

**BUILDING BYLAW NO. 199, 2003**  
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# DISTRICT OF LILLOOET

## BYLAW NO. 199, 2003

### A bylaw for the administration of Building Regulations

#### CONSOLIDATED TO FEBRUARY 2, 2004

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**WHEREAS** section 694 (1) of the *Local Government Act* authorizes the District of Lillooet, for the health, safety and protection of persons and property to regulate the construction, alteration, repair, or demolition of buildings and structures by bylaw;

**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 District of Lillooet, in open meeting assembled, enacts as follows:

#### 1. TITLE

1.1 This bylaw may be cited for all purposes as the "District of Lillooet Building Regulation Bylaw 199, 2003".

#### 2. 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, occupancy, registered professional, and residential occupancy.*

*Agent* means a person or corporation appointed in writing by the registered owner of the property to represent or act on their behalf.

*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 Chief Building Official or his designates, including Building Officials, Plumbing Inspectors and Plan Checkers designated by the District of Lillooet Council.

*Completion Certificate* means a final building inspection report form stating that all construction requirements relating to this bylaw are complete and no further inspections are required.

*Complex Building* means:

- (a) all buildings use 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 stories in *building height* used for *major occupancies* classified as
  - (iv) residential occupancies,
  - (v) business and personal services occupancies,
  - (vi) mercantile occupancies,
  - (vii) medium and low hazard industrial occupancies.

*Council* means the elected Municipal Council of the District of Lillooet.

*Development Application Procedures Bylaw* means the District of Lillooet Development Application Procedures Bylaw and amendments thereto.

*District* means, as described in its Letters Patent and amendments thereto, the District of Lillooet.

*Health and safety aspects of the work* means design and construction regulated by Part 3, Part 4, and sections 9.4, 9.8, 9.9, 9.10, 9.12, 9.14, 9.15, 9.17, 9.18, 9.20, 9.21, 9.22, 9.23, 9.24, 9.31, 9.32, and 9.34 of Part 9 of the *Building Code*.

*Occupancy Permit* means an inspection form, corresponding with the occupancy inspection, which shows that the Building Official considered that the project authorized by the permit was ready for use at the time of the occupancy inspection.

*Owner* means a person or a company named on a current title search or a State of Title Certificate as the owner in fee simple of the property under consideration and any person or corporation designated by the owner as their Agent.

*Permit* means the Building Permit document issued under the authority of this bylaw which authorizes an owner to commence construction of the project as described on the permit form and related documents.

*Qualified Plumber* means a person who holds a current Certificate of Qualification issued by the Province of British Columbia as a journeyman plumber.

*Retaining Wall* means any structure other than a building wall separating areas of land having a difference in finished grade in excess of 1.2 metres. (See Diagram – Schedule “D”)

*Sign Structure* means a structure used or intended to be used to support or hold a sign having a single face area greater than 3 square metres or a height in excess of 4 metres above the adjacent ground.

*Site Services* means utilities and features which provide for servicing a project within the property on which it is located and include water supply and distribution systems, storm & sanitary sewer collection, access roads, natural gas, electrical and cable.

*Standard 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.

*Subdivision and Development Servicing Bylaw* means the District of Lillooet Subdivision and Development Servicing Bylaw 531, 1989 and amendments thereto.

*Swimming Pool* means a structure capable of being filled with water, used or intended to be used for swimming or bathing and having a surface area exceeding 14 square metres or a depth of more than 0.6 metres, but does not include a hot tub which is equipped with a rigid removable cover.

*Zoning Bylaws* mean the Zoning Bylaws in effect in the District of Lillooet and amendments thereto.

### 3. PURPOSE OF BYLAW

- 3.1 The 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 District in the general public interest. The activities undertaken by or on behalf of the District 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 District or any *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 District is free from latent, or any defects.

**4. 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 supporting documents, nor any inspections made by or on behalf of the District 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 this bylaw, the *Building Code* and 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* and this bylaw or 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 District 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.
- 4.6 A permit is required whenever works regulated by this bylaw are to be undertaken. Works regulated by this bylaw include, but are not limited to:
  - 4.6.1 Construction of new buildings and structures;
  - 4.6.2 Additions to buildings and structures;
  - 4.6.3 Interior and exterior alteration of buildings and structures;
  - 4.6.4 Foundations for, and set up of, modular and mobile homes;
  - 4.6.5 Installation of plumbing systems;
  - 4.6.6 Alterations and additions to plumbing systems;
  - 4.6.7 Installation and alteration of fire protection sprinkler systems;
  - 4.6.8 Installation or alteration of mechanical exhaust and fire protection systems for commercial cooking equipment;
  - 4.6.9 Construction, installation or alteration of chimneys or fireplaces;
  - 4.6.10 Installation of solid fuel burning appliances;
  - 4.6.11 Construction, additions or alteration of site services for mobile home parks;
  - 4.6.12 Construction, additions or alteration of site services for campgrounds or recreation vehicle parks;

- 4.6.13 Construction of retaining walls;
- 4.6.14 Construction of foundations and set up of moved buildings;
- 4.6.15 Construction of swimming pool fences;
- 4.6.16 Change of occupancy classification for a building or part of a building;
- 4.6.17 Construction of site services for commercial, industrial and residential developments;
- 4.6.18 Placing or construction of temporary buildings and structures;
  - 4.6.18.1 A building permit for a temporary building shall be valid for the length of time specified on the building permit, but not more than one (1) year. Such building permit is renewable for further one (1) year periods, subject to payment of building permit fees.

4.6.19 Demolition of buildings or structures; or

4.6.20 Sign structures.

4.7 Notwithstanding any other provisions of this bylaw, where in the opinion of the Building Official, a project or portion of a project requires specialized technical advice, planning and supervision, all drawings, specifications and designs, or any part thereof, shall be certified by a Registered Professional as complying with the Code and this bylaw, and the construction shall be done under the supervision of the Registered Professionals.

4.8 Every application for a permit shall include the following acknowledgments signed by the permit applicant in accordance with Schedule “C” which states:

“I acknowledge that if I am granted a building permit pursuant to this application that I am responsible for compliance with the current edition of the Code, this bylaw and any other applicable enactment, code, regulation or standard relating to the work in respect of which the permit is issued, whether or not the said work is undertaken by me or by those whom I may retain or employ to provide design and/or construction services.”

“I acknowledge that neither the issuance or a permit under this bylaw, nor the acceptance or review of plans, specifications, drawings or supporting documents, nor inspections made by or on behalf of the District constitute a representation, warranty, assurance or statement that the current edition of the British Columbia Building Code, the Building Bylaws of the District of District of Lillooet or any other applicable enactment, code, regulation or standard has been complied with.”

“Where the District requires that Letters of Assurance provided by a registered professional pursuant to Sections 9.1 and 10.1 of this bylaw and Section 695 of the Local Government Act, I confirm that I have been advised in writing by the District that it relied exclusively on the Letter of Assurance of “Professional Design and Commitment for Field Review” prepared by (*insert name of registered professional*) in reviewing the plans, drawings, specifications and supporting documents submitted with this application for a building permit.”

“I confirm that I have relied only on the said registered professional for the adequacy of plans, drawings, specifications and supporting documents submitted with this application.

## 5. SCOPE AND EXEMPTIONS

- 5.1 This bylaw applies to the design, construction and *occupancy* of new *buildings* and *structures*, and the alteration, reconstruction, demolition, removal, relocation and *occupancy* of existing *buildings* and *structures*.
- 5.2 This bylaw does not apply to *buildings* or *structures* exempted by Part 1 of the *Building Code* except as expressly provided herein, nor to retaining *structures* less than 1.2 meters in height.
- 5.3 This bylaw does not apply to:
- 5.3.1 Landscaping or other surfacing of land, except retaining walls;
  - 5.3.2 Bridges other than pedestrian and vehicular bridge attached to buildings;
  - 5.3.3 Docks or wharves; or
  - 5.3.4 Detached decks or patios which are less than 600mm from the ground or finished grade, unless attached to an existing permit.
- 5.4 This bylaw applies to the buildings and situations specified in the Code and to the following:
- 5.4.1 The design and construction of swimming pool fences, retaining walls, site services for mobile home parks, and site services for campgrounds or recreation vehicle parks;
  - 5.4.2 The design and construction of site services for commercial, industrial and residential developments;
  - 5.4.3 All parts remaining when a building is damaged or destroyed to the extent of 75% or more of its value above its foundations; and
  - 5.4.4 The moving of buildings into or within the District.

