

CITY OF SURREY

BY-LAW NO. 15244

As amended by By-laws: 15424, 07/19/04; 15597, 12/06/04; 15731, 05/30/05; 15864, 11/28/05; 16018, 05/15/06; 16173, 12/18/06

A bylaw for the administration of the Building Code
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WHEREAS Section 694 (1) of the *Local Government Act* authorizes the City of Surrey, 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;

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

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1. Title

1. This bylaw may be cited for all purposes as the Surrey Building Bylaw, 2003, No. 15244.

2. Definitions

2. In this bylaw:

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

"Adequate Vehicular Access" means a maintained public road having a minimum width of four decimal two (4.2) metres (14 feet) ditched or storm sewered for adequate drainage, and bearing capacity to support fire department vehicles of nine (9.0) tonnes (18,000 lbs.) single axle loading and from which a boulevard crossing can be approved to serve the **Building** in question. The road shall be **Constructed** over a highway allowance dedicated by plan or deed registered in the Land Title Office. Lanes shall not be considered Adequate Vehicular Access unless a maintained public road serves the property and vehicular access to the said property is specifically permitted only from a lane abutting the property.

"Architect" means a person registered or licensed under the *Architects Act* as a member of the Architectural Institute of British Columbia.

"Authorized Agent" includes a **Person**, firm or corporation representing the *owner*, by designation or contract in writing satisfactory to the **City**, and includes a hired tradesman or contractor who may be granted **Permits**

for work.

"Building" means any **Structure** used or intended for supporting or sheltering any use or *occupancy* either of a temporary or permanent nature.

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

"Building Official" includes the General Manager of Planning and Development or his or her delegate.

"Building Value" shall be the completed **Building Value** of all **Construction** or work related to the **Building**, including finishes, roofing, electrical, plumbing, drains, heating, airconditioning, fire extinguishing systems, elevators, and any other equipment and materials, the current monetary worth of all plans and specifications, labour and fees for design, testing, consulting, management, contractor's profit and overhead, sales taxes, goods and services tax, and insurance, current monetary worth of all contributed labour and materials, and a reasonable value for site works and improvements not included in other **Permits**.

"Certified Professional" means an **Architect** or **Engineer** registered to practice in British Columbia and accepted by the General Manager, Planning and Development, or his/her designate, and qualified for the purpose of this bylaw pursuant to Section 20.

"City" means the City of Surrey.

"Complex Building" means:

- (a) a **Building** used for *major occupancies* classified as:
 - (i) *assembly occupancies*,
 - (ii) *care or detention occupancies*,
 - (iii) *high hazard industrial occupancies*, and
- (b) a **Building** exceeding 600 square metres in *building area* (regardless of fire walls) or exceeding two storeys in *building height* used or classified as:
 - (i) **MultiFamily Residential Building**,
 - (ii) *business and personal services occupancies*,
 - (iii) *mercantile occupancies*,
 - (iv) *medium and low hazard industrial occupancies*.

"Construct, Constructed, Constructing or Construction" means erection, repair, alteration, enlargement, addition, demolition, removal, excavation or relocation.

"Council" means the City Council of the City of Surrey.

"Designer" means the person responsible for designing a Building and the **Designer** must be a *registered professional*.

"Engineer" means a person registered or licensed as a Professional **Engineer** pursuant to the provisions of the *Engineers and Geoscientists Act* of British Columbia.

"**Farm Building**" means a building or structure as defined in the *Canadian Farm Building Code*.

"**Multi-Family Residential**" describes a **Building** containing more than two (2) **Residential Occupancies**, where each **Residential Occupancy** does not have more than one stove or other cooking facility.

"**Occupancy Permit**" means the permission or authorization in writing by the **Building Official** to occupy a **Building** or **Structure**.

"**Permit**" means permission or authorization in writing by the **Building Official** to perform **Construction** or work regulated by this bylaw.

"**Person**" includes a person, proprietor, partnership, society, corporation or strata corporation.

"**Residential Occupancy**" means the *occupancy* or use of a **Building** or part thereof by **Persons** for whom sleeping accommodation is provided, but who are not harboured or detained to receive medical care or treatment or are not involuntarily detained.

