



Alberni-Clayoquot Regional District

Bylaw No. PS1013

A BYLAW TO PROVIDE FOR THE ADMINISTRATION OF THE BUILDING CODE.

May 2023

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REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. PS1013

A BYLAW TO PROVIDE FOR THE ADMINISTRATION OF THE BUILDING CODE.

The Board of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “The Building Bylaw No. PS1013, 2023”.

2. INTERPRETATION

For the purposes of this Bylaw, the following words and expressions are defined, and where the same words and expressions are defined in the Building Code, those definitions do not extend to the use of those words and expressions in this Bylaw:

- (a) “AGENT” includes a person representing the owner by designation or contract and includes a hired tradesman and contractor who may be granted permits for work within the limitations of his license.
- (b) “AUTHORITY HAVING JURISDICTION” as used in the Building Code for the purposes of this Bylaw means the Building Inspector.
- (c) “BUILDING” means a structure that is used or intended to be used for supporting or sheltering persons or animals or property, except those prescribed by regulation as exempted from the Building Code and includes plumbing contained in a building and servicing a building.
- (d) “BUILDING CODE” has the same meaning as the “British Columbia Building Code” in the Building Regulations of British Columbia made pursuant to the *Local Government Act*.
- (e) “BUILDING INSPECTOR” means the person or persons appointed from time to time by the Regional Board as Building Inspector and includes chief, deputy and assistant Building Inspector.
- (f) “BUILDING PERMIT” means a permit for construction required or issued pursuant to this Bylaw.
- (g) “CONSTRUCT” includes to reconstruct, install, repair, alter, demolish and

- (h) "CONSTRUCTION" includes reconstruction, installation, repair, alternations, demolition and moving.
- (i) "DWELLING UNIT" has the same meaning as the Zoning Bylaw.
- (j) "FARM BUILDING" means a Building that does not contain a Dwelling Unit and is:
 - (a) located on land that has been classified as a farm by the assessor under the *Assessment Act*, RSBC 1996, c 20; and
 - (b) used for a "qualifying agricultural use" as that use is defined in the *Standards for the Classification of Land as a Farm Regulation*, BC Reg 411/95.
- (k) "FEE" means the fee prescribed in Schedule "A" to this Bylaw.
- (l) "LANE" means a public secondary access to the side or rear of a parcel.
- (m) "OCCUPANCY PERMIT" means an Occupancy Permit issued pursuant to this Bylaw.
- (n) "OWNER" means the registered owner of an estate in fee simple of a parcel in relation to which a Permit application is made under this Bylaw, or on which Construction occurs, and includes an Agent authorized in writing by the Owner to make an application for a Permit and carry out the Owner's obligations under this Bylaw.
- (o) "PERMIT" means a Permit required or used pursuant to this Bylaw and includes a Building Permit, Demolition Permit, a Plumbing Permit, a Building Moving Permit, a Chimney Permit, a Fireplace Permit and a Solid Fuel Burner Permit.
- (p) "POOL" means anything constructed, set-up, dug or formed, for the express purpose of collecting, holding or ponding water to a depth exceeding 24 inches, which may be used for swimming, bathing, wading or for landscape or decorative purposes or for fish containment. This does not include irrigation or natural ponding or any type of water containment intended for agricultural uses i.e. stock watering.
- (q) "REGIONAL BOARD" means the Board of the Regional District of Alberni-Clayoquot.

- (r) "REGIONAL DISTRICT" means the Regional District of Alberni-Clayoquot.
- (s) "VALUE OF THE WORK" means the hard costs and soft costs of all Construction contemplated by a Building Permit, including, but not limited to, building materials, finishes, roofing, electrical, plumbing, drains, heating, venting and air-conditioning systems, fire extinguishing systems, elevators, any other equipment and materials, fees for design testing, consulting, management, all contributed or assumed labour and materials, contractor's profit and overhead, insurance and for site works and improvements, including all associated, paving, landscaping, connections and servicing and it will be the greater of:
 - (a) the value declared on the Building Permit application;
 - (b) the value of Construction that would be authorized by a Building Permit as estimated by a third-party quantity surveyor;
 - (c) the value of Construction that would be authorized by a Building Permit as estimated by the Building Inspector utilizing independent third-party valuation sources to determine the Construction costs, such as the Marshall & Swift "Marshall Valuation Service" guide or other comparable valuable sources; or
 - (d) the cumulative total of all contracts for Construction to complete the Building project.
- (t) "ZONING BYLAW" means the Zoning Bylaw of the Regional District of Alberni-Clayoquot in effect from time to time.

