruction, demolition, removal, relocation, change of occupancy and occupancy of existing buildings and structures.
- 5.2 This Bylaw does not apply:
- (a) to buildings or structures exempted by Part 1 of the Building Code except as expressly provided herein;
 - (b) to retaining structures less than 1.2 meters in height;
 - (c) to fences, non-structural re-roofing, siding and cosmetic type work, or for non-structural repairs valued at less than \$2500, at the discretion of the Building Official.
 - (d) to the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or rearrangement of valves, pipes, fixtures or hot water tanks.
 - (e) to accessory buildings provided that:
 - (i) the accessory building does not exceed 10 m² in floor area;
 - (ii) the accessory building is one storey;
 - (iii) the accessory building does not exceed 3m to peak in height; and
 - (iv) the location of the accessory building complies with the municipality's zoning bylaw.

6.0 Prohibitions

- 6.1 No person shall commence or continue any construction, alteration, placement, reconstruction, demolition, removal or relocation or change the occupancy of any building or structure, including excavation 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 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. No person shall occupy or use any building or structure contrary to the terms of any permit issued or any notice given by a Building Official.
- 6.3 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.
- 6.4 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.
- 6.5 No person shall do any work that is substantially at variance with the accepted design or plans of a building, structure or other works for which a permit has been issued, unless that variance has been accepted in writing by a Building Official.
- 6.6 No person shall obstruct the entry of a Building Official or other authorized official of the municipality on property in the administration of this Bylaw.

7.0 Building Officials

- 7.1 A Building Official may:
 - 7.1.1 administer this Bylaw;
 - 7.1.2 keep records of permit applications, permits, notices and orders issued, inspections and tests made, and shall retain copies of all documents related to the administration of this Bylaw or microfilm copies of such documents;
 - 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 all reasonable times to ascertain whether the requirements of this Bylaw are being met and its regulations 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 his or her status as a Building Official.
- 7.3 A Building Official may order the correction of any work that is being or has been done in contravention of this Bylaw.
- 7.4 If the cessation of work has been ordered under section 32.3 of this Bylaw, a Building Official may authorize the work to continue when the contravention has been corrected.

8.0 Applications

- 8.1 Unless exempted by section 5.2 of this Bylaw, a person shall apply for and obtain:

- 8.1.1 a building permit before constructing, repairing or altering a building or structure;
 - 8.1.2 a moving permit before moving a building or structure;
 - 8.1.3 a demolition permit before demolishing a building or structure;
 - 8.1.4 a fireplace and chimney permit prior to the construction of a masonry fireplace or the installation of a wood burning appliance or chimney unless the works are included in a valid and subsisting building permit.
- 8.2 An application for a permit required under this Bylaw shall be made in the form provided by the Building Official.
- 8.3 All plans submitted with permit applications shall bear the name and address of the designer of the building or structure.
- 8.4 Each building or structure to be constructed on a site requires a separate building permit and shall be assessed a separate building permit fee calculated as prescribed in Schedule "A" to this Bylaw.

9.0 Applications for Complex Buildings

- 9.1 An application for a building permit with respect to a complex building shall:
- 9.1.1 be made in the form provided by the Building Official, signed by the owner, or a signing officer if the owner is a corporation, and the coordinating registered professional;
 - 9.1.2 be accompanied by the owner's acknowledgment of responsibility and undertakings under this Bylaw made in the form provided by the Building Official, signed by the owner, or a signing officer if the owner is a corporation;
 - 9.1.3 include a copy of a title search made within fourteen (14) days of the date of the application;
 - 9.1.4 include a site plan prepared by a British Columbia Land Surveyor showing:
 - 9.1.4.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
 - 9.1.4.2 the legal description and civic address of the parcel;
 - 9.1.4.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
 - 9.1.4.4 the location and dimensions of all existing and proposed buildings or structures on the parcel;
 - 9.1.4.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the municipality's land use regulations establish siting requirements related to flooding;
 - 9.1.4.6 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 municipality's land use regulations establish siting requirements related to minimum floor elevation; and
 - 9.1.4.7 the location, dimension and gradient of parking and driveway access;