## 6. PROHIBITIONS

- 6.1 No person shall commence or continue any construction, alteration, reconstruction, demolition, removal, 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*, or 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 District on property in the administration of this bylaw.
- 6.7 No person shall continue to construct a building or structure, or a portion of a building or structure, where the *building official* has ordered work to stop.
- 6.8 No person shall fail to comply with orders made by the building official.
- 6.9 No person shall change the occupancy classifications of a building or part of a building without first obtaining a permit from the *building official* which authorizes the change.
- 6.10 No person shall cover any work required to be inspected under this bylaw, without first obtaining authorization from the *building official* to cover the work.

**7. BUILDING OFFICIALS**

- 7.1 Each 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.
  - 7.1.3 establish, if requested to do so, whether the methods or types of construction and types of materials used in the construction of a *building* or *structure* for which a permit is sought under this bylaw substantially conform to the requirements of the *Building Code*.
- 7.2 A building official:
  - 7.2.1 may enter any land, building, structure, or premises at any reasonable time for the purpose of ascertaining that the terms of this bylaw are being observed, and, without limiting the generality of the foregoing, may do so when:
    - 7.2.1.1 a letter of complaint has been received directly related to health, fire or safety issues for the property;
    - 7.2.1.2 requested to do so by a recognized public authority or agency including, but not limited to, the RCMP, Volunteer Fire Department, Interior Health Authority, WCB or District staff when at the premise on other District related business; or;
    - 7.2.1.3 a health care report is submitted to the District by an individual or health care facility that directly involves the condition of property in question.
  - 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 The Building Official is authorized to:
  - 7.4.1 refuse to issue a permit where the information submitted does not meet the requirements of this bylaw;
  - 7.4.2 refuse to issue a permit that would authorize a project or use that would not conform with this bylaw or the Zoning Bylaws;
  - 7.4.3 revoke a permit where:
    - 7.4.3.1 there is a contravention of a condition under which the permit was issued; or
    - 7.4.3.2 the permit was issued in error; or
    - 7.4.3.3 the permit was issued on the basis of incorrect information.
  - 7.4.4 determine the valuation of a project in accordance with Appendix B, C, or D of this Bylaw.
  - 7.4.5 require correction of work which does not conform with this bylaw on a project for which an active permit is in effect;
  - 7.4.6 accept the recommendations of the Canadian Construction Materials Centre’s “Evaluation Reports and Listings” for the provision of equivalents as outlined in the Code;
  - 7.4.7 accept the testing results and recommendations of recognized testing agencies.
  - 7.4.8 Issue a permit for a project with the condition that specific details which are incomplete or in error on the plans or specifications be included or modified to conform with this bylaw as the project is built, or that further details are to be provided at a later date.
  - 7.4.9 Issue a permit for the phases of a project before the entire plans and specifications of the project are ready.
  - 7.4.10 Require an applicant for a permit or a person who has a valid permit to obtain a statement from a Registered Professional certifying that a portion or all of a project conforms with the requirements of this bylaw and good engineering practice.
  - 7.4.11 Rely on the written, signed statement of compliance of a Registered Professional, for all, or any portion of a project as assurance that the project or portion of the project conforms to this bylaw.

## **8. APPLICATIONS**

- 8.1 Every person shall apply for and obtain a building permit:
  - 8.1.1 before constructing, repairing or altering a *building or structure*;

- 8.1.2 before moving a *building* or *structure* into or within the District;
  - 8.1.3 before demolishing a *building* or *structure*;
  - 8.1.4 prior to the construction of a masonry fireplace or the installation of a wood burning appliance or chimney unless the works are encompassed by a valid building permit.
- 8.2 An application for a building permit for the items contained in section 8.1 shall be made in the form attached as Schedule "A" to this bylaw and be signed by the Owner or a signing officer if the Owner is a corporation.
- 8.3 All plans submitted with permit applications shall bear the name and address of the *designer* of the *building* or *structure*.
- 8.4 Each *building* or *structure* to be constructed on a site may, at the discretion of the Building Official require a separate building permit and shall be assessed a separate building permit fee based on the value of that *building* or *structure* as determined in accordance with Appendix C of this Bylaw.
- 8.5 A permit application shall expire six (6) months after the application date if the permit has not been issued.

There shall be no refund of a permit application fee where the District's staff has done any work beyond acceptance of the application.

**9. 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 attached as Schedule "A" to this bylaw, signed by the *owner*, or a signing officer if the *owner* is a corporation;
  - 9.1.2 be accompanied by the *owner's* acknowledgment of responsibility and undertakings made in the form attached as Schedule "C" to this bylaw, 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 30 days of the date of the application and a copy of any charges in favour of the District or other local Governments;
  - 9.1.4 include a site plan prepared by a British Columbia Land Surveyor showing (where required):
    - 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 District'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 District'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 is sought 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 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*;
- 9.1.9 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;
- 9.1.10 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.
- 9.1.11 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*;
- 9.1.12 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 - 9.1.8 of this bylaw;
- 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 Subdivision Servicing and Development Control Bylaw No. 531, 1989.
- 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. 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 prescribed form attached as Schedule "A" to this bylaw, 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 attached as Schedule "C" to this bylaw, 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 30 days of the date of the application and a copy of any charges in favour of the District or other local Governments;
  - 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 District'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 District's land use regulations establish siting requirements related to minimum floor elevation; and
    - 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 is sought 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 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*;
  - 10.1.9 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;
  - 10.1.10 The *building official* may require 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 B2 as referred to in section 2.6 of Part 2 of the *Building Code*, signed by the *registered professional*;
  - 10.1.11 the requirements of section 10.1.10 may be waived by a *building official* in circumstances where the *building official* has required a professional engineer's report pursuant to section 699 (2) of the *Local Government Act* the building permit is issued in accordance with sections 699 (5) and (6) of the *Local Government Act*.
  - 10.1.12 The requirements of section 10.1.10 may be waived by a *building official* if documentation, prepared and sealed by a *registered professional*, is provided assuring that the foundation design substantially complies with section 9.4.4 of Part 9 the *Building Code* and the foundation excavation substantially complies with section 9.12 of Part 9 of the *Building Code*.
  - 10.1.13 include two sets of drawings at a suitable scale of the design including the information set out in sections 10.1.5 - 10.1.8 and 10.1.10 of this bylaw.
- 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 Subdivision Servicing and Development Control Bylaw No. 531, 1989.
  - 10.2.2 a section through the site showing grades, *buildings*, *structures*, parking areas and driveways;

- 10.2.3 a roof plan including roof truss plans sealed by the truss manufacturer's professional engineer;
  - 10.2.4 structural electrical, plumbing, 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 as 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*.
- 10.3 Where the application is for a permit for a building renovation, an addition, an alteration, a tenant improvement to leasehold property, the moving of a building, or any other construction that requires a permit the application shall state the intended use or uses of the building. The building official shall determine from the use and occupancy classification if the application is for a complex or standard building and the relevant sections of this bylaw shall apply.
- 10.4 Where the application is for a permit for the construction of site services for a mobile home park, campground, recreation vehicle park, or addition thereto, the application must be accompanied by two (2) copies of the specifications and scale drawings of the project. Such specifications and drawings shall include:
- 10.4.1 site plans;
  - 10.4.2 internal street and lane details, including sections, grades and vertical and horizontal curve details;
  - 10.4.3 pad or slab design for each proposed mobile home space or camp space; mobile home or camp space dimensions;
  - 10.4.4 method or marking out each mobile home or camp space;
  - 10.4.5 location and dimensions of common storage areas;
  - 10.4.6 location and dimensions of all buffer and amenity open space areas;
  - 10.4.7 dimensions and construction details of water mains, services and hydrants;
  - 10.4.8 dimensions and construction details of sewer mains, manholes and services and/or septic tank and field locations;
  - 10.4.9 location of all street lighting;
  - 10.4.10 dimensions and construction details of all fences;
  - 10.4.11 dimensions and location of parking spaces;
  - 10.4.12 storm water drainage provisions and details;
- 10.5 Where the application is for a permit for the construction of a retaining wall, the application must be accompanied by two (2) copies of the specifications and scale drawings of the wall. Such specifications and drawings shall include:

- 10.5.1 a site plan showing the dimensions and location of the wall;  
a plan view of the wall and footing;
  - 10.5.2 typical cross sections of the wall;
  - 10.5.3 the stamp and signature of a Registered Professional; and
  - 10.5.4 a Schedule B1 and B2 for structural and geo-technical aspects, signed and sealed by a Registered Professional.
- 10.6 Where the application is for a permit for the construction of a sign structure, application must be accompanied by 2 (two) copies of the specifications and scale drawings of the sign structure. Such specifications and scale drawings shall include:
- 10.6.1 site plans;
  - 10.6.2 the *building official* shall require that all plans and specifications be certified and the construction of the sign structure be generally reviewed during construction by an engineer registered or licensed to practice in British Columbia;
  - 10.6.3 sign structures shall be designed in accordance with good engineering practice;
  - 10.6.4 Schedule B1 & B2 signed and sealed by a Registered Professional.  
Schedule C-B (Assurance of Professional Field Review and Compliance) signed and sealed by a Registered Professional upon completion and final inspection.
- 10.7 Where the application is for a permit for the construction of site services, the application must be accompanied by 2 (two) copies of the specifications and scale drawings of the project. Such specifications and scale drawings shall include:
- 10.7.1 site plans;
  - 10.7.2 internal street and lane details, including sections, grades and vertical and horizontal curve details, grade, sub-grade and surfacing details;
  - 10.7.3 driveway and parking areas;
  - 10.7.4 size and location of parking and loading spaces;
  - 10.7.5 size and construction details of water mains, service and hydrants;
  - 10.7.6 size and construction details of sewer mains, manholes and services;
  - 10.7.7 location of all electrical services, transformer pads and kiosks, including street lighting;
  - 10.7.8 storm water drainage provisions and details; and

## 11. PROFESSIONAL PLAN CERTIFICATION

- 11.1 The letters of assurance in the form of Schedules B-1 and B- 2 referred in section 2.6 of Part 2 of the *Building Code* and provided pursuant to sections 9.1.11, 10.1.10, 10.2.5, and 15.1 of this bylaw are relied upon by the District 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 When a building permit *is* 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 , the letters of assurance pursuant to section 10.2.5 of this bylaw shall be in the form prescribed in Section 2.6 of Part 2 of the *Building Code*.
- 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 building permit fee shall be reduced by 5% of the fees payable pursuant to Schedule B, up to a maximum reduction of \$2,500.00 (two thousand five hundred dollars).

**12. FEES AND CHARGES**

- 12.1 In addition to applicable fees and charges required under other District bylaws, a permit fee, calculated in accordance with this bylaw, shall be paid in full prior issuance of any permit under this bylaw.
- 12.2 An application made for a building permit shall be accompanied by the application deposit fee as set out in this Bylaw.
  - 12.2.1 The application deposit fee is non-refundable and shall be credited against the building permit fee when the permit is issued.
  - 12.2.2 An application shall be cancelled and the application deposit fee forfeited if the building permit has not been issued and the permit fee 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 within 6 months in writing, the plans and related documents submitted with the application may be returned to the applicant.
- 12.3 The *owner* may obtain a refund of the building permit fees when a building permit is surrendered and cancelled before any construction begins, provided:
  - 12.3.1 the refund shall not include the application deposit fee paid pursuant to section 12.2 of this bylaw; and
  - 12.3.2 no refund shall be made where construction has begun or an inspection has been made.
- 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 second inspection, a re- inspection charge as set out in this Bylaw shall be paid prior to additional inspections being performed.
- 12.5 An inspection charge, as set out in 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. 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 with 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 set out in section 12 of this bylaw;
- 13.1.4 the *owner* or his or her representative has paid all charges and met all requirements imposed by any other enactment or bylaw;
- 13.1.5 no enactment, covenant, agreement, or regulation in favour of, or regulation of, the District authorizes the permit to be withheld;
- 13.1.6 the *owner* has retained a professional engineer or geoscientist if required by the provisions of the *Engineers and Geoscientists Act*;
- 13.1.7 the *owner* has retained an architect if required by the provisions of 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 evidence pursuant to section 30 (1) of the *Homeowner Protection Act* that the proposed *building*:

- 13.2.1 is covered by home warranty insurance, and
- 13.2.2 the *constructor* is a licensed residential builder.

13.3 Section 13.2 of this bylaw does not apply if the *owner* is not required to be licensed and to obtain home warranty insurance in accordance with sections 20 (1) or 30 (1) of the *Homeowner Protection Act*.

13.4 Every permit is issued upon the condition that the permit shall expire and the rights of the *owner* under the permit shall terminate if:

- 13.4.1 the work authorized by the permit is not commenced within 12 months from the date of issuance of the permit; or
- 13.4.2 work is not substantially completed within a period of 24 months and no renewal permit has been applied for.

13.5 A *building official* may extend the period of time set out under sections 13.4.1 and 13.4.2 where construction has not been commenced or where construction has been discontinued due to adverse weather, strikes, material or labour shortages, or similar hardship beyond the *owner's* control.

- 13.6 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 District to demonstrate to the *building official* that the portion authorized to be constructed substantially complies with this and other applicable bylaws and the permit fee applicable to that portion of the *building* or *structure* has been paid. The issuance of the permit notwithstanding, the requirements of this bylaw apply to the remainder of the *building* or *structure* as if the permit for the portion of the *building* or *structure* had not been issued. An administration fee in the amount of 2% of the total project value to a maximum of \$2,500 will be required to be paid to the District in the form of an irrevocable letter of credit. This administration fee will be refunded to the applicant upon issuance of the permit for the remainder of the project provided construction or works have not progressed beyond the conditions and requirements set forth in the building permit for that portion of construction identified in the previous permit. The administration fee shall be forfeited should construction commence further than specified in the phase for which a permit has previously been issued.
- 13.7 When a site has been excavated under an excavation permit issued pursuant to section 13.6 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 13.4, 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 District to do so.
- 13.8 Every permit is issued upon the condition that if the permit expires and there are outstanding fire, health or safety issues, the property shall be subject to Notice on Title.

#### **14. 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 the bylaw have been complied with or the *building* or *structure* meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the *Building Code* or this bylaw or any standard of construction.

#### **15. 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* provide design and plan certification and *field review* by means of letters of assurance in the form of Schedules B1, B-2 and CB 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 *standard building* in circumstances where letters of assurance have been required in accordance with sections 10.1.10, 10.2.5 or 15.1 of this bylaw, the *owner* shall provide the District with letters of assurance in the form of Schedules CA or CB, 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, 10.1.10, 10.2.5, 15.1 or 15.2 of this bylaw, he or she shall also provide written proof of professional liability insurance to the *building official*.

**16. 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. INSPECTIONS**

- 17.1 When a *registered professional* provides letters of assurance in accordance with sections 9.1.11, 10.1.10, 10.2.5, 15.1 or 15.2 of this bylaw, the District 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 assurance that the construction substantially conforms to the design 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 A *building official* may attend periodically 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 his or her representative shall give at least 24 hours notice to the District 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 it:
  - 17.4.1 Footing Inspection - after preparation for footings are complete, prior to the placement of the concrete or Preserved Wood Foundation footings;
  - 17.4.2 Foundation Forms - after preparation of foundation forms are complete, prior to casting concrete a survey certificate is required;
  - 17.4.3 Damp-proofing/drain Tile Inspection - after damp-proofing and foundation drains are in place, prior to backfilling;
  - 17.4.4 the preparation of ground, including ground cover, when required, prior to the placing of a concrete slab;