3. PROHIBITIONS

- (1) No person shall, unless exempted by this Bylaw or any other enactment, commence or continue to construct a building or structure without first obtaining a Permit for that purpose from the Building Inspector.
- (2) No person shall occupy or use a building or part of it after construction of that building or part of it without first obtaining an Occupancy Permit for it, or contrary to the terms of any Permit, Notice, Certificate or Order given by the Regional District or the Building Inspector.
- (3) No person shall occupy or use a building following a change in class of

occupancy of the building or part of it without first obtaining an Occupancy Permit for it.

- (4) No person shall, unless authorized by the Building Inspector, alter, reverse, deface, cover, remove or in any way tamper with any Notice, Permit or Certificate posted pursuant to the provisions of this Bylaw.
- (5) No person shall do any work that is at variance with the description, plans and specification for the building or structure which have been authorized by the Building Inspector and for which a permit has been issued, unless the variance has first been authorized in writing by the Building Inspector.
- (6) No Permit shall be issued for an alteration, addition or repair to a building which is deficient in means of egress, provision of air, light and ventilation or which is structurally defective, unless that defect or deficiency is corrected at the time of the alteration, addition or repair.
- (7) No person shall continue to do any work upon a building or structure or any portion of it after the Building Inspector has ordered cessation of work on it or has ordered the suspension of any portion of construction of it.
- (8) No person shall do any work or carry out any construction contrary to a provision or requirement of this Bylaw and the Building Code.
- (9) No person may knowingly submit false or misleading information to the Building Inspector in relation to any Permit application or Construction undertaken pursuant to this Bylaw.

4. AUTHORITY OF BUILDING INSPECTOR

- (1) The Building Inspector is authorized to:
 - (a) administer this Bylaw;
 - (b) keep records of applications received, Permits and Orders issued, inspections and tests made, and retain copies of all papers and documents connected with the administration of this Bylaw; and
 - (c) take such action that they consider necessary to establish whether any method or type of construction or material used in the construction of a building conforms with the requirements and provisions of the Building Code; it being understood that the purpose

of this function is to enforce the provision of this Bylaw and not to hold out to any person that a building is constructed in a safe and proper manner.

(2) The Building Inspector

Authority to Enter

- (a) is hereby authorized to enter, at all reasonable times, upon any property, subject to the regulations of this Bylaw, and the Building Code, in order to ascertain whether the regulations of, or directions under them, are being observed.

Consent to Enter

- (b) is directed, where any dwelling, apartment or guest room is occupied, to obtain the consent of the occupant or provide written notice twenty-four (24) hours in advance of entry pursuant to clause (4)(2)(a).

Correct Work

- (c) may order the correction of any work which is being or has been improperly done under any Permit.

Stop Work

- (d) may order the cessation of work that is proceeding in contravention of this Bylaw or the Building Code.

Power to Suspend Work

- (e) where any building under construction, in whole or in part;
- i. does not conform to this Bylaw or the Building Code, the Zoning Bylaw, or
 - ii. is being constructed without a Permit.

may order the immediate suspension of all or any portion of the construction by attaching a Notice of that effect to the Building and sending by return registered mail to the owner of the real property on which the building stands, at his address, a copy of the notice.

Tests

- (f)
 - i. shall retain as public record copies of the results of all tests ordered and carried out under the Building Code after construction is completed.
 - ii. may revoke or refuse to issue a Permit where, in his opinion the results of tests referred to in clause 4(2)(f)(i) are not satisfactory; and
 - iii. may order the correction of any work which they consider is being or has been improperly done.
- (3) Notwithstanding any other provisions of this Bylaw or the Building Code, whenever, in the opinion of the Building Inspector, the proposed work requires specialized technical knowledge, they may require, as a condition of the issuance of a Permit, that all drawings, specification and plot plans, or any part of them, be prepared, signed and sealed by and the construction carried out under the supervision of an architect or professional engineer specializing in the relevant field of engineering.

(4) Professional Certification

Where the Building Inspector considers that:

- (a) the site conditions, or
- (b) the size or complexity of
 - (i) the development, or
 - (ii) an aspect of the development

to which a building permit relates, warrants a certification by a professional Engineer or Architect that the plans submitted with the application of the permit, or specified aspects of those plans, comply with the Building Code and other applicable enactments respecting safety, the building inspector may require the owner to provide the certification.

