BUILDING BYLAW NO. 199, 2003
TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Division</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preamble, Title, Definitions</td>
<td>1, 2</td>
<td>1</td>
</tr>
<tr>
<td>Purpose of Bylaw</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Permit Conditions</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Scope and Exemptions</td>
<td>5</td>
<td>6</td>
</tr>
<tr>
<td>Prohibitions</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Building Officials</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Applications</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Applications for Complex Buildings</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>Applications for Standard Buildings</td>
<td>10</td>
<td>11</td>
</tr>
<tr>
<td>Professional Plan Certification</td>
<td>11</td>
<td>14</td>
</tr>
<tr>
<td>Fees and Charges,</td>
<td>12</td>
<td>15</td>
</tr>
<tr>
<td>Building Permits</td>
<td>13</td>
<td>16</td>
</tr>
<tr>
<td>Disclaimer of Warranty or Representation</td>
<td>14</td>
<td>17</td>
</tr>
<tr>
<td>Professional Design and Field Review, Responsibilities of the Owner, Inspections</td>
<td>15, 16, 17</td>
<td>18</td>
</tr>
<tr>
<td>Occupancy Permits, Retaining Structures, Permits, Security Deposit</td>
<td>18, 19</td>
<td>20</td>
</tr>
<tr>
<td>Climatic Data, Swimming Pools</td>
<td>20, 21</td>
<td>21</td>
</tr>
<tr>
<td>Mobile Home Parks, Campgrounds and RV Parks, Site Services</td>
<td>22, 23</td>
<td>22</td>
</tr>
<tr>
<td>Replacement Dwellings</td>
<td>24, 25</td>
<td>24</td>
</tr>
<tr>
<td>Moving of Buildings</td>
<td>26</td>
<td>25</td>
</tr>
<tr>
<td>Refunds and Cancellations, Penalties &amp; Enforcement, Severability</td>
<td>27</td>
<td>26</td>
</tr>
<tr>
<td>Forms and Schedules, Repeals</td>
<td>28, 29, 30</td>
<td>27</td>
</tr>
<tr>
<td>Application for Development, Building Permit,</td>
<td>Schedule “A” - “E”</td>
<td>2-35</td>
</tr>
<tr>
<td>Owner’s Acknowledgement, Retaining Wall, Certification of Plumbing Test</td>
<td>Appendix “A” - “D”</td>
<td>36-41</td>
</tr>
<tr>
<td>Climatic, Scale of Fees, Minimum Values, Plumbing Permit Fees</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Consolidated to February 2, 2004
DISTRICT OF LILLOOET

BYLAW NO. 199, 2003

A bylaw for the administration of Building Regulations

CONSOLIDATED TO FEBRUARY 2, 2004

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.


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.


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 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 of 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 devises 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 that 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 of 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.


“C. Roshard”
Acting Mayor

“K. Mellor”
Administrator
### SCHEDULE “A - 1”

#### APPLICATION FOR DEVELOPMENT

- Development Permit
- Development Variance Permit
- Zoning Amendment
- Official Community Plan Amendment
- Land Use Contract
- Appeal to Board of Variance
- Subdivision
- Building/Plumbing Permit
- Access Permit
- Other

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)

### 1. APPLICANT INFORMATION

**Applicant/Agent/Builder** ______________________________________________________________

**Address** ____________________________  **Telephone** ____________________________

**Owner (if other than applicant)** ______________________________________________________

**Address** ____________________________  **Telephone** ____________________________

### 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

<table>
<thead>
<tr>
<th>General description of proposed development (attach additional pages if necessary)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Specific description of proposed development (see application checklist) i.e. finished floor areas, value of construction, number of units, variance requests</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Fee $</th>
<th>Receipt No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>File no.</td>
<td>Received by:</td>
<td>File Cross Ref:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**

<table>
<thead>
<tr>
<th>Permit No: ____________________________</th>
<th>Roll No.: _________________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Fee: $50.00</td>
<td>Type of Building &amp; Use: ____________________</td>
</tr>
<tr>
<td>Value of Construction: ________________</td>
<td>Square Feet: _____________ Date: ____________</td>
</tr>
<tr>
<td>Comments: ______________________________________________________________________________</td>
<td></td>
</tr>
<tr>
<td>__________________________________________________________________________________________</td>
<td></td>
</tr>
</tbody>
</table>