- 17.4.5 Plumbing Inspections - after any part of a plumbing system is in place, including water and sewer services prior to backfilling. Separate inspections will be done for water service, sewer service, rough in drain waste and vent piping, above ground rough in drain waste and vent piping and water distribution system.
- 17.4.6 rough in of factory built chimneys and fireplaces and solid fuel burning appliances;
- 17.4.7 Framing Inspections - after framing and sheathing of the project is complete, including fire stopping, bracing, chimneys, roofing, duct work, plumbing, gas venting, electrical wiring and continuity of fire separations through concealed spaces, before any insulation, lath or other interior or exterior finish is applied which could conceal the work;
- 17.4.8 Insulation and Vapour Barrier - Prior to wall and ceiling cover applications;
- 17.4.9 Occupancy Inspection - after the project or a portion thereof is complete and ready for use, prior to any occupation of the whole or any portion of the project and shall include the health and safety aspects of the work when the building or structure is substantially complete.
- 17.4.10 Retaining structures shall be inspected in accordance with 17.4.1 and 17.4.2 of this bylaw and pursuant to Section 19 of this bylaw;
- 17.4.11 Swimming pool fences shall be inspected upon completion of the fence and prior to filling the pool with water pursuant to Section 23 of this bylaw
- 17.4.12 Mobile Home Parks, campgrounds and RV Parks shall require inspections in accordance with 17.4.1, 17.4.4, 17.4.5, 17.4.9 and any other inspections pursuant to Section 24 of this bylaw;
- 17.4.13 Site Services shall be inspected in accordance with 17.4.5 and any other inspections that may be required pursuant to this section and Section 25 of this bylaw;
- 17.4.14 Moving of Buildings shall be inspected in accordance with the requirements of Section 28 of this bylaw.
- 17.4.15 Demolition of buildings and structures shall be inspected upon completion of demolition when any excavation has been filled and after removal of the building or structure to ensure the site is left in a safe condition
- 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 Where a qualified plumber provides certification of a plumbing test in the form shown as Schedule "E" to this bylaw and provides written assurance that the plumbing tests covered by a specific inspection have been tested, installed and constructed in accordance with the requirements of the Code, the *building official* may accept such assurance in lieu of an inspection. The owner or qualified plumber shall notify the building official when the work has progressed to the inspection stage and provide the building official with written assurance prior to continuing. The building official will then determine if an inspection is required or provide written acceptance on a building inspection report form authorizing the construction to continue or allow the work to be covered

- 17.7 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, 10.1.10, 10.2.5, 15.1 or 15.2 of this bylaw.

## **18. OCCUPANCY PERMITS**

- 18.1 No person shall occupy a *building* or *structure* or part of a *building* or *structure* until an occupancy permit has been issued.
- 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, 10.1.10, 10.2.5, 15.1 and 15.2 of this bylaw, and
- 18.2.2 all aspects of the work requiring inspection and acceptance pursuant to section 17.4 of this bylaw have both been inspected and accepted or the inspections and acceptance are not required in accordance with section 17.5 of this bylaw.
- 18.3 A *building official* may issue an occupancy permit for part of a *building* or *structure* when the part of the *building* or *structure* is self-contained.

## **19. 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.

## **20. PERMITS**

- 20.1 A building permit shall be in the form of Schedule "B" to this bylaw.

## **21. SECURITY DEPOSIT**

- 21.1 Security may be required by an irrevocable Letter of Credit or a deposit of securities in a form satisfactory to the District in the amount of 1% of the building permit construction value for construction of \$50,000 or greater to a maximum security amount of \$15,000 to repair Municipal works damaged during construction.
- 21.2 A Security deposit will be returned upon issuance of an occupancy permit and final inspection approval of District works or District property.
- 21.3 Security deposits may be waived by the District Engineer, the Chief Building Official or their designates when it can be shown that there are no District works on or off-site which could be damaged during the course of construction.
- 21.4 The owner, his agents, contractors or sub-contractors shall be jointly responsible for the cost of all repairs to any District property as a result of construction undertaken pursuant to the permit.
- 21.5 Any credit greater than the amount of the security deposit used by the District to repair works shall be returned to the owner or agent designated on the permit.

- 21.6 Costs in excess of the security deposit required by the District to complete remedial or corrective work to District property, works or lands shall be recoverable from the owner or agent in a manner deemed appropriate.

## **22. CLIMATIC DATA**

- 22.1 The climatic data for the design of buildings in the District of District of Lillooet shall be the data listed in the current edition of Appendix "A" to the BC Building Code for Lillooet, British Columbia except:
- 14.1.1  $S_s = 1.9 \text{ kPa}$ ,  $S_r = 0.1 \text{ kPa}$
- 22.2 The depth of ground cover for frost protection referred to in the Code regarding footing & foundation systems & gravity building sewers shall be a minimum of 36 inches. Where clay soils or soils not clearly defined are evident, 1.2 metres of ground cover shall be required for footings and foundation systems.
- 22.3 The depth of ground cover for frost protection referred to in the Code regarding water service piping shall be a minimum of 1.2 metres.
- 22.4 The depth of ground cover for frost protection referred to in the Code regarding forced pumped or pressurized building sewers containing standing effluent shall be a minimum of 1.2 metres.

## **23. SWIMMING POOLS**

- 23.1 No person shall commence or continue any work related to the installation, construction and alteration of an in-ground swimming pool or related ancillary equipment unless a valid permit has been issued by the District.
- 23.2 Every application for a permit shall be accompanied by the following material in duplicate:
- 23.2.1 A plot plan showing the location of the proposed swimming pool and ancillary buildings relative to lot boundaries, existing buildings and structures, existing and proposed fences, and retaining walls.
- 23.2.2 Plans and sections adequately describing construction of the proposed swimming pool and ancillary equipment.
- 23.2.3 Details of finish of swimming pool deck including drainage, and surface drainage of swimming pool site.
- 23.2.4 Details of water supply and method of disposal of waste water from backwashing and draining of the swimming pool.
- 23.2.5 Proposed fence construction in sufficient detail to show compliance with the requirements of this Bylaw.
- 23.2.6 Location of service lines on site.
- 23.2.7 Location of any existing statutory rights-of-way.
- 23.2.8 Authorization of the owner where application is submitted by other than the owner.

- 23.2.9 Location of excavated soil disposal area.
- 23.2.10 Such additional information as may be required by the Building Inspector.
- 23.3 Every pool shall be designed and constructed with due regard for site conditions, structural adequacy and personal safety, and with a special concern for the safety of small children.
- 23.4 Every swimming pool shall be totally enclosed by a fence, a building, or a combination of fence and building.
  - 23.4.1 Fences shall be secure, of sturdy construction, and designed to inhibit easy climbing by young children and prevent accidental entry by any person into the swimming pool area.
  - 23.4.2 Fences shall not be less than 1.2m high. The base of every fence shall be not more than 100mm (4 inches) above ground or adjacent grade.
  - 23.4.3 No horizontal or angled framing member shall be located on the outside of the fence between 200mm (8 inches) and 800mm (36 inches) above ground level or adjacent finished grade. Fences composed of vertical members shall have no openings of a size which will permit the passage of a spherical object having a diameter of 100mm (4 inches). Fences composed of angle members shall have no openings between adjacent members greater than 13mm (1/2 inch).
  - 23.4.4 Notwithstanding the provisions of this section, standard chain link wire mesh may be acceptable provided that such fence is a minimum of 1.2m in height.
  - 23.4.5 Access through required fences shall be of means of self-closing gates so designed as to cause the gate to become secured with self-latching devices located on the swimming pool side of the fence and at a height of at least 1m (3.281 feet) above grade at the outside of the fence, or on the outside of the fence at 1.2m above grade.
  - 23.4.6 The swimming pool fence enclosure shall be completed in accordance with the approved plans and specifications. It shall be the owner's responsibility to ensure that the swimming pool area is maintained in a safe, secure condition during the construction period and until a permanent enclosure approved by the Building Inspector is in place.
  - 23.4.7 Where the swimming pool area of a lot abuts a natural constraint, retaining wall or other object or formation which may be deemed to prevent access to the swimming pool on one or more sides to a degree which will meet the security standards of this section, the aforementioned fencing requirements may be varied at the discretion of the District Council upon written application by the owner prior to the approval of a permit.
- 23.5 Every pool shall be capable of being drained in a fashion suitable to the Building Inspector.
- 23.6 Every below grade pool shall be surrounded by a non-slip walkway, designed so that surface water shall drain away from the pool.