(5) Endorsement and Notice under Section 4(4)

The following Notice shall be given to the owner by endorsing it on a building permit that is issued in reliance upon a certification by a professional Engineer or Architect that the plans submitted in support of the application

for the Permit comply with the British Columbia Building Code and other applicable enactments respecting safety of the building.

“Take notice that the Regional District of Alberni-Clayoquot, in issuing this permit has relied upon the certification of compliance of (Name of Consultant), professional Engineer or Architect, submitted with the plans of construction, that the plans comply with the current British Columbia Building Code and other applicable enactments respecting safety of the building or structure”.

- (6) The Building Inspector may require as a condition of a Permit that the Owner deposit with the Regional District performance security in the form of an irrevocable letter of credit, or cash, in the amount prescribed in Schedule “A-4”. The Regional District may use the performance security to:
- (a) repair any damage to the Regional District’s property occurring as a result of the Construction authorized by the Permit;
 - (b) clear any debris, materials, chattels or equipment that has accumulated or been left on the Regional District’s property during the Construction authorized by the Permit; or
 - (c) secure the removal or demolition of a Building within the time limit established by the Building Permit; or
 - (d) secure the provision of essential services in accordance with Section 15 of this Bylaw.

Any performance security held by the Regional District will be returned to the person who provided it after the issuance of an Occupancy Permit, other than a provisional Occupancy Permit issued pursuant to Section 12(3)(b) of this Bylaw, provided the Owner is not in default of any of the obligations for which the performance security was provided.

5. PERMITS

Issuing Permit

- (1) Where
 - (a) an application has been made;

- (b) the proposed work set out in the application complies with the Building Code, this Bylaw and all other applicable bylaws and enactments;
- (c) the applicant for a Permit has paid to the Regional District the fee or fees prescribed in Schedule "A-2" to this Bylaw;
 - i. any fees, charges, levies or taxes imposed by the Regional District and payable under an enactment at the time of issuance of the Building Permit;
- (d) the applicant has
 - i. provided to the Building Inspector proof that a sewage disposal system design has been filed with the required Health Authority, as required by the Health Act, or
 - ii. provided the Building Inspector with written assurance from a registered on-site wastewater practitioner that a sewerage system constructed under a permit from the Ministry of Health will function adequately with the projected demand on the system after the construction contemplated in the permit application is completed.

unless:

- iii. the property is serviced by a community sanitary sewerage system, or
- iv. the construction contemplated in the permit application is for an accessory use and has no habitable space or plumbing fixtures therein.

the Building Inspector shall issue the permit for which the application was made.

Permit Conditions

- (2) Every Permit is issued upon the following conditions:
 - (a) nine (9) inspections are included with each issued Permit. All subsequent inspections carry a charge of fifty (\$50) dollars per inspection.

- (b) construction shall commence within six (6) months from the date of issuing the Permit;
- (c) work is not to be discontinued or suspended for a period of more than six (6) months;
- (d) Permits shall lapse in the event that either of the preceding two conditions are not met;
- (e) a lapsed Permit shall not be renewed, nor the fee refunded. If the work is not completed when a Permit lapses, a new Permit shall be required for the remaining construction;
- (f) all Permits issued after the date of adoption of this Bylaw will expire two (2) years from the date of issuance;
- (g) at any time after the issuance of a Permit, but before the work under the Permit has commenced, the Permit holder may apply for cancellation of the Permit. Upon receipt of such application, the Building Inspector, if satisfied that the work has not commenced, shall cancel the Permit and shall refund to the Permit holder fifty (50%) percent of the fee paid by him in respect of the Permit;
- (h) the registered owner of the land signs the following, which may be endorsed on the permit;

“In consideration of the granting of this permit, I/we agree to release and indemnify the Regional District of Alberni-Clayoquot, its Board members, employees and agents from and against all liability, demands, claims of action, suits, judgments, losses, damages, costs, expenses of whatever kind which I/we or any other person, partnership or corporation or my/our respective heirs, successors, administrators or assignees may have or incur in consequence of or incidental to the granting of this permit or any inspection, failure to inspect, certification, approval, enforcement or failure to enforce the Regional District of Alberni-Clayoquot Building Bylaw or the British Columbia Building Code and I/we agree that the Regional District of Alberni-Clayoquot owes me/us no duty of care in respect of these matters.

I/we have read the above agreement, release and indemnity and understand it.”