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

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

OFFICE USE ONLY

Description of Construction:

___________________________________________________________________________________
___________________________________________________________________________________

Conditions of Permit:

___________________________________________________________________________________
___________________________________________________________________________________

<table>
<thead>
<tr>
<th>District</th>
<th>Construction</th>
<th>Map #</th>
<th>Flood Plain</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>_________</td>
<td>____________</td>
<td>_____</td>
<td>___________</td>
<td>_____</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>______</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ALR</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>_____</td>
<td>____________</td>
</tr>
</tbody>
</table>

Estimate Value $ ___________________________ x FEE RATE $ _______________

<table>
<thead>
<tr>
<th># of Plumbing Fixtures</th>
<th>@ $10.00</th>
<th>$ ______________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>___________</td>
<td>$ ______________</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Cost Charges</th>
<th>$ ______________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surcharge</td>
<td>$ ______________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Less Application Fee ($50.00)</th>
<th>$ ______________</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Total Permit Fee</th>
<th>$ ______________________</th>
</tr>
</thead>
</table>

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:       DEVELOPMENT COST CHARGES:

PROJECT VALUE   FEE $ ________  ROADS   FEE $ ________
PLUMBING FIXTURE COUNT: FEE $ ________  DRAINAGE FEE $ ________
SEWER USER FEE ______  FEE $ ________  PARKS FEE $ ________
WATER USER FEE ______  FEE $ ________  LATECOMER CHARGES FEE $ ________
GARBAGE USER FEE ______  FEE $ ________  SURCHARGE FEE $ ________

LESS APPLICATION FEES FEE $ ________  TOTAL FEES $ ________  SURCHARGE FEE $ ________

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 Lilooet 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 Lilooet shall relieve me from this responsibility. I recognize that within the District of Lilooet, 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 Lilooet 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 Lilooet 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 # ________________________________
“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”.

<table>
<thead>
<tr>
<th>NOTE: BUILDING INSPECTOR IS TO BE NOTIFIED PRIOR TO TESTING</th>
<th>DATE</th>
<th>PSI</th>
<th>INITIALS</th>
<th>WITNESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Sewer System</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drainage and Venting System</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Potable Water System</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Underground Drainage and Venting System</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SIGNATURE</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner/Agent</td>
<td></td>
</tr>
<tr>
<td>Plumber</td>
<td></td>
</tr>
<tr>
<td>Plumbing Inspector</td>
<td></td>
</tr>
</tbody>
</table>

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.
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:

<table>
<thead>
<tr>
<th>January 2 ½ percent Design Temperature (Degrees C)</th>
<th>-23 C</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 1 percent Design Temperature (Degrees C)</td>
<td>-25 C</td>
</tr>
<tr>
<td>July 2 ½ percent Design Dry bulb Temperature (Degrees C)</td>
<td>33 C</td>
</tr>
<tr>
<td>July 2 ½ percent Design Wet bulb Temperature (Degrees C)</td>
<td>20 C</td>
</tr>
<tr>
<td>Annual Total degree-days Below 18 Degrees C</td>
<td>3,550</td>
</tr>
<tr>
<td>Fifteen minute Rainfall (mm)</td>
<td>10 mm</td>
</tr>
<tr>
<td>One Day Rainfall (mm)</td>
<td>70 mm</td>
</tr>
<tr>
<td>Annual Total Precipitation (mm)</td>
<td>350 mm</td>
</tr>
<tr>
<td>Ground Snow Load</td>
<td>Ss. 1.9 kpa</td>
</tr>
<tr>
<td></td>
<td>Sr. 0.1 kpa</td>
</tr>
<tr>
<td>Hourly Wind Pressures Probability 1/10</td>
<td>.32 kpa</td>
</tr>
<tr>
<td>Probability 1/30</td>
<td>.39 kpa</td>
</tr>
<tr>
<td>Probability 1/100</td>
<td>.49 kpa</td>
</tr>
<tr>
<td>Seismic Data: Zonal Acceleration</td>
<td>1</td>
</tr>
<tr>
<td>Zonal Velocity</td>
<td>2</td>
</tr>
<tr>
<td>Velocity Ratio</td>
<td>0.10</td>
</tr>
<tr>
<td>Frost Penetration</td>
<td>900 mm</td>
</tr>
</tbody>
</table>
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. Minimum permit fee ..... up to $2500 Value $50.00
2. $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.
3. Charge for re-inspection, to be paid prior to the re-inspection $30.00
4. Solid Fuel Burning Appliances…. for 3 inspections $50.00
   Over 3 inspections: paid prior to the re-inspection $25.00
5. As per Bylaw a permit is required to locate all Acc. Bldgs.
   In Residential single and two-family residential zones $ 5.00