- 9.1.4.8 The Building Official may waive the requirements for a site plan, in whole or in part, where the permit sought is for the repair or alteration of an existing building or structure.
- 9.1.5 include floor plans showing the dimensions and uses of all areas:
the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall, and ceiling finishes; plumbing fixtures; structural elements; and stair dimensions.
- 9.1.6 include a cross section through the building or structure illustrating foundations, drainage, ceiling heights and construction systems;
- 9.1.7 include elevations of all sides of the building or structure showing finish details, roof slopes, windows, doors, and finished grade;
- 9.1.8 include:
(a) a plan that shows the location and size of every building drain and every trap and inspection piece that is on a building drain; and
(b) a sectional drawing that shows the size and location of every soil or waste pipe, trap and vent pipe;
all to be submitted in the form and quantities required by the Building Official, and containing complete design and calculation criteria;
- 9.1.9 include 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;
- 9.1.10 include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Ministry of Health approval;
- 9.1.11 include a letter 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.
- 9.1.12 include 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;
- 9.1.13 include two sets of drawings at a suitable scale of the design prepared by each registered professional and including the information set out in sections 9.1.5 - 9.1.9 of this Bylaw;
- 9.1.14 state the intended use or uses of and the Value of each building or structure.
- 9.2 In addition to the requirements of section 9.1, the following may be required by a Building Official to be submitted with a building permit application for the construction of a complex building where the complexity of the proposed building or structure or siting circumstances warrant:
- 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, in accordance with the municipality's subdivision servicing bylaw;

- 9.2.2 a section through the site showing grades, buildings, structures, parking areas and driveways;
- 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 relating to the building or structure.

10.0 Applications for Standard Buildings

- 10.1 An application for a building permit with respect to a Standard Building shall:
 - 10.1.1 be made in the form provided by the Building Official, signed by the owner, 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 municipality, signed by the owner or a signing officer if the owner is a corporation;
 - 10.1.3 include a copy of a title search made within fourteen (14) days of the date of the application;
 - 10.1.4 include a site plan prepared by a British Columbia Land Surveyor 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 and civic address of the parcel;
 - 10.1.4.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
 - 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 municipality's land use regulations establish siting requirements related to flooding;
 - 10.1.4.6 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 municipality's land use regulations establish siting requirements related to minimum floor elevation;
 - 10.1.4.7 the location, dimension and gradient of parking and driveway access;
 - 10.1.4.8 The Building Official may waive the requirements for a site plan, in whole or in part, where the permit sought is for the repair or alteration of an existing building or structure.
 - 10.1.5 include floor plans showing the dimensions and uses of all areas:
 - the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall, and ceiling finishes; plumbing fixtures; structural elements; and stair dimensions.
 - 10.1.6 include a cross section through the building or structure illustrating foundations, drainage, ceiling heights and construction systems;
 - 10.1.7 include elevations of all sides of the building or structure showing finish details, roof slopes, windows, doors, and finished grade;

- 10.1.8 include:
- (a) a plan that shows the location and size of every building drain and every trap and inspection piece that is on a building drain; and
 - (b) a sectional drawing that shows the size and location of every soil or waste pipe, trap and vent pipe;
- all to be submitted in the form and quantities required by the Building Official, and containing complete design and calculation criteria;
- 10.1.9 include 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;
- 10.1.10 include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Ministry of Health approval;
- 10.1.11 include 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" referred to in section 2.6 of Part 2 of the Building Code signed by the registered professional, unless:
- 10.1.11.1 the requirements of section 10.1.11 may be waived by a Building Official because the Building Official required a professional engineer's report pursuant to section 56 (2) of the *Community Charter* and the building permit is issued in accordance with sections 56 (4) and (5) of the *Community Charter*, or
 - 10.1.11.2 documentation, prepared and sealed by a registered professional, is provided certifying that the foundation design substantially complies with section 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.
- 10.1.12 include two copies of specifications and two sets of drawings at a suitable scale of the design including the information set out in sections 10.1.5 – 10.1.9 and 10.1.11 of this Bylaw.
- 10.1.13 state the intended use or uses and the Value of each building or structure.
- 10.2 In addition to the requirements of section 10.1, the following may be required by a Building Official to be submitted with a building permit application for the construction of a Standard Building where the project involves two or more buildings, which in the aggregate total more than 1000 square meters, or two or more buildings that will contain four or more dwelling units, or otherwise where the complexity of the proposed building or structure or siting circumstances warrant:
- 10.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a registered professional, in accordance with the municipality's subdivision servicing bylaw;
 - 10.2.2 a section through the site showing grades, buildings, structures, parking areas and driveways;
 - 10.2.3 a roof plan and roof height calculations;