Contents of Application for Permit

- (3) The application for a Building Permit shall
- (a) include a non-refundable application fee in the amount prescribed in Schedule “A-1” to this Bylaw to ascertain the completeness of the application;
 - (b) be made in the form prescribed by the Regional District;
 - (c) be signed by the owner or his agent;
 - (d) state the intended use or uses of the building;
 - (e) state the true value of the proposed work;
 - (f) include as exhibits, copies for detached dwelling units in duplicate, of the specification and scale drawings of the building with respect to which work is to be carried out showing;
 - i. the dimensions of the building including area of each floor;
 - ii. the dimensions, area and proposed use of each room or floor area;
 - iii. the dimensions of the parcel on which the building is, or is to be , situated;
 - iv. the proposed siting of the new building and the siting, use, height and horizontal dimensions of all existing buildings on the parcel referred to in subclause 5(3)(f)(iii) on a plan with a minimum scale of 1:200;
 - v. the technical information specified in other parts of this Bylaw and the Building Code required to be included on the drawings related to those parts;
 - vi. such other information as is necessary to illustrate all essential features of the design of the building;
 - vii. the name, address and telephone number of the designer; and

- viii. contain any and all other information necessary to establish compliance with this Bylaw, the Zoning Bylaw and any other applicable enactment.

Expiration of an Application for a Permit

- (4) An application for a Permit expires:

- (a) after six (6) months from the date an application is filed with the Regional District where the Building Inspector deems the application incomplete, and no significant steps are taken by the applicant to provide a complete application; or

- (b) after sixty (60) days from the date the Regional District confirms that the application for a Permit is complete, if the Building Permit cannot be issued because the applicant has not provided anything required by Section 5(1).

If a Permit application expires in accordance with this section, an Owner must submit a new application for a Permit, including the payment of new application fees.

- (5) When required by the Building Inspector, the application shall also be accompanied by:

- (a) details of the grades and elevations of the streets and public services, including sewer and drainage, abutting the parcel referred to in subsection 5(3)(f)(iii) and showing access to the building, parking, driveways, or site drainage and finished grades all tied into the Regional District's integrated survey area;

- (b) a plan that shows the location and size of every building drain and of every trap or inspection piece that is on drains;

- (c) a sectional drawing that shows the size and location of every soil or waste pipe, trap and vent pipe. The plans and specifications shall be submitted in the form and quantities required by the Building Inspector and shall have on them complete design and calculation criteria so that the Building Inspector has this information available for examination, and shall bear the name, address and telephone number of the designer;

- (d) a graphic drawing of proposed plumbing work showing the size and location of the plumbing system and containing complete design and calculation criteria; and
- (e) a survey of the building site by a registered British Columbia Land Surveyor whenever one of the following conditions exist:
 - i. there is doubt as to the location of the lot lines;
 - ii. there are no existing legal survey pins within sixty (60) metres of the building site.
- (6) Where the Regional District relies under Section 4(4) of this bylaw on a certificate of compliance in issuing a Building Permit, the fees payable for a Building Permit shall be reduced by 2.5% (to a maximum of \$500.00 for any one property).
- (7) The Building Inspector shall not issue a building permit for any premises not served by a community sanitary sewerage system until the conditions of 5(1)(d) have been met.
- (8) In addition to the conditions set out in subsection (2), it shall be a further condition of the issuance and validity of a Permit that the Permit Holder provide to the Building Inspector no later than upon completion of the foundations for the works authorized under the Permit, a Site Certificate prepared by a registered British Columbia Land Surveyor confirming locations of buildings and structures under construction under a Permit and, where applicable, buildings and structures already situated on a lot where one or more of the following circumstances apply :
 - (a) the lot (or the portion of the lot on which the building is to be sited) is less than 30.48 metres (100 feet) in width;
 - (b) the area of the lot is less than 1,672.2 square metres (18,000 square feet);
 - (c) the building is located within 6.10 metres (20 feet) of the required minimum setback for the zoning district in which it is located according to the Zoning By-Law and subsequent amendments thereto;
 - (d) the building is located within 6.10 metres (20 feet) of the setback provisions of the following sections of the Zoning By-Law and

subsequent amendments thereto :

6.2(3) & (4) [Location and Siting of Buildings]

6.5 [Accessory Buildings and Uses]

6.13 [Projections]

6.14 [Vision Clearance at Intersections]

- (e) in the opinion of the Building Inspector, any other significant site conditions or apparent anomalies in the location of existing buildings warrant confirmation of siting compliance with Regional District by-laws.

For clarification:

- this section does not replace Section 5(5)(e);
- it is the responsibility of the property owner to ensure that all buildings meet the setback requirements of this by-law and of the Regional District of Alberni-Clayoquot Zoning By-law.