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

1. Standard demolition or moving fee for small buildings $50.00
2. Per assessed value on current year
   (as above in Section A. New Construction Item #2)

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. For the special inspection of any building to determine whether it complies with provisions of this Bylaw $50.00

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. After 2 years the Building Permit may be renewed for $50.00
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)

<table>
<thead>
<tr>
<th>Description</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor finished – full basement unfinished including crawlspace</td>
<td>$100.00 p.s.f.</td>
</tr>
<tr>
<td>Finished Basement (Areas)</td>
<td>$50.00 p.s.f.</td>
</tr>
<tr>
<td>Finished 2nd and 3rd storeys</td>
<td>$35.00 p.s.f.</td>
</tr>
<tr>
<td>In addition to the above, add the following</td>
<td>Minimum Value</td>
</tr>
<tr>
<td>Sundeck</td>
<td>$3000.00</td>
</tr>
<tr>
<td>Covered Sundeck</td>
<td>$4000.00</td>
</tr>
<tr>
<td>Single Carport up to 12 feet x 20 feet</td>
<td>$5000.00</td>
</tr>
<tr>
<td>Double Carport up to 24 feet x 24 feet</td>
<td>$6000.00</td>
</tr>
<tr>
<td>Single Garage up to 12 feet x 20 feet</td>
<td>$6000.00</td>
</tr>
<tr>
<td>Double Garage up to 24 feet x 24 feet</td>
<td>$8000.00</td>
</tr>
<tr>
<td>Single Fireplace</td>
<td>$4000.00</td>
</tr>
<tr>
<td>Double Fireplace</td>
<td>$6000.00</td>
</tr>
<tr>
<td>Solid Fuel Burning Appliance, Furnace etc.</td>
<td>$5000.00</td>
</tr>
<tr>
<td>Pools</td>
<td>$5000.00</td>
</tr>
<tr>
<td>Additions to Mobile Homes</td>
<td>$35.00 p.s.f.</td>
</tr>
<tr>
<td>Accessory Buildings</td>
<td>$25.00 p.s.f.</td>
</tr>
<tr>
<td>Or</td>
<td></td>
</tr>
<tr>
<td>Use Single or Double Garage Costs Depending on size of building</td>
<td></td>
</tr>
<tr>
<td>Retaining Walls:</td>
<td>$5000.00</td>
</tr>
<tr>
<td>On all property lines must have a building permit as per Building Bylaw</td>
<td></td>
</tr>
<tr>
<td>Over 1.2 m or 4 feet elevation difference between finished grades requires Structural Certification</td>
<td></td>
</tr>
<tr>
<td>Mobile Homes – Cost of in ground foundation + Final inspection fee</td>
<td></td>
</tr>
<tr>
<td>(Require tax assessment form from Treasurer to move Trailers out of town.)</td>
<td></td>
</tr>
<tr>
<td>Single Wide Z-240 includes all plumbing costs, water meter not required</td>
<td>$100.00</td>
</tr>
<tr>
<td>Double wide and Modular Homes constructed to CSA 277</td>
<td>$200.00</td>
</tr>
<tr>
<td>Foundations for Mobile units based on value of construction but not less than</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

### Commercial Construction

Typical shell of building contract price or $50.00 p.s.f.

### Institutional Construction, Industrial Construction

Contract or tendered cost multiplied by fee rate Cost x fee rate
Refunds: as per Building Bylaw

If applied for in writing within 6 months and no work performed, 80% of B.P.
For Plumbing Permits (value of permit less application fee)

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.