- 23.7 In the case of a pool whose installation utilizes or includes auxiliary equipment such as, but not limited to, gas or electrical equipment, the Building Inspector may require evidence of approval of such authority as may have jurisdiction over such device or equipment.
- 23.8 Pools which do not project above grade more than 0.6m (1.969 feet) may be located in a front yard, a side yard or a rear yard, provided the following setback requirements are maintained:
- 23.8.1 1.5m (4.921 feet) from principal building;
  - 23.8.2 1.5m (4.921 feet) from front or side street line; and
  - 23.8.3 1.0m (3.281 feet) from side or rear lot lines
- 23.9 Pools which project above grade more than 0.6m (1.969 feet) may be located in a front, side or rear yard, provided with the following setback requirements are maintained:
- 23.9.1 4.5m (14.765 feet) from a side or front street line;
  - 23.9.2 3.0m (9.843 feet) from the principal building; and
  - 23.9.3 1.0m (3.281 feet) from side and rear lot lines.
- 23.10 Pool equipment which is not housed in a structure, nor is intended to be housing in a structure, may be located in a front, side or rear yard, provided that the following setback requirements are maintained:
- 23.10.1 4.5m (14.765 feet) from a side or front street line;
  - 23.10.2 1.0m (3.281 feet) from the principal building; and
  - 23.10.3 1.0m (3.281 feet) from side and rear lot lines.
- 23.11 Pool equipment which is housed in a structure, or is intended to be housing in a structure, may be located in a front, side or rear yard, provided that the following setback requirements are maintained:
- 23.11.1 4.5m (14.765 feet) from a side or front street line;
  - 23.11.2 3.0m (9.843 feet) from the principal building; and
  - 23.11.3 1.0m (3.281 feet) from side and rear lot lines
- 23.12 No setbacks are required between pools, pool equipment and other accessory buildings or structures.
- 23.13 Walkways, decks patios or like structures which surround or abut a pool and do not exceed 0.6m (1.969 feet) above grade are not subject to setback requirements. When the structure exceeds 0.6m (1.969 feet) in height, the setbacks as set out in clause (D) apply and must be maintained.

**24. MOBILE HOME PARKS, CAMPGROUNDS AND RV PARKS**

14.2 Mobile home parks, campgrounds and recreation vehicle parks shall be designed and constructed in accordance with the requirements of the Mobile Home Park Bylaw.

24.2 Mobile home parks, campgrounds and recreation vehicle parks shall be designed by, and their construction carried out under the supervision of, a Registered Professional.

**25. SITE SERVICES**

25.1 Site services shall be designed and their construction carried out under the supervision of a Registered Professional.

25.2 As a condition of the issuance of a building permit, the owner of the land shall provide works and off-site services in accordance with Subdivision and Development Servicing Bylaw.

25.3 The owner, his agents or contractors shall in the areas where the construction of a building is of a lower elevation than the District street adjoining the property, the building must be constructed so as to prevent any surface drainage from the streets, road, boulevard or District property to enter the carport, garage or any other area of the building or property that could be damaged by such surface drainage.

25.4 The owner shall obtain approval of the District for all access and egress driveway(s), sidewalk(s) and crossover(s) prior to obtaining a building permit.

25.5 Where it is proposed to conduct waste to a sanitary sewer or surface or roof water to a storm sewer, the owner or his agent shall ensure that such service is of sufficient capacity to receive such discharge, and also arrange the connection to suit the location and the depth of the connection provided to the property by the District.

25.6 The owner, his agent or contractor shall design and install water meter(s) in accordance with the Plumbing Bylaw.

25.7 The owner, his agent or contractor shall extend the sewer cleanout at property line to finish grade.

25.8 The installation of grease traps and interceptors shall in addition to the requirements of the Building Code be installed and maintained in accordance with the Plumbing Bylaw.

**26. REPLACEMENT DWELLINGS**

26.1 Where the Zoning Bylaws allows only 1 single family dwelling on a lot, the owner may obtain a permit to construct a replacement dwelling on the same lot provided the owner agrees to demolish, remove from the property, or convert it to a permitted accessory building in accordance with the Zoning Bylaw within 60 days of occupancy of the replacement dwelling.

26.2 A Demolition permit will be required for the first dwelling should conversion to an accessory building not be desired or it is not a permitted use or the dwelling is not removed from the property.

- 26.3 A building permit will be required for conversion of the first dwelling to an accessory building for change of occupancy and any required renovations including removal of cooking and laundry facilities to ensure permitted accessory use. Height restrictions in accordance with specific zoning shall apply.
- 26.4 The owner shall provide the District with a signed letter of undertaking, agreeing to demolish, convert, or remove the first dwelling from the property in accordance with District Regulations and Bylaws. The letter in addition to the intent to demolish, convert or remove the building from the property shall authorize the District to permit its staff or contractors to enter the property to demolish the first dwelling, should the owner not comply with demolishing, converting or removing the first dwelling within 60 days of occupancy of the replacement dwelling.
- 26.5 Security shall be provided by an irrevocable letter of credit or a deposit of securities in a form satisfactory to the District in an amount equal to the estimated value of demolition including hauling, dumping and infilling of the excavation but not exceeding \$5000.00 as determined from a written quote provided from a recognized contractor.
- 26.6 Costs of demolition, hauling, dumping and infilling excavations to the District, in excess of the security deposit shall be recoverable from the owner in a manner deemed appropriate by the District.

**27. MOVING OF BUILDINGS**

- 27.1 No person shall relocate a building or part thereof into the District or from one property to another within the District unless the owner or his agent has first obtained a permit for that purpose as provided for in this bylaw.
- 27.2 Except as provided in Section 27.5 of this bylaw, a person applying to relocate a building or mobile home shall have the building evaluated by the *building official*. For such evaluation the applicant shall pay the fee specified in this Bylaw.
- 27.3 The owner shall upgrade the following items to meet current Code requirements when a building is relocated:
  - 27.3.1 chimneys and fireplaces;
  - 27.3.2 any portions of the building in which failure is visibly evident without removing finishes;
  - 27.3.3 smoke alarms;  
fire exit windows;
  - 27.3.4 plumbing.
- 27.4 The owner shall replace the following systems when a building is relocated if they are determined by the Building Official to be decayed or worn out:
  - 27.4.1 roofing;
  - 27.4.2 exterior finish or portions of the exterior finish.
- 27.5 Where a dwelling or mobile home is less than 10 years old, the building evaluation referred to in Section 11.2 is not required.

**28. REFUNDS AND CANCELLATIONS**

- 28.1 Where a project authorized by a building permit is not started by the applicant, but abandoned, and the building permit is cancelled in writing by the applicant, the District will refund fees as follows:
- 28.1.1 The application deposit fee of \$50.00 provided plan checking and preparation of the permit has not started;
- 28.1.2 80% of the building permit fee, but to not less than \$200.00.
- 28.2 Where a building permit is cancelled or expired, the owner shall obtain a new building permit before any further work on the project is done.

**29. PENALTIES AND ENFORCEMENT**

- 29.1 Every person who contravenes any provision of this bylaw commits an offence punishable on summary conviction and shall be liable to a fine of not more than \$10,000.00 (Ten Thousand Dollars) or to imprisonment for not more than six months.
- 29.2. 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.
- 29.3 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 affected building or structure.
- 29.4 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*.
- 29.5 Where a person occupies a *building* or *structure* or part of a *building* or *structure* in contravention of section 6.4 of this bylaw a *building official* may post a Do Not Occupy notice on the affected part of the *building* or *structure*.
- 29.6 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*.
- 29.7 Each day’s continuance of an offence constitutes a new and separate offence.
- 29.8 Every person who prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer or building official onto the property commits an offence.

**30. SEVERABILITY**

- 30.1 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.

**31. FORMS AND SCHEDULES**

31.1 Schedules "A" through "E" and Appendices "A" through "D" are attached to and form a part of this Bylaw. The Clerk shall provide application forms for all applications processes required under this bylaw.

**32. REPEALS**

32.1 The "District of Lillooet Building Bylaw No. 496, 1988" and all amendments thereto are hereby repealed.

"District of Lillooet Building Regulation Bylaw No. 199, 2003" adopted on the 16<sup>th</sup> day of December, 2003.

"District of Lillooet Building Regulations Bylaw No. 199, 2003, Amendment Bylaw No. 213, 2004" adopted on the 2nd day of February, 2004.

"C. Roshard"

Acting Mayor

"K. Mellor"

Administrator

**SCHEDULE “A - 1”**

**APPLICATION FOR DEVELOPMENT**

- |   |  |
|---|--|
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Development Variance Permit       |
| <input type="checkbox"/> Zoning Amendment   | <input type="checkbox"/> Official Community Plan Amendment |
| <input type="checkbox"/> Land Use Contract  | <input type="checkbox"/> Appeal to Board of Variance       |
| <input type="checkbox"/> Subdivision        | <input type="checkbox"/> Building/Plumbing Permit          |
| <input type="checkbox"/> Access Permit      | <input type="checkbox"/> Other                             |

**1. APPLICANT INFORMATION**

Applicant/Agent/Builder \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_  
\_\_\_\_\_

Owner (if other than applicant) \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_  
\_\_\_\_\_

Written authorization from the current property owner(s) is required if an application is being made on their behalf.

