

NEW

SURREY BUILDING BYLAW, 2012, NO. 17850

Surrey City Council adopted a new Surrey Building Bylaw, 2012, No. 17850 ([Bylaw No. 17850](#)) on January 14, 2013. This bulletin summarizes the major changes from the previous Building Bylaw (Bylaw No. 9011). The items highlighted in bold are defined terms in the [Bylaw No. 17850](#).

- New definitions for "Complex Building", "Simple Building", "Construction", and "Occupancy" and "Occupancy Permit" have been added.
- Definitions of "Construction" and "Field Review" have been amended.
- Shoring or excavation is now considered as a part of construction. A permit will be required in advance of excavating, moving, or removing any soil related to construction of building or structure (Section 21).
- The building permit submission requirements have been amended to require a copy of the State of Title Certificate for the lot on which the construction is proposed at the time of submission. The Certificate of Title is to be dated no more than 30 days prior to date of application (Section 25).
- Duties of the Building Official (Part 5), Registered Professional (Part 8) and Owner (Part 14) are defined.
- When a registered professional provides Letters of Assurance in accordance with the requirements of the BC Building Code, he or she shall also provide written proof of professional liability insurance to the Building Official prior to issuance of the permit (Section 32).
- A non-refundable plan processing fee (i.e., permit fee deposit) equal to 35% of the permit fee based on the declared value of construction will be collected with the permit application (Section 42).

- A permit application may be cancelled and the plan-processing portion of the permit fee forfeited, if the permit cannot be issued within 180 days of the date of written notification to the owner or applicant regarding deficiencies, which may include any outstanding permit fees (Section 45).
- A permit shall lapse and the rights of the owner under the permit shall terminate if the building foundation is not poured within six (6) months from the date of issuance of the permit. The Building Official may extend the period of time upon payment of the extension fee. The permit may be extended by intervals of six months; however, in no case shall such extensions exceed an aggregate of 24 months from the date that the building permit was issued (Section 52).
- Damage deposit for damage to City property or services – The minimum damage deposit has been increased from \$1,000 to \$2,500 to a maximum of \$10,000 per lot where the building value exceeds \$20,000, or where the permit is issued for a demolition. (Section 60).
- Where a registered professional provides Letters of Assurance, the City will rely on field reviews undertaken by the registered professional that the design and construction of the parts of the drawings and supporting documents prepared by the registered professional substantially comply with the Building Code and other applicable regulations (Section 69).
- Notwithstanding Section 69, the Building Official may attend the site during the course of construction to observe the progress of the construction within the context of the field reviews provided by the registered professionals (Section 70).
- An occupancy permit is required to occupy a new or existing building, or part of a building (Part 16, Section 73). The new Building Bylaw eliminates provisional approval for occupancy.
- An occupancy permit may be issued for a building or part of a building prior to the completion of a building provided the owner deposits a security with the City equivalent to two times the estimated cost of completing all the unfinished work after submission of an acceptable declaration that the said work will be completed within a specific time frame (Part 16, Section 74).

To the view [By-law No. 17850](#) in its entirety, click on the hyperlink.