- 10.2.4 structural, electrical, mechanical or fire suppression drawings prepared and sealed by a registered professional;
- 10.2.5 letters of assurance in the form of Schedules "B-1" and "B-2" referred to in section 2.6 of Part 2 of the Building Code signed by the registered professional;
- 10.2.6 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 relating to the building or structure.

11.0 Professional Plan Certification

- 11.1 The letters of assurance in the form of Schedules B-1 and B-2 referred to in section 2.6 of Part 2 of the Building Code and provided pursuant to sections 9.1.11, 10.1.11, 10.2.5 and 15.1 of this Bylaw are relied upon by the municipality 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.
- 11.2 A building permit issued for the construction of a Complex Building, or for a Standard Building for which a Building Official required professional design pursuant to section 10.2.4 and letters of assurance pursuant to section 10.2.5 of this Bylaw, shall be in the form provided by the municipality.
- 11.3 A building permit issued pursuant to section 11.2 of this Bylaw shall include a notice to the owner that the building 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 building permit comply with the Building Code and other applicable enactments relating to safety.
- 11.4 When a building permit is issued in accordance with section 11.2 of this Bylaw the permit fee shall be reduced by 5% of the fees payable pursuant to Schedule "A" to this Bylaw, up to a maximum reduction of \$500.00 (Five Hundred Dollars).

12.0 Fees and Charges

- 12.1 In addition to applicable fees and charges required under other bylaws, a permit fee, prescribed and calculated in accordance with Schedule "A" to this Bylaw, shall be paid in full prior to the issuance of any permit under this Bylaw.
- 12.2 The applicable plan-processing fee prescribed in Appendix "A" shall accompany an application made for a building permit to this Bylaw.
 - 12.2.1 The plan-processing fee is non-refundable and shall be credited against the building permit fee when the building permit is issued.
 - 12.2.2 An application shall be cancelled and the plan-processing fee forfeited if the building permit has not been issued and if the permit fee is not paid within 180 days of the date of written notification to the owner that the permit is ready to be issued.
 - 12.2.3 When an application is cancelled the plans and related documents submitted with the application may be destroyed.
- 12.3 The owner may obtain a refund of the permit fees prescribed in Schedule "A" to this Bylaw when a permit is surrendered and cancelled before any construction begins, but the refund shall not include the plan-processing fee paid pursuant to section 12.2 of this Bylaw.
- 12.4 Where, due to non-compliance with this Bylaw, more than two inspections are necessary when one inspection is normally required, for each inspection after the first inspection, the re-

inspection charge prescribed in Schedule "A" to this Bylaw shall be paid prior to additional inspections being performed.

- 12.5 An inspection charge, as set out in Schedule "A" to this Bylaw, shall be payable in advance for a voluntary inspection to establish compliance of or to obtain a report on the status of an existing building or structure for which a permit is sought under this bylaw.

13.0 Building Permits

13.1 When:

- 13.1.1 a completed application, including all required supporting documentation, has been submitted;
 - 13.1.2 the proposed work set out in the application substantially conforms to the Building Code, this Bylaw and all other applicable bylaws and enactments;
 - 13.1.3 the owner or his or her representative has paid all applicable fees prescribed under section 12.1 of this Bylaw;
 - 13.1.4 the owner or the owner's representative has paid all charges and met all requirements imposed by any other enactment or bylaw;
 - 13.1.5 no enactment, covenant, agreement, or regulation favouring or enacted by the municipality authorizes the permit to be withheld or prevents it from being issued;
 - 13.1.6 the owner has retained a professional engineer or geoscientist if required by the *Engineers and Geoscientists Act*; and
 - 13.1.7 the owner has retained an architect if required by the *Architects Act*;
- a Building Official shall issue the permit for which the application is made.