I hereby authorize the above named applicant to act as my agent on this application

\_\_\_\_\_  
(Owner’s Signature)

**2. PROPERTY INFORMATION**

Legal Description \_\_\_\_\_

Civic Address \_\_\_\_\_

Existing Land Use \_\_\_\_\_ Proposed Land Use \_\_\_\_\_

Current Zoning \_\_\_\_\_ Lot Area \_\_\_\_\_ Water Source(s): \_\_\_\_\_

Surrounding Land Uses: North \_\_\_\_\_ South \_\_\_\_\_

East \_\_\_\_\_ West \_\_\_\_\_

**3. APPLICATION DETAILS**

General description of proposed development (attach additional pages if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Specific description of proposed development (see application checklist) i.e. finished floor areas, value of construction, number of units, variance requests

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby make application for the proposed development generally described above and supported by the documentation attached to this application. I acknowledge that if the required documentation is not complete, the District of Lillooet will notify me accordingly and processing will be delayed until the information is provided to the District.

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

***FOR OFFICE USE ONLY***

*Date* \_\_\_\_\_ *Fee* \$ \_\_\_\_\_ *Receipt No.* \_\_\_\_\_

*File no.* \_\_\_\_\_ *Received by:* \_\_\_\_\_ *File Cross Ref:* \_\_\_\_\_

Personal information contained on this form is collected under the *Local Government Act*. Please contact the Municipal Clerk with any questions you have regarding public access to this information.

**SCHEDULE “A- 2”  
APPLICATION FOR BUILDING PERMIT**

Permit No: \_\_\_\_\_ Roll No.: \_\_\_\_\_

Application Fee: \$50.00 Type of Building & Use: \_\_\_\_\_

Value of Construction: \_\_\_\_\_ Square Feet: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

THE FOLLOWING IS A CHECKLIST OF REQUIRED INFORMATION AND DOCUMENTATION. ALL ITEMS MUST BE SUBMITTED PRIOR TO THE PLAN CHECK REVIEW.

Required Received

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | State of Title Certificate or Title Search (3 months current)  |
| <input type="checkbox"/> | <input type="checkbox"/> | Covenant Documents (if listed on Title)  |
| <input type="checkbox"/> | <input type="checkbox"/> | Water Permit: Water District _____ Well Log _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Sewer Permit: Septic Field _____ Public Sewer _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Access Permit  |
| <input type="checkbox"/> | <input type="checkbox"/> | Health Approval, Restaurant, Food, Retail  |
| <input type="checkbox"/> | <input type="checkbox"/> | Pre-move Permit  |
| <input type="checkbox"/> | <input type="checkbox"/> | Development Permit   |
| <input type="checkbox"/> | <input type="checkbox"/> | Development Variance Permit  |
| <input type="checkbox"/> | <input type="checkbox"/> | Rezoning Approval  |
| <input type="checkbox"/> | <input type="checkbox"/> | Strata Approval  |
| <input type="checkbox"/> | <input type="checkbox"/> | Letter of Authorization from Strata Council _____ or Mobile Home Park _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Proof of Referral to Fire Dept. – Commercial, Industrial, Institutional  |
| <input type="checkbox"/> | <input type="checkbox"/> | Agricultural Land Commission Approval  |
| <input type="checkbox"/> | <input type="checkbox"/> | Development Costs Charges  |
| <input type="checkbox"/> | <input type="checkbox"/> | 2 sets of working drawings   |
| <input type="checkbox"/> | <input type="checkbox"/> | Any changes to drawings, i.e. grades, additions, deletions   |
| <input type="checkbox"/> | <input type="checkbox"/> | Site Plan complete will all buildings on site and dimension from proposed construction to property lines & North Arrow |
| <input type="checkbox"/> | <input type="checkbox"/> | Elevations of corner pins of property and centre line of street and main floor of building                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof truss layout  |
| <input type="checkbox"/> | <input type="checkbox"/> | Floor truss layout and engineered beam specifications  |
| <input type="checkbox"/> | <input type="checkbox"/> | Architectural / Coordinating Registered Professional Schedule CA _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Structural engineering Schedule B1 _____ Schedule B2 _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Geotechnical Engineering Schedule B1 _____ Schedule B2 _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Miscellaneous Engineering  |
| <input type="checkbox"/> | <input type="checkbox"/> | Survey Certificate for placement of foundation – prior to commercial framing   |



**SCHEDULE “A-2”**

***OFFICE USE ONLY***

Description of Construction:

\_\_\_\_\_  
\_\_\_\_\_

Conditions of Permit:

\_\_\_\_\_  
\_\_\_\_\_

District \_\_\_\_\_ Construction \_\_\_\_\_ Map # \_\_\_\_\_ Flood Plain \_\_\_\_\_ Area \_\_\_\_\_

Zoning \_\_\_\_\_

ALR \_\_\_\_\_ Fire Protection \_\_\_\_\_

Estimate Value \$ \_\_\_\_\_ x FEE RATE \$ \_\_\_\_\_

# of Plumbing Fixtures \_\_\_\_\_ @ \$10.00 \$ \_\_\_\_\_

Development Cost Charges \$ \_\_\_\_\_

Surcharge \$ \_\_\_\_\_

Less Application Fee (\$50.00) \$ \_\_\_\_\_

Total Permit Fee \$ \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SCHEDULE “B”  
BUILDING INSPECTION PERMIT**

Permit #: \_\_\_\_\_

PURSUANT TO THE BYLAWS OF THE DISTRICT OF LILLOOET, I, BEING THE OWNER OR ACTING WITH THE CONSENT OF THE OWNER OF THE BELOW NOTED PROPERTY, HEREBY APPLY FOR AND AGREE TO COMPLETE THE PROJECT DESCRIBED BELOW AND SHOWN ON ANY ACCOMPANYING PLANS.

OWNER: \_\_\_\_\_

BUILDING SITE ADDRESS: \_\_\_\_\_

BUILDER: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

OWNER’S ADDRESS: \_\_\_\_\_ SQ. FT: \_\_\_\_\_ SQ. M. \_\_\_\_\_

ZONE: \_\_\_\_\_ LOT: \_\_\_\_\_ BLK: \_\_\_\_\_ DL: \_\_\_\_\_ PLAN: \_\_\_\_\_

FOLIO #: \_\_\_\_\_

TYPE OF CONSTRUCTION: \_\_\_\_\_

CONDITIONS OF PERMIT:

\_\_\_\_\_  
\_\_\_\_\_

**FEES:**

PROJECT VALUE FEE \$ \_\_\_\_\_  
PLUMBING FIXTURE COUNT: FEE \$ \_\_\_\_\_  
SEWER USER FEE \_\_\_\_\_ FEE \$ \_\_\_\_\_  
WATER USER FEE \_\_\_\_\_ FEE \$ \_\_\_\_\_  
GARBAGE USER FEE \_\_\_\_\_ FEE \$ \_\_\_\_\_

**DEVELOPMENT COST CHARGES:**

ROADS FEE \$ \_\_\_\_\_  
DRAINAGE FEE \$ \_\_\_\_\_  
PARKS FEE \$ \_\_\_\_\_  
LATECOMER CHARGES FEE \$ \_\_\_\_\_  
SURCHARGE FEE \$ \_\_\_\_\_  
LESS APPLICATION FEES FEE \$ \_\_\_\_\_  
TOTAL FEES \$ \_\_\_\_\_  
RECEIPT # \_\_\_\_\_

I, being the owner or acting with the consent of the owner, agree to the following: it is my responsibility to obtain all inspections required by the Building Bylaw. I will hold the District of Lillooet harmless from any action or cost whatsoever arising out of or incidental to, the issuance of this permit. I will take full responsibility to carry out the work or have the work carried out in substantial accordance with the requirements of the Building Code and all relevant District Bylaws. Neither the issuance of this permit, the plan check, nor inspections made by the District of Lillooet shall relieve me from this responsibility. I recognize that within the District of Lillooet, there is a wide variety of soil conditions. I affirm that it is my responsibility, as owner/agent, to identify the soil conditions on which the intended construction is to be placed and to take all actions necessary to ensure the adequacy of the foundation and soils. I agree to comply with all provisions of the District of Lillooet Sewer and Water Use Regulations Bylaws. I have read and understood the contents of this permit.