"**Simple Building**" means a **Building** of two storeys or less in *building height*, having a *building area* not exceeding 600 square metres 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.

3. Purpose of Bylaw

3.1 The bylaw shall be interpreted in accordance with this section despite any other provisions herein.

3.2 The headings in this bylaw have been inserted for reference only and are not intended to interpret, define, limit, alter, or enlarge the meaning of any provision of this bylaw.

3.3 This bylaw has been enacted for the purpose of regulating construction within the **City** in the interest of the general public. The activities undertaken by or on behalf of the **City** pursuant to this bylaw are for the sole purpose of promoting the health, safety and the protection of persons. It is not contemplated nor intended, nor does the purpose of this bylaw extend:

3.3.1 to the protection of **Persons**, *owners*, owner/builders or *constructors* from economic loss;

3.3.2 to the assumption by the **City** or any **Building Official** of any responsibility for ensuring the compliance by any **Person**, *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;

- 3.3.3 to creating an obligation on the **Building Official** to inspect all or any particular part of the **Construction** for which the **Building Permit** is obtained regardless of the circumstances;
- 3.3.4 to providing any **Person** a warranty of design or workmanship with respect to any **Building** or **Structure** for which a **Permit** or final acceptance for *occupancy* is issued under this bylaw;
- 3.3.5 to providing a warranty or assurance that construction undertaken pursuant to **Permits** issued by the **City** is free from latent, or any defects.

4. **Permit Conditions**

- 4.1 A **Permit** is required whenever **Construction** or 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 **City** shall in any way relieve the *owner* or his or her representatives from full and sole responsibility to perform the **Construction** or 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 **Construction** or work in respect of which the **Permit** was issued in compliance with the **Building Code**, 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 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 the **Building Code** or assume or conclude that this bylaw has been administered or enforced according to its terms. The **Person** to whom the **Permit** is issued and his or her representatives are responsible for making such determination.
- 4.6 No **Permit** shall be issued unless the **Building** to be **Constructed** is located on property with **Adequate Vehicular Access**.
- 4.7 When the **Building Official** designates that a given site must have a zero increase in the rate of runoff for any development, the *owner* or his agent shall:
 - 4.7.1 verify to the **City** the rate of runoff on that site prior to any development;
 - 4.7.2 show clearly on all plans submitted for a **Permit** how he intends to maintain a zero increase in the rate of runoff;
 - 4.7.3 where required by the **Building Official**, produce engineering calculations showing that a zero increase in the rate of runoff can be attained by developing the site in the manner set out in the application for a **Permit**;
 - 4.7.4 where required by the **Building Official**, retain a *registered professional* to design, supervise and carry out *field reviews* of the construction as it relates to necessary onsite detention required for the purpose of maintaining a zero increase in the rate of runoff;

4.7.5 design and **Construct** an onsite detention system where required;

4.7.6 be responsible for maintaining any drainage system referred to under this subsection for all times.

4.8 Except in the case of single family residential zones as defined in the Surrey Zoning Bylaw, 1993, No. 12000, as amended where fill is placed upon a site for any reason, all necessary drainage controls to prevent discharge of storm water to adjacent properties shall be **Constructed** by the *owner*.

4.9 All rainwater leaders shall discharge to an approved "splash pad" at grade. No rainwater leaders shall discharge directly into the weeping tile or main storm discharge system, unless approved by the **Building Official**.

5. Scope and Exemptions

5.1 This bylaw applies to the design, **Construction** and *occupancy* of new **Buildings** and **Structures**, and the addition, alteration, re**Construction**, 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.

5.3 The **Building Official** may waive the filing of plans if the character of the **Construction** is sufficiently described in the application, provided the **Building Value** of such **Construction** does not exceed two thousand (\$2,000.00) dollars.

5.4 No **Person** shall move any **Building** or **Structure** from one parcel of land to another parcel of land without first obtaining a **Permit**.

5.5 Every application for a **Permit** to move a **Building** shall designate the site of the **Building** to be moved and the site to which the **Building** is to be moved. Permission to use the public streets shall be obtained from the City's Engineering Department.

5.6 Notice of disconnections from **City** water and sewerage systems shall be given to the City's Engineering Department and such disconnections must be done under **City** supervision.