- 13.2 When the application is in respect of a building that includes, or will include, a residential occupancy, the building permit must not be issued unless the owner provides the evidence required by section 30(1) of the *Homeowner Protection Act*, S.B.C. 1998, c. 31, and amendments thereto.

- 13.3 Except as otherwise provided in section 24.3, every permit is issued upon the condition that the permit shall expire and the rights of the owner under the permit shall terminate if:

- 13.3.1 the work authorized by the permit is not commenced within 6 months from the date of issuance of the permit;
- 13.3.2 work is discontinued for a period of more than 1 year; or
- 13.3.3 the exterior finish of the building is not completed within 18 months from the date of issuance of the permit.

- 13.4 A Building Official may issue an excavation permit prior to the issuance of a building permit.

- 13.5 A Building Official may issue a building 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 municipality to demonstrate to the Building Official that the portion authorized to be constructed substantially complies with the Building Code, and with this and other applicable bylaws, and provided 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 had not been issued.

- 13.6 When a site has been excavated under an excavation permit issued pursuant to section 13.4 of this Bylaw and a building permit is not subsequently issued or a subsisting building permit has expired in accordance with the requirements of section 13.3, but without the construction of the building or structure for which the building permit was issued having commenced, the owner shall fill in the excavation to restore the original gradients of the site within 60 days of being served notice by the municipality to do so.

14.0 Disclaimer of Warranty or Representation

- 14.1 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 this Bylaw have been complied with or that the building or structure meets any standard of materials or workmanship.
- 14.2 No person shall rely on the issuance of a permit under this Bylaw, the review or acceptance of the design, drawings, plans or specifications nor any inspection made by a Building Official as establishing compliance with the Building Code or this Bylaw or any standard of construction, materials or workmanship.

15.0 Professional Design and Field Review

- 15.1 When a Building Official considers that the site conditions, size or complexity of a development or an aspect of a development warrant, he or she may require a registered professional to provide design and plan certification and field review by means of letters of assurance in the form of Schedules "B-1", "B-2" and "C-B" referred to in section 2.6 of Part 2 of the Building Code.
- 15.2 Prior to the issuance of an occupancy permit for a Complex Building, or a Standard Building in circumstances where letters of assurance have been required in accordance with sections 9, 10.1.11, 10.2.5 or 15.1 of this Bylaw, the owner shall provide the municipality with letters of assurance in the form of Schedules "C-A" or "C-B", as is appropriate, referred to in section 2.6 of Part 2 of the Building Code.
- 15.3 When a registered professional provides letters of assurance in accordance with sections 9.1.11, 10.1.11, 10.2.5, 15.1 or 15.2 of this Bylaw, he or she shall also provide proof of professional liability insurance to the Building Official in the form provided by the Building Official.

16.0 Responsibilities of the Owner

- 16.1 Every owner shall ensure that all construction complies with the Building Code, this Bylaw and other applicable enactments respecting safety.
- 16.2 Every owner to whom a permit is issued shall be responsible for the cost of repair of any damage to municipal works that occurs in the course of the work authorized by the permit.
- 16.3 Every owner to whom a permit is issued shall, during construction:
- 16.3.1 post and maintain the permit in a conspicuous place on the property in respect of which the permit was issued;
 - 16.3.2 keep a copy of the accepted designs, plans and specifications on the property; and
 - 16.3.3 post the civic address on the property in a location visible from any adjoining streets.