\_\_\_\_\_  
Signature of Owner or Agent

This permit is issued according to the above noted information and accompany plans and documents:

Date: \_\_\_\_\_

Signature of Inspector: \_\_\_\_\_

**SCHEDULE C**

**OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY  
AND UNDERTAKINGS**

"I acknowledge that if I am granted a building permit pursuant to this application that I am responsible for compliance with the current edition of the Code, this bylaw and any other applicable enactment, code, regulation or standard relating to the work in respect of which the permit is issued, whether or not the said work is undertaken by me or by those whom I may retain or employ to provide design and/or construction services."

"I acknowledge that neither the issuance or a permit under this bylaw, nor the acceptance or review of plans, specifications, drawings or supporting documents, nor inspections made by or on behalf of the District constitute a representation, warrant, assurance or statement that the current edition of the British Columbia Building Code, the Building Bylaw of the District of Lillooet or any other applicable enactment, code, regulation or standard has been complied with."

"Where the District requires that Letters of Assurance provided by a registered professional pursuant to Sections 9 & 10 of this bylaw and Sections 695 of the Local Government Act, I confirm that I have been advised in writing by the District that it relied exclusively on the Letter of Assurance of "Professional Design and Commitment for Field Review" prepared by

\_\_\_\_\_ *(insert name of registered professional)*

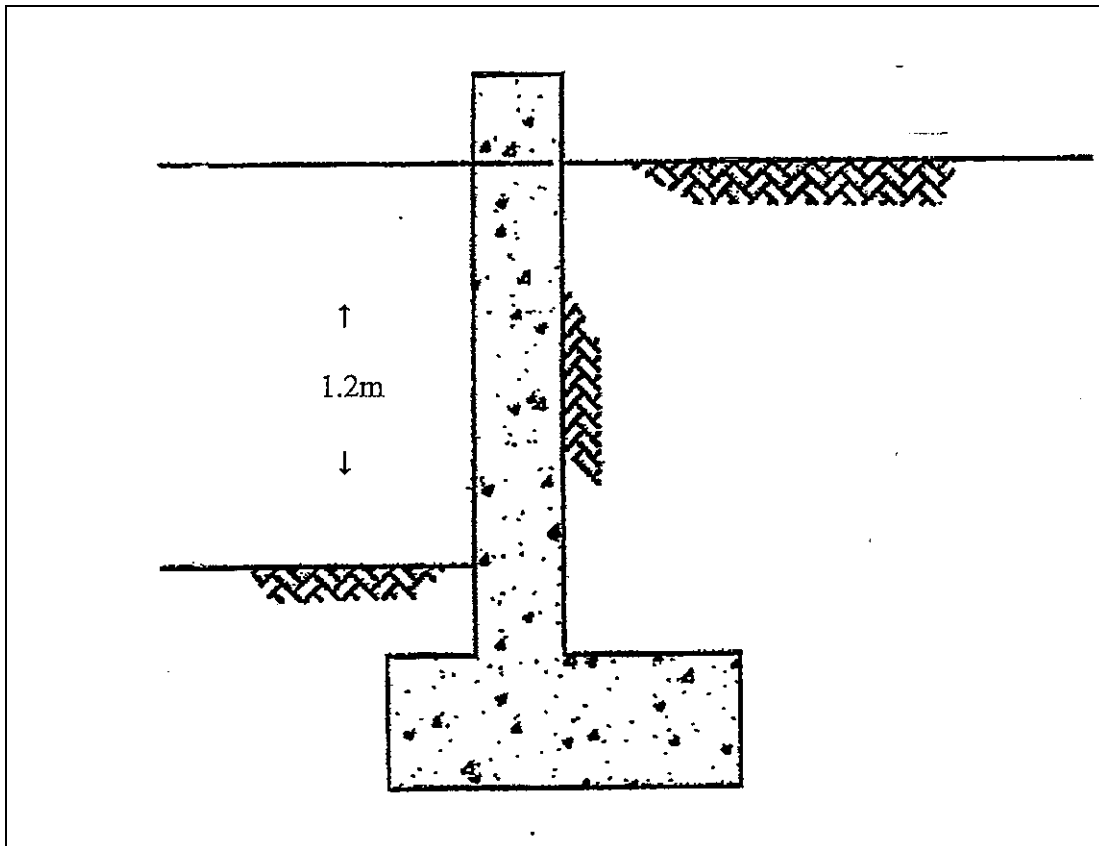
in reviewing the plans, drawing, specifications and supporting documents submitted with this application for a building permit.":

"I confirm that I have relied only on the said registered professional for the adequacy of plans, drawings, specifications and supporting documents submitted with this application."

\_\_\_\_\_  
Owner's Signature

Building Permit # \_\_\_\_\_

**SCHEDULE "D"**  
**INFORMATIONAL DRAWING**



*"Retaining Wall" means any structure other than a building wall separating areas of land having a difference in finished grade in excess of 1.2 m.*

**GENERAL NOTES**

**1. RETAINING WALLS**

*Plans and specifications for retaining walls shall be prepared and the construction supervised by a Registered Professional or recognized Manufacturer's Distributor.*

*A Registered Professional doing design and construction supervision of retaining wall shall provide a stamped Letter of Assurance or B1 & B2 prior to the issuance of the completion certificate.*

*Geotechnical review may be required.*

**SCHEDULE E**

**CERTIFICATION OF PLUMBING TEST**

For use by certified plumbers who have a copy of their British Columbia Tradesman Qualification Certification on file at the District of Lillooet office.

I, \_\_\_\_\_  
(Print Name)

BC Tradesman, Certification Number \_\_\_\_\_

of \_\_\_\_\_ hereby certify that the installation and test of the  
(Company Name)

following plumbing systems at:

\_\_\_\_\_ (Civic Address) \_\_\_\_\_ (Legal Description)

for \_\_\_\_\_ under Building Permit # \_\_\_\_\_  
(Owner’s Name)

is installed and tested in accordance with part 7 of the 1998 BC Building Code “Plumbing Services”.

| <b>NOTE: BUILDING INSPECTOR IS TO BE NOTIFIED PRIOR TO TESTING</b>  | <b>DATE</b> | <b>PSI</b> | <b>INITIALS</b> | <b>WITNESS</b> |
|---|-------------|------------|-----------------|----------------|
| Sanitary Sewer System   |             |            |                 |                |
| Drainage and Venting System   |             |            |                 |                |
| Potable Water System  |             |            |                 |                |
| Underground Drainage and Venting System   |             |            |                 |                |
| Testing of the Potable Water Systems as required under Section 7.3.7 Testing of Potable Water Systems Air/Water Test or Manufacturer’s Test Specifications              |             |            |                 |                |
| Testing of DWV sewer system as required under Section 7.3.6 Testing of Drainage or Venting Systems Static Pressure Test, or Air Tested at 35 KPA (5 PSI) for 15 minutes |             |            |                 |                |

|                    | <b>SIGNATURE</b> | <b>DATE</b> |
|--------------------|------------------|-------------|
| Owner/Agent        |                  |             |
| Plumber            |                  |             |
| Plumbing Inspector |                  |             |

Please return this form to the District of Lillooet.

NOTE: Completion of this form in no waives your responsibility to request inspection by the District of Lillooet.