5.7 No **Building** that is to be used for a **Residential Occupancy** may be moved into the **City**.

5.8 A **Building** may be moved within the **City** provided:

5.8.1 the **Building** is not older than the majority of the **Buildings** situated on lots within one hundred and fiftyfive (155) metres of the lot to which it is proposed to move the **Building**, and

5.8.2 the **Building** is compatible with the architectural values of the majority of the **Buildings** situated on lots within one hundred and fiftyfive (155) metres of the lot to which it is proposed to move the **Building**.

5.9 No **Building** may be moved on to a lot unless the lot is within one hundred and fiftyfive (155) metres of a lot occupied by a **Building** at the date of application to move the **Building** and in no event shall a **Building** be moved on to any lot within a registered plan of subdivision containing more than two (2) lots if no **Buildings** exist on any of the lots within the said subdivision at the date of application to move the **Building**.

- 5.10 The provisions of Sections 5.8 and 5.9 do not apply to the moving of any **Buildings** onto lands which are zoned Agricultural pursuant to the provisions of the Surrey Zoning Bylaw in force at the date of the application to move the **Building**.
- 5.11 **Buildings** that do not conform to the requirements of Section 5.8 may be moved pursuant to the provisions of this section if the *owner*:
- 5.11.1 submits plans showing the changes required in order to make the **Building** compatible with the architectural values of the majority of the **Buildings** situated on lots within one hundred and fiftyfive (155) metres of the lot to which it is proposed to move the **Building**, and
- 5.11.2 deposits with the **City** a sum of money sufficient to pay the estimated cost of changes required to make the **Building** compatible as hereinbefore provided and to complete any other work required under this section. In the event that the work required to make the **Building** so compatible is not completed within one (1) year from the date of application for permission to move the said **Building**, such deposit shall be forfeited to the **City** and the **Building Official** may give the *owner*, tenant, or occupier thirty (30) days notice to vacate the premises and to move the **Building** from the lot to which it had been moved pursuant to the permission hereinbefore referred to.
- 5.12 No **Building** shall be moved to another site unless it will comply with all bylaws of the City; or unless the *owner* of such **Building** has entered into an agreement with the **City** to complete all the work required under this bylaw and places a deposit with the **City** in the value of the work necessary under this bylaw. Work required under this bylaw shall be completed within one (1) calendar year from the date on which the **Permit** was granted.
- 5.13 Notwithstanding Section 5.7 and 5.8, a **Building** that is the subject of a heritage revitalization agreement which contemplates the move of the **Building** may be moved to a location within the **City**, and subsection 5.11.1 of this section does not apply to the move.
- 5.14 Gradients on driveways shall commence at or within the property boundaries. No gradient serving the property shall commence on the **City** rightofway.
- 5.15 When materials and equipment which fall within the scope of this bylaw and the **Building Code** are replaced or altered in a **Building**, it shall be the full and sole responsibility of the *owner* to ensure that such replacements and alterations shall meet the requirements of this bylaw and the **Building Code**.
- 5.16 No **Building**, the use of which is not in conformity with Surrey Zoning Bylaw, 1993, No 12000, as amended from time to time, shall be **Constructed**, nor shall a **Permit** be issued under this bylaw, if said **Building** is damaged or destroyed to the extent of seventyfive (75%) percent or more of its value above its foundations, as determined by the authority having jurisdiction. **Construction** will only be permitted, under these circumstances for a conforming use in accordance with the said Zoning Bylaws.

6. Prohibitions

- 6.1 No **Person** shall commence or continue any **Construction**, alteration, re**Construction**, 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 **City**, on property in the administration of this bylaw.

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, site visits and tests made, and shall retain copies of all documents related to the administration of this bylaw. Copies of such documents may be microfilmed or stored as electronic data;
 - 7.1.3 the duties created under this Part are internal, administrative duties only and create no obligation to any person.
- 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;
 - 7.2.2 where any residence is occupied, may obtain the consent of the occupant or provide written notice to the occupant twentyfour (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 revoke, withhold, or refuse to issue a **Permit** where the results of tests of materials, devices, **Construction** methods, structure assemblies or foundation conditions do not demonstrate substantial compliance in all material respects with the **Building Code** and other enactments respecting safety.
- 7.4 A **Building Official** may order the correction of any work that is being or has been done in contravention of this bylaw.
- 7.5 A **Building Official** may order correction of unsafe conditions.
- 7.6 A **Building Official** may order removal of the **Building** or **Structure Constructed** without a valid **Permit**.