17.0 Inspections

- 17.1 When a registered professional provides letters of assurance in accordance with sections 9.1.11, 10.1.11, 10.2.5 or 15.1 of this Bylaw, the municipality will rely solely on field reviews undertaken by the registered professional and the letters of assurance submitted pursuant to section 15.2 of this Bylaw as certification that the construction substantially conforms to the design, plans and specifications and that the construction substantially complies with the Building Code, this Bylaw and other applicable enactments respecting safety.
- 17.2 Notwithstanding section 17.1 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.
- 17.3 In addition to the inspections required under section 17.4, a Building Official may attend at the site of the construction of standard 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.
- 17.4 The owner, or the owner's representative, shall give at least three working days (72 hours exclusive of Saturday, Sunday and Statutory Holidays) notice to the municipality 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 concealing them:
- 17.4.1 installation of perimeter drain tiles and damp-proofing, prior to backfilling;
 - 17.4.2 the preparation of ground, including ground cover, when required, prior to the placing of a concrete slab;
 - 17.4.3 rough in of factory built chimneys and fireplaces and solid fuel burning appliances;
 - 17.4.4 the framing and sheathing;
 - 17.4.5 duct work, roughed-in plumbing or gas venting;
 - 17.4.6 insulation and vapour barrier;
 - 17.4.7 when the building or structure is substantially complete and ready for occupancy, but before occupancy takes place of the whole or part of the building or structure.
- 17.5 No aspect of the work referred in section 17.4 of this Bylaw shall be concealed until a Building Official has accepted it in writing.
- 17.6 The requirements of section 17.4 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 sections 9.1.11, 10.1.11, 10.2.5, 15.1 or 15.2 of this Bylaw.

18.0 Occupancy Permits

- 18.1 No person shall occupy a building or structure or part of a building or structure or change the class of occupancy of a building or structure until an occupancy permit has been issued in the form provided by the municipality.
- 18.2 An occupancy permit shall not be issued unless:
- 18.2.1 all letters of assurance have been submitted when required in accordance with sections 9.1.11, 10.1.11, 10.2.5, 15.1 and 15.2 of this Bylaw; and

18.2.2 all aspects of the work requiring inspection and an acceptance pursuant to section 17.4 of this Bylaw have been inspected and accepted.

- 18.3 A Building Official may issue an occupancy permit for part of a building or structure when that part of the building or structure is self-contained, is provided with essential services and meets the requirements set out in section 18.2 of this Bylaw.

19.0 Retaining Structures

- 19.1 A registered professional shall undertake the design and conduct field reviews of the construction of a retaining structure greater than 1.2 meters in height. Sealed copies of the design plan and field review reports prepared by the registered professional for all retaining structures greater than 1.2 meters in height shall be submitted to a Building Official prior to acceptance of the works by the Building Official.

20.0 Driveway Access

- 20.1 No person shall construct any driveway or other access to any building from any street without a permit from the Building Official approving the location and grade of the driveway or other access.
- 20.2 No person may install a culvert unless a permit has been obtained under this Bylaw for that purpose. No permit for the installation of any culvert shall be issued unless the location, size, line grade, length and type of pipe is approved by the Building Official. The culvert shall be bedded upon acceptable bedding material and backfilled with approved pitrun gravel or better. The minimum length for a driveway culvert shall be six (6) metres.

21.0 Modular Homes

21.1 General

- (a) Except as provided in section 21.1(b), all modular homes and components that are moved to a parcel within the municipality shall be certified, at the time of manufacture, by the Canadian Standards Association as complying with CAN/CSA-A277 "Procedures for Certification of Factory Built Housing".
- (b) A modular home which does not comply with 21.1(a) may be moved to a parcel within the municipality if it complies with those portions of the Building Code with respect to:
- (i) structural requirements for specified loads and effects;
 - (ii) electrical systems;
 - (iii) plumbing systems;
 - (iv) gas and heating systems;
 - (v) resistance to forced entry;
 - (vi) bedroom windows; and
 - (vii) smoke alarms.

21.2 Proof of Compliance

Before occupancy of a modular home which does not comply with section 21.1(a) is moved to a parcel within the municipality, the owner shall submit evidence in writing from a

registered professional demonstrating compliance with section 21.1(b).

21.3 Installation

- (a) Where a modular home is designed to be supported by perimeter foundation walls, the installation shall conform to the requirements of the Building Code, and shall be undertaken in compliance with the requirements of Part 10 of this Bylaw.
- (b) Where a modular home is designed to be supported by longitudinal floor beams, the installation shall conform to:
 - (i) the manufacturer's installation instructions; or
 - (ii) CSA Z240.10.1, "Site Preparation, Foundation and Anchorage of Mobile Homes".