**APPENDIX “A”**

**CLIMATIC DATA**

Climatic data for the design of Buildings shall be in accordance with the National Building Code and the Building Code of British Columbia, and based on the records of the Atmospheric Environmental Services of the Ministry of Transport and for the purposes of this bylaw shall be as follows:

|  |                    |         |
|--|--------------------|---------|
| January 2 ½ percent Design Temperature (Degrees C)       |                    | -23 C   |
| January 1 percent Design Temperature (Degrees C)         |                    | -25 C   |
| July 2 ½ percent Design Dry bulb Temperature (Degrees C) |                    | 33 C    |
| July 2 ½ percent Design Wet bulb Temperature (Degrees C) |                    | 20 C    |
| Annual Total degree-days Below 18 Degrees C              |                    | 3,550   |
| Fifteen minute Rainfall (mm)                             |                    | 10 mm   |
| One Day Rainfall (mm)                                    |                    | 70 mm   |
| Annual Total Precipitation (mm)                          |                    | 350 mm  |
| Ground Snow Load   | Ss.                | 1.9 kpa |
|  | Sr.                | 0.1 kpa |
| Hourly Wind Pressures                                    | Probability 1/10   | .32 kpa |
|  | Probability 1/30   | .39 kpa |
|  | Probability 1/100  | .49 kpa |
| Seismic Data:  | Zonal Acceleration | 1       |
|  | Zonal Velocity     | 2       |
|  | Velocity Ration    | 0.10    |
| Frost Penetration  |                    | 900 mm  |

**APPENDIX "B"**

**SCALE OF FEES – BUILDING PERMIT  
(AB #213)**

*For the purpose of calculating the fee for permits under this Bylaw, the value of construction shall be the total contract price for the work including all sub-contracts, or the value of construction as determined by the Building Inspector on the basis of plans, specifications and information available to him, whichever value shall be greater.*

**A. New Construction**

*Amounts of permit fees shall be in accordance with the following scale:*

- |    |  |                |
|----|--|----------------|
| 1. | <i>Minimum permit fee ..... up to \$2500 Value</i>   | <i>\$50.00</i> |
| 2. | <i>\$20 per \$1000 value up to \$10,000. Over \$10,000 apply \$200 plus \$5 per thousand. For \$500 or higher, round up to the next \$1,000.</i> |                |
| 3. | <i>Charge for re-inspection, to be paid prior to the re-inspection</i>   | <i>\$30.00</i> |
| 4  | <i>Solid Fuel Burning Appliances:... for 3 inspections</i>   | <i>\$50.00</i> |
|    | <i>Over 3 inspections: paid prior to the re-inspection</i>   | <i>\$25.00</i> |
| 5. | <i>As per Bylaw a permit is required to locate all Acc. Bldgs. In Residential single and two-family residential zones</i>                        | <i>\$ 5.00</i> |

**B. The fee for the permit to wreck, demolish or move a building:**

- |    |  |                |
|----|--|----------------|
| 1. | <i>Standard demolition or moving fee for small buildings</i>   | <i>\$50.00</i> |
| 2. | <i>Per assessed value on current year<br/>(as above in Section A. <u>New Construction Item #2</u>)</i> |                |

*In the event a building is to be moved to a location within the boundaries of the District, then the fees payable shall be the fee required for the moving permit plus the fee for a building permit based on the value of construction required to rehabilitate the said building in its new location, as determined by the Building Inspector.*

- |    |   |                |
|----|---|----------------|
| C. | <i>For the <u>special inspection</u> of any building to determine whether it complies with provisions of this Bylaw</i> | <i>\$50.00</i> |
|----|---|----------------|

**D. In the event that a renewal permit is required for construction which has not reached final completion within the time limit set in this Bylaw, the fee for such renewal permit shall be based on the value of remaining work relating to the original building permit.**

- |    |   |                |
|----|---|----------------|
| 1. | <i>After 2 years the Building Permit may be renewed for</i> | <i>\$50.00</i> |
|----|---|----------------|

2. *After 3 years the Building Permit may be renewed based on % of value of Construction remaining up to (50%) of original permit fee.*
3. *After 2 years a \$50.00 Building Permit may be renewed for* *\$25.00*

*E. Fee Reduction for Professional Supervision:*

*Where a professional engineer or architect is retained by the owner and an undertaking is provided to coordinate the design and field reviews of the project, the building fee will be reduced by **5 percent** to a maximum reduction of **\$500** for any one property to reflect the cost of the work that would otherwise be carried out by the District of Lillooet Building Inspection Staff.*



**APPENDIX ‘C’  
SCHEDULE FOR CALCULATING PERMIT FEES  
(AB #213)**

---

|  |                        |
|--|------------------------|
| <i>1<sup>st</sup> Floor finished – full basement unfinished including crawlspace</i> | <i>\$100.00 p.s.f.</i> |
| <i>Finished Basement (Areas)</i>   | <i>\$50.00 p.s.f.</i>  |
| <i>Finished 2<sup>nd</sup> and 3<sup>rd</sup> storeys</i>                            | <i>\$35.00 p.s.f.</i>  |

*In addition to the above, add the following* *Minimum Value*

|   |                  |
|---|------------------|
| <i>Sundeck</i>                                    | <i>\$3000.00</i> |
| <i>Covered Sundeck</i>                            | <i>\$4000.00</i> |
| <i>Single Carport up to 12 feet x 20 feet</i>     | <i>\$5000.00</i> |
| <i>Double Carport up to 24 feet x 24 feet</i>     | <i>\$6000.00</i> |
| <i>Single Garage up to 12 feet x 20 feet</i>      | <i>\$6000.00</i> |
| <i>Double Garage up to 24 feet x 24 feet</i>      | <i>\$8000.00</i> |
| <i>Single Fireplace</i>                           | <i>\$4000.00</i> |
| <i>Double Fireplace</i>                           | <i>\$6000.00</i> |
| <i>Solid Fuel Burning Appliance, Furnace etc.</i> | <i>\$5000.00</i> |
| <i>Pools</i>                                      | <i>\$5000.00</i> |

|                                  |                       |
|----------------------------------|-----------------------|
| <i>Additions to Mobile Homes</i> | <i>\$35.00 p.s.f.</i> |
| <i>Accessory Buildings</i>       | <i>\$25.00 p.s.f.</i> |

*Or*  
*Use Single or Double Garage Costs Depending on size of building*

|  |                  |
|--|------------------|
| <i>Retaining Walls:</i>  | <i>\$5000.00</i> |
| <i>On all property lines must have a building permit as per Building Bylaw</i>                             |                  |
| <i>Over 1.2 m or 4 feet elevation difference between finished grades requires Structural Certification</i> |                  |

*Mobile Homes – Cost of in ground foundation + Final inspection fee  
(Require tax assessment form from Treasurer to move Trailers out of town.)*

|  |                 |
|--|-----------------|
| <i>Single Wide Z-240 includes all plumbing costs , water meter not required</i>      | <i>\$100.00</i> |
| <i>Double wide and Modular Homes constructed to CSA 277</i>                          | <i>\$200.00</i> |
| <i>Foundations for Mobile units based on value of construction but not less than</i> | <i>\$50.00</i>  |

***Commercial Construction***

|  |                       |
|--|-----------------------|
| <i>Typical shell of building contract price or</i> | <i>\$50.00 p.s.f.</i> |
|--|-----------------------|

***Institutional Construction, Industrial Construction***

|   |                        |
|---|------------------------|
| <i>Contract or tendered cost multiplied by fee rate</i> | <i>Cost x fee rate</i> |
|---|------------------------|

**Refunds: as per Building Bylaw**

*If applied for in writing within 6 months and no work performed,  
For Plumbing Permits (value of permit less application fee)*

*80% of B.P.*

**Renovations:**

*Value of Material + Value of Labour = Permit Value which is usually (2 x material cost.)*

**APPENDIX “D”**

**PLUMBING PERMIT FEES**

A permit is required for every plumbing system under construction or renovation.  
Scale of fees is as follows:

- 1. Minimum fee for any plumbing permit and/or first fixture \$50.00
- 2. Permit fee for each fixture after first fixture \$10.00
- 3. Water Service \$25.00

Pressure reducing valve required for all new services as pressure exceeds 80 psi  
Plumbing Code 7.6.3.3.

Bylaw 618 Low flush fixtures and water closets required 1.3 gallon or 6 litre per flush

- 4. Sanitary Sewer System \$25.00

Backflow preventors required only in Orchard Drive (VLA) and South Park Drive  
On consultation with Clerk Administrator April 4, 2000.  
Bylaw 430 Unit 17, Section 7. J. page 4

- 5. Storm Water Service \$25.00
- 6. Minimum permit fee for each sprinkler system \$25.00

Each additional sprinkler head over the first 20 \$ .50

Requires: Double check valve, pressure reducing, water meter (Bylaw 613) and shutoff to isolate systems.

- 7. Re-inspection fee or preliminary inspection fee \$30.00

Works crew inspects on District Property up to property line

Plumbing Inspector inspects on Private Property for Sanitary Sewer/drain installation when connected to District services.

Department of Public Health inspects from 3 feet outside of buildings to Septic System for private sewage disposal systems in Lillooet.