6. EXEMPTIONS

- (1) A Building Permit is not required for:

(a) a Farm Building less than 500 square meters in total floor area; and

(b) the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures or hot water tanks.

Where a Building Permit is not required pursuant to this Bylaw, the Owner is solely responsible for ensuring the design, construction, siting, and use of the Building complies with all applicable bylaws, enactments and regulations, including the Building Code.

7. REVOCATION OF PERMIT

- (1) The Building Inspector may revoke a Permit for any of the following reasons:

(a) For a violation of any of a condition under which the Building Permit was issued;

(b) a provision of the Building Code, this Bylaw or other applicable

Bylaws or enactments;

- (c) if any reason is found to exist which would have been cause for denial of such Building Permit, if known to exist at the time of issuance of the Building Permit, or
 - (d) the Building Permit was issued in error.
- (2) The revocation shall be in writing and transmitted to the Permit holder by registered mail, and deemed served at the expiration of three (3) days after the date of mailing.

8. PHASED CONSTRUCTION

- (1)
 - (a) the Building Inspector may issue a permit for the construction of a part of a building before the entire plans and specifications for the whole building have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the Bylaw.
 - (b) the issuance of the Permit notwithstanding, the requirements of this Bylaw and the Building Code apply to the remainder of the building, as if the Permit had not been issued.
- (2) the Building Inspector may issue an Occupancy Permit for part of a building provided that he is satisfied that the part of the building complies with all applicable bylaws, enactments and regulations, and that all health and safety requirements have been met.

9. TEMPORARY BUILDINGS

- (1) Subject to compliance with other applicable bylaws, the Building Inspector may issue a Permit for the erection or placement of a temporary building if he is satisfied that the building is safe for the stated use and duration;
- (2) The word "Temporary", as used in this subsection, shall mean period not exceeding twelve (12) months;
- (3) Applications for a Permit to construct a temporary building shall be made in writing to the Building Inspector accompanied by:

- (a) plans showing the location of the building on the site and construction details of the building;
- (b) a statement of the intended use and duration of the use; and
- (c) a bond or certified cheque in the amount of ONE THOUSAND (\$1,000.00) DOLLARS which will guarantee that the building will be removed entirely and the site left in a safe and sanitary condition when the Permit has expired.

10. RESPONSIBILITY OF THE OWNER

- (1) Before construction commences, the owner shall
 - (a) determine that the building site is safe and will not be affected by flooding water caused by surface run-off or otherwise, or by land slip or other hazards; and
 - (b) incorporate into the design and plans submitted for a permit, the climatic data in Section 14.
 - (c) satisfy the BC Building Code requirements for the BC Energy Step Code using the performance approach, with the option to use the prescriptive approach for construction of renovations, additions and projects in remote locations where Energy Advisory services are not available. Use of the prescriptive approach in these instances must be approved by the Building Inspector.

11. GENERAL DUTIES OF THE OWNER BEFORE CONSTRUCTION

- (1) An owner of real property shall
 - (a) permit the Building Inspector to enter his building or premises at any reasonable time for the purpose of inspection;
 - (b) obtain from the Regional District, or other authority having jurisdiction where applicable, permits relating to demolition, excavation, building, repair or buildings, zoning, change in classification of occupancy, swimming pools, sewers, water, plumbing, signs, canopies, awnings, marquees, blasting, street occupancy, electricity, building to be moved, and all other permits required in connection with the

- proposed work prior to the commencement of the work;
- (c) when required by the Building Inspector, give at least 48 hours notice to the Building Inspector of the intention to start work on the construction site;
 - (d) obtain elevation and construction requirements relative to Provincial Flood Plan Restrictions from the Ministry of Environment;
 - (e) within fifteen (15) days after completion or occupancy of a building, place or cause to be placed on or over the entrance to the building or premises the number (address) as assigned on the Building Permit;
 - (f) not place or maintain, nor shall any owner or agent permit to remain on any building or premises, a building number other than that required under the provision of this Bylaw.
- (2) Neither the granting of a permit nor the acceptance of plans and specifications, nor inspections made by or on behalf of the Regional District, shall in any way relieve the owner from full responsibility to perform the work in strict accordance with this Bylaw, the Building Code and all other applicable enactments.