22.0 Mobile Homes

22.1 General

- (a) Except as provided in section 22.1(b) of this Bylaw, all mobile homes and their components that are moved to a parcel within the municipality shall be certified by the Canadian Standards Association, at the time of manufacture, as complying with CAN/CSA-Z240 MH "Mobile Homes".
- (b) A mobile home which does not comply with section 22.1(a) of this Bylaw may be moved to a parcel within the municipality if it complies with those portions of CAN/CSA-Z240 MH "Mobile Homes" with respect to:
 - (i) structural requirements for specified loads and effects;
 - (ii) electrical systems;
 - (iii) plumbing systems;
 - (iv) gas and heating systems;
 - (v) resistance to forced entry;
 - (vi) bedroom windows, and
 - (vii) smoke alarms.

22.2 Proof of Compliance

Before occupancy of a mobile home which does not comply with section 22.1(a) of this Bylaw is moved to a parcel within the municipality, the owner shall submit evidence in writing from a registered professional for the purpose demonstrating compliance with section 22.1(b).

22.3 Installation

The installation of a mobile home on any parcel within the municipality shall conform to:

- (a) the manufacturer's installation instructions; or
- (b) CSA Z250.10.1, "Site Preparation, Foundation and Anchorage of Mobile Homes".

23.0 Moving Buildings

- 23.1 No person shall move a building or structure into the municipality, or from place to place within the municipality, unless he has a valid and subsisting permit issued by the Building

Official. The fees for such a permit shall be as prescribed and set forth in Appendix "A" attached hereto.

- 23.2 The Building Official shall not issue a permit as required in subsection 23.1 unless there has been produced a certificate, signed by a registered professional, certifying that the building or structure substantially conforms to the health and safety aspects of the Building Code in all respects.
- 23.3 No building or structure may be relocated within the municipality unless it meets the following conditions:
- (a) it has a value when completed of not less than 100% of the average of all buildings within a 50 metre radius of the lot on which it is to be located;
 - (b) it must be placed on a permanent foundation within three (3) months from the date of issuing the permit;
 - (c) all construction must be completed within twelve (12) months of issuing the permit;
 - (d) the owner must provide cash or letter of credit equivalent to 125% of the value of the work to be performed as a guarantee that the building exterior is completed within twelve (12) months of issuing the permit.

24.0 Plumbing Permits - Qualification of Application

- 24.1 No permit for the installation, repair or replacement of plumbing in any building shall be issued unless the applicant:
- (a) possesses a British Columbia tradesman's qualification certificate as a plumber; or
 - (b) is the registered owner and occupier of the single family dwelling in which the plumbing is to be installed, repaired or replaced, provided that the Building Official has been provided with proof that the owner is able to satisfactorily complete the proposed work.

25.0 Permits, Applications and Forms

- 25.1 A Building Official may from time to time prescribe the form of application, permit, stop work notice, do not occupy notice, and other forms required for the purpose of administering this Bylaw.

26.0 Cancellation of Permit

- 26.1 A Building Official may revoke a permit issued under this Bylaw where:
- 26.1.1 the application for the permit contained false or misleading information;
 - 26.1.2 there is a contravention of a provision of this Bylaw or the Building Code.
- 26.2 The revocation of a permit must be in writing and delivered to the owner in person or by registered mail.
- 26.3 An owner may, within 14 days of delivery of the notice of revocation, apply to the municipal Council for a reconsideration of the decision of the Building Official to revoke the owner's permit.