12. RESPONSIBILITY OF OWNER DURING CONSTRUCTION

- (1) Ensure no work is done on any part of the building or structure beyond that point indicated in each successive inspection report without first obtaining the written approval of the Building Inspector; and
- (2) During the progress of work, request the Building Inspector to make or cause to be made the following inspections, by giving notice to the Building Inspector a minimum of one (1) working day prior to the inspection being required
 - (a) after excavation is completed;
 - (b) after removal of formwork from a concrete foundation and installation of perimeter drain tiles, drain rock and damp proofing, but prior to backfilling against foundation;
 - (c) when framing and exterior sheathing of the building are complete,

including fire-stopping, bracing, chimney, duct work, plumbing, gas venting, wiring, but before any insulation, lath or other interior or exterior finish is applied which would conceal such work;

- (d) when insulation and vapour barrier is installed prior to covering of interior finish;
 - (e) before a building drain, sanitary or storm sewer is covered, and if any part of a plumbing systems is covered before it is inspected and approved it shall be uncovered if the Building Inspector so directs, and when considered necessary, underground building drains, branches, storm drains, and sewers shall be re-tested after the completion of all backfilling and grading by heavy equipment;
 - (f) after the building or portion thereof is complete and ready for occupancy, but before occupancy takes place of the whole or a portion of the building; and
 - (g) where it is deemed necessary by the Building Inspector, provide specialized professional information at the owners cost, and the owner shall not proceed with any further work which would prevent a thorough inspection until the inspection has been done and approved.
- (3) The owner shall
- (a) ensure that the building or structure is built in compliance with the Building Code and this Bylaw;
 - (b) prior to the completion of any building, or part of it, obtain from the Building Inspector written permission to occupy part of it if partial occupancy is desired;
 - (c) prior to the occupancy of any building, or part of it, after completion of construction of the building, or part of it, or prior to any change in class of occupancy of any building, or part to it, obtain from the Building Inspector an Occupancy Permit, which may be withheld by the Building Inspector until the building or part of it complies with the requirements of this Bylaw, the Building Code and all other health safety requirements of any Municipal bylaw or other enactment;
 - i. Prior to the Building Inspector issuing an occupancy permit, the owner must provide proof of filing with the required Health

Authority that the sewage disposal system has been constructed in accordance with the design filed under section 5 (1)(d)(i) if applicable;

- (d) obtain from the Building Inspector written permission prior to resuming construction which has been suspended on any building;
- (e) where tests of any materials are required by the Building Inspector to ensure conformity with the requirements of this bylaw, transmit to the Building Inspector records of the test results;
- (f) in all cases where it is required to conduct the waste from plumbing fixtures or trade waste to a Regional District owned sanitary sewer make certain, by inquiring from the Building Inspector, that the sanitary sewer is at sufficient depth and capacity to receive the discharge; and also to arrange the plumbing to suit the location of the connection provided for the parcel by the Regional District;
- (g) where it is desired to connect a building or storm sewer with any building or storm sewer extension, furnish such information as the Building Inspector may require to show that the proposed sewers will be laid at such depth, and in such a position as to connect the property with the building or storm sewer extension;
- (h) obtain, where applicable, a highway or street access permit to the real property; and
- (i) during construction, keep
 - i. posted in a conspicuous place on the property in respect of which the Permit was issued a copy of the Permit or a poster or placard showing the material facts in the Permit in lieu of the permit; and
 - ii. a copy of the Permit drawings and specification on the property in respect of which the Permit was issued.

13. FENCES AND WALKWAYS

- (1) If, in the opinion of the Building Inspector, a fence or covered walkway is necessary for the protection and safety of the public during the construction or maintenance of a building, it shall be erected in accordance with this

Section.

- (2) In a commercial zone, a closed board fence is required not less than 1.83 metres in height and at a distance beyond the street line directed by the Building Inspector.
- (3) A covered walkway shall be a minimum of 1.22 metres in width and shall be equipped with red warning lights to warn of its existence to approaching pedestrians or traffic.
- (4) No fence or covered walkway shall be erected in such a way as to obstruct direct access to any fire hydrants, catch basins, fire alarm boxes, letter boxes or to obstruct light from street lamps.

14. CLIMATIC DATA

- (1) Climatic data for the design of buildings in the Regional District is:

- (2) Design Temperature

January 2 ½%	-5C
January 1%	-7C
July 2 1/2%	
Dry	31C
Wet	18C

Degree - Days Below 18C - 3, 152

- (3) Maximum Rainfall

15 minutes	10mm
One Day	140mm

Maximum Snowload
on the Ground 2.7 kPa

Annual Total Precipitation 1 987mm

- (4) Hourly Wind Pressure

Probability 1/10	0.47 kPa
Probability 1/30	0.58 kPa

	Probability 1/100	0.70 kPa
(5)	Seismic Data	
	Za	5
	Zv	5
	Zonal Velocity Ratio	0.30

15. ESSENTIAL SERVICES

No permit for the construction of any residential, commercial or industrial building shall be issued unless the following essential services are provided for:

Highway Access

- (1) Practical and legal public road access to the property to allow access by emergency vehicles at all times, unless a property is accessible only by water.

Water Main

- (2) A public water service or other source of supply of water approved by the Medical Health Officer is available for the building or structure unless water is not required for the particular use of a building or structure.

Sewer

- (3) A public sewer or other approved method of sewage disposal unless water and sewage disposal is not required for the particular use of a building or structure.

Storm Drain

- (4) An approved method of storm drainage has been installed to service the building or structure.

Access to Driveway

- (5) A driveway of sufficient strength, grade and width for access from a public road described in Section 15 (1) to all buildings on the property, unless a property is accessible only by water.

16. BUILDING MOVES

- (1) No person shall move or cause to be moved any building into the Regional District or from one parcel to another in the Regional District without first obtaining a building permit.
- (2) The following conditions apply to the issuance of a Building Permit under this Section if the building to be moved is residential:
 - (a) the building shall either meet the requirement of the Building Code prior to its move or be rehabilitated to Building Code requirements within six (6) months from the issuance of the Permit to move.
- (3) The following conditions apply to all building in respect of which an application to move has been made:
 - (a) the floor area of the building to be moved shall be equal to or greater than the minimum floor area requirements for the parcel to which it is to be moved and, when located on that parcel, the building shall comply with all clearances and siting requirements applicable to that parcel; and
 - (b) the application for a building permit shall be accompanied by detailed plans and specifications of the proposed relocation and rehabilitation of the building and by an irrevocable letter of credit or a certified cheque in the amount of TWO THOUSAND (\$2,000.00) DOLLARS payable to the Regional District.

The letter of credit may be drawn upon by the Regional District in an amount sufficient to complete the work specified in the plans submitted if the work is not completed in its entirety within twelve (12) months from the date of issuance of the Permit to move, and the deposit or the balance thereof (if any) remaining in the hands of the Regional District shall be returned to the depositor after an Occupancy Permit in respect of the work has been issued.

17. POOLS

- (1) No person shall construct or set up any pool without first obtaining a building permit.
- (2) An application for a permit to construct or set up all swimming pools shall

include;

- (a) Plans and specifications for the pool including all water supply piping and waste water system and outfall.
 - (b) Details for the fence or enclosure around the pool
 - (c) A site drawing showing the location of the pool in relationship to property lines and all other buildings (wells and septic systems where applicable)
- (3) The following conditions apply to all pools, existing or proposed.
- (a) All swimming pools shall be fully enclosed by a fence or building or a combination of both. This enclosure shall be a minimum of 6 feet high with the base being within 4 inches of finished grade.
 - (b) All openings through the enclosure will be fitted with gates or doors, complete with self closing and self latching hardware. The latching hardware shall be located a minimum of 4 ft. 9 inches above grade if on the outside or 3 ft 3 inches if located on the pool side.
 - (c) All other openings shall be sized to prevent a spherical object of 4" in diameter passing through.
 - (d) There shall be no horizontal members on the outside of the enclosure to facilitate climbing.
 - (e) The enclosure shall be designed and built to prevent a child from going under, over or through it.
 - (f) A pool shall not be filled or allowed to contain water until the fence or enclosure has been inspected and approved by the Building Inspector.
 - (g) The location of a pool shall meet the requirements and provisions of the Zoning Bylaw of the Regional District of Alberni-Clayoquot.
 - (h) No swimming pool shall be located less than 10 ft. from any rear lot line.
 - (i) No in ground pool shall be located less than 10 ft. from any basement.

- (j) For the purpose of this section "Swimming Pool" shall include any pool constructed or set up to be used or intended to be used for swimming, bathing or wading, which is over 24 inches in depth.

18. RETAINING WALLS

- (1) A retaining wall shall be designed to resist the pressure of the retained material, including both dead and live load surcharges to which it may be subjected to ensure stability against overturning, sliding, excessive foundation pressure, and water uplift. Unless a drainage system is provided which will effectively drain the backfill under all conditions, the wall shall be designed to resist a hydrostatic pressure due to a head of water equal to the height of the backfill.