27.0 Penalties and Enforcement

- 27.1 Every person who contravenes any provision of this Bylaw commits an offense punishable on summary conviction and shall be liable to a fine of not more than Ten Thousand (\$10,000.00) Dollars or to imprisonment for not more than six months.
- 27.2 Every 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 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 site of the work.
- 27.4 The owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction work immediately and shall not do any work until all applicable provisions of this Bylaw have been substantially complied with and the Stop Work notice has been rescinded in writing by a Building Official.
- 27.5 Where a person occupies a building or structure or part of a building or structure in contravention of section 6.2 of this Bylaw a Building Official may post a Do Not Occupy notice on the affected part of the building or structure.
- 27.6 The owner of property on which a Do Not Occupy notice has been posted, and every person, shall cease occupancy of the building or structure immediately and shall refrain from further occupancy until all applicable provisions of the Building Code and this Bylaw have been substantially complied with and the Do Not Occupy notice has been rescinded in writing by a Building Official.
- 27.7 Every person who commences work requiring a building permit without first obtaining such a permit shall, pay an additional charge equal to double of the building permit fee prior to obtaining the required building permit.

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 Schedules and Appendices

- 29.1 Schedule "A" attached to this Bylaw forms a part of and is enforceable in the same manner as this Bylaw.

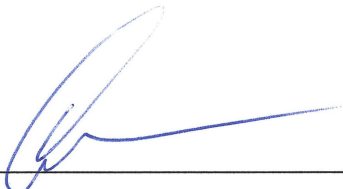
30.0 Transitional

- 30.1 The provisions of this Bylaw apply to every building permit for which an application is received after the date of adoption of this Bylaw.
- 30.2 The provisions of Village of Gold River Building Bylaw No. 575, 2000 shall continue to apply to all building permits issued and building permit applications made before the adoption of this Bylaw and in respect of which:
- (a) the permit has not been cancelled; or
 - (b) an occupancy permit for the work authorized by the permit has not been issued.

31.0 Repeal Bylaw

- 31.1 Except to the extent provided in section 30.2, Village of Gold River Building Bylaw No. 575, 2000 and any amendments thereto, is hereby repealed in its entirety.

READ A FIRST AND SECOND TIME THIS	5 TH	DAY OF	DECEMBER	2005.
READ A THIRD TIME THIS	5 TH	DAY OF	DECEMBER	2005.
ADOPTED THIS	19 TH	DAY OF	DECEMBER	2005.



Craig Anderson MAYOR



Larry Plourde CLERK

VILLAGE OF GOLD RIVER
Bylaw No. 651, 2005
Schedule "A" – Permit Fees

All Construction

Prior to issuing a permit, a Building Inspector may require an applicant to provide the municipality with an appraisal of the value of the proposed construction, at the applicant's expense. In such case, the building permit fee must be based on the appraised value of the construction in accordance with the following:

Value of Construction	Fee
Not exceeding \$5,000.00	\$50.00
Over \$5,000.00 but less than \$200,000.00	\$50.00 for the first \$5,000.00 plus \$6.50 for each additional \$1,000.00
Over \$200,000.00	\$7.00 per \$1,000.00

Other

Application Fee	Fee
Plan Processing Fee	
Accessory building/structure	\$50.00
Two or less self-contained dwelling units	\$100.00
Three or more commercial/industrial	\$100.00 plus \$50.00/unit
Demolition	
Less than 1000 sq. ft. in floor area	\$65.00
Greater than 1000 sq. ft. in floor area	\$65.00 plus \$30.00/1000 sq. ft (or part thereof)
Permit to move a building	\$100.00 plus \$6.50/\$1000.00 of value to rehabilitate the building at the new location
Construction without a valid permit	Double Fee
Re-inspection	\$50.00
Building file review	\$50.00
Building Permit Refund (if no inspection done)	70% of Permit Fee (excluding Plan Processing Fee)
Confirmation of building permit(s), occupancy permit, inspections, siting and/or zoning information	\$50.00
Chimney and woodstove/pellet stove/fireplace insert inspection fee	\$100.00

Plumbing	Fee
Plumbing Permit	\$50.00 plus \$5.00 per fixture
Inspection of connection to, or alteration of, sanitary sewer, storm sewer or water line	\$30.00
Construction without a valid permit	Double Fee
Callback inspection	\$50.00

Method of Payment

Permit fees shall be paid by way of cash, cheque or money order, payable to the Village of Gold River. A permit for which a cheque is returned to the Village of Gold River from the applicant's bank will be treated as un-issued and no inspections will be completed until such time as the cheque is certified or replaced with cash or a money order.