19. PENALTIES

- (1) A person who:
 - (a) violates a provision of the Building Code or this Bylaw;
 - (b) causes, suffers or permits an act, or thing, to be done in contravention or in violation of the Building Code or this Bylaw;
 - (c) neglects or refrains from doing anything required to be done by the Building Code or this Bylaw;
 - (d) carries out or suffers, causes or permits to be carried out any construction in a manner prohibited by or contrary to the Building Code or this Bylaw; or
 - (e) fails to comply with an order, direction or notice given under the Building Code or this Bylaw;

commits an offence and is liable on conviction to a fine and penalty not exceeding TWO THOUSAND (\$2,000.00) DOLLARS.

- (2) For each day that a violation of the provisions of this Bylaw is permitted to exist, it shall constitute a separate offence.
- (3) If any Construction for which a Building Permit is required under this Bylaw

is commenced before a Building Permit is issued, the Building Permit fees payable prior to issuance of a Building Permit in accordance with Section 5(1)(c) of this Bylaw will be doubled.

20. SEVERABILITY

If any provision of this by-law is held by a court to be void, voidable or unenforceable, such provision may be severed, and the remaining provisions shall continue in effect.

21. ENACTMENT

This Bylaw shall come into full force and effect upon its adoption. Any complete applications for a Permit that have been received by the Regional District prior to the adoption of this Bylaw, but for which the Permits have not been issued, will expire sixty (60) days from the date of adoption of this Bylaw.

22. REPEAL BYLAWS

Building Bylaw PS1011 is hereby repealed.

READ A FIRST TIME THIS 10th DAY OF MAY, 2023

READ A SECOND TIME THIS 10th DAY OF MAY, 2023

READ A THIRD TIME THIS 10th DAY OF MAY, 2023

ADOPTED THIS 10th DAY OF MAY, 2023

John Jack

CHAIRPERSON

Wendy Thomson

CORPORATE OFFICER

SCHEDULE "A"

A-1 PERMIT APPLICATION FEE

Upon application for a Permit, a non-refundable application fee shall be paid to the Regional District as follows:

1.1	For any Building Permit.	\$100.00
1.2	For a solid fuel burning permit	\$100.00*

The application fee may be credited toward the final Permit fees calculated in accordance with Schedule A-2.

A-2 PERMIT FEES AND CHARGES

Permit fees and charges shall be paid to the Regional District at issuance of the Permit and shall be calculated on the total Value of the Work as follows:

2.1	For the first \$2,000.00 or fraction thereof	\$100.00
2.2	For each additional \$1,000.00 or fraction thereof up to \$499,999.99	\$7.00
2.3	For each additional \$1,000.00 or fraction thereof exceeding \$500,000.00	\$6.00
2.4	For a Demolition Permit	\$30.00
2.5	For a solid fuel burning permit	\$100.00*
2.6	For provisional Occupancy Permits under Section 12(3)(b) of this Bylaw	\$500.00
2.7	For Occupancy Permits under Section 12(3)(c)	\$nil
2.8	For all other Permits	\$100.00*

Any changes to the application documentation or drawings will incur additional fees and charges in accordance with Schedule A-3.

Where the Building Inspector relies on certification by a professional Engineer or Architect that the plans submitted with the application for the Permit comply with the Building Code or other applicable enactment, the fees and charges payable under this section shall be reduced by 2.5% to a maximum reduction of \$500.00 to the building permit fee for any one property.

Where the Building Permit is being issued for Construction commenced before the Regional District issued a Building Permit, the Building Permit fees payable will be double the amount prescribed in the A-2 above.

A-3 ADDITIONAL FEES AND CHARGES

3.1	For Permit applications where the plan review requires more than two (2) iterations of the drawings or supporting documents to be resubmitted	\$150.00
3.2	For review of changes to Building plans or related documents due to change in design after the Building Permit is issued	\$250.00
3.3	For change in ownership for an open Permit file	\$100.00
3.4	For each additional inspection in excess of the nine (9) inspections included in the fees paid under Schedule A-2	\$50.00
3.5	Land Title Office (LTO) Legal Notation/Covenant Registration or Discharge	All fees and disbursements incurred by the Regional District for the preparation of these documents plus a 15% administration charge
3.6	Return payment fee (NSF fee)	\$25.00

A-4 SECURITY DEPOSIT

4.1	For Permits where the Value of the Work is \$500,000.00 or more	\$3,500.00
4.2	For all other Permits	\$1,000.00
4.3	For provisional Occupancy Permits under Section 12(3)(b) of this Bylaw	150% of the Value of Work outstanding

Note: The fees and charges in this schedule do not include applicable taxes except for those fees marked with an asterisk (*).