8. **Applications**

- 8.1 Every **Authorized Agent** shall apply for and obtain:

- 8.1.1 a **Permit** before **Constructing**, repairing or altering a **Building** or **Structure**;
- 8.1.2 a **Permit** before moving a **Building** or **Structure**;
- 8.1.3 a **Permit** before demolishing a **Building** or **Structure**;
- 8.1.4 a **Permit** before the installation or **Construction** of a fireplace and chimney 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 **Permit**;
- 8.1.5 a **Permit** before changing the use of any **Building** or **Structure**;
- 8.1.6 a **Permit** before the installation or **Construction** of spray coating equipment and commercial cooking equipment;
- 8.1.7 a **Permit** prior to the excavating, moving or removal of any soil; and
- 8.1.8 an **Occupancy Permit** to occupy a new or existing **Building**, or part thereof, where the use has changed.
- 8.2 All plans submitted with **Permit** applications shall bear the name, address, and telephone number of the **Designer** of the **Building** or **Structure**.
- 8.3 Each **Building** or **Structure** to be **Constructed** on a site requires a separate **Permit** and shall be assessed a separate **Permit** fee based on the value of that **Building** or **Structure** as determined in accordance with the **City's** fee schedules.
- 8.4 A site drainage plan shall be submitted to the **City** when requested by a **Building Official**.
- 8.5 Prior to the issuance of any **Permit** to erect or demolish any **Structure** on a site that has previously been used for industrial or commercial purposes, the **Building Official** may require the applicant to provide a site profile of the property in accordance with the requirements of the Provincial Government *Waste Management Act* as amended April 1, 1997.
- 8.6 **Farm Buildings** whether **Simple** or **Complex Buildings** shall comply with the *Canadian Farm Building Code*, as amended.

9. Applications for Complex Buildings

- 9.1 An application for a **Permit** with respect to a **Complex Building** shall:
 - 9.1.1 be made in the **Permit** application form as required by the **Building Official**, signed by the *owner*, **Authorized Agent** or a signing officer if the *owner* is a corporation, the *coordinating registered professional*, and the *registered professional*.
 - 9.1.2 be accompanied by the *owner's* acknowledgment of responsibility and undertakings made in the form prescribed by the **Building Official** signed by the *owner*, or a signing officer if the *owner* is a corporation;
 - 9.1.3 include a copy of a title search made within thirty (30) days of the date of the application;
 - 9.1.4 a survey plan prepared by a British Columbia Land Surveyor showing:

- 9.1.5 a site plan prepared by the *registered professional* showing:
- 9.1.5.1 the bearing and dimensions of the parcel taken from the survey plan prepared by a British Columbia surveyor;
 - 9.1.5.2 the legal description and civic address of the parcel;
 - 9.1.5.3 the location and dimensions of all statutory rightsofway, easements and setback requirements;
 - 9.1.5.4 the location and dimensions of all existing and proposed **Buildings** or **Structures**, utilities and topographical features such as retaining walls on the parcel;
 - 9.1.5.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **City's** land use regulations establish siting requirements related to flooding;
 - 9.1.5.6 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 joist system or top of slab of a **Building** or **Structure** where the **City's** land use regulations establish siting requirements related to minimum floor elevation;
 - 9.1.5.7 the location, dimension and gradient of parking and driveway access;
 - 9.1.5.8 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**;
 - 9.1.5.9 the location and species of all existing trees protected under the Tree Preservation Bylaw; and
 - 9.1.5.10 landscaping plans including showing details and specifications.
- 9.1.6 floor plans showing the dimensions and uses of all areas, the dimensions and height of crawl and roof spaces, roof plans, 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;
- 9.1.7 a cross section through the **Building** or **Structure** illustrating foundations, drainage, ceiling heights and **Construction** systems;
- 9.1.8 elevations of all sides of the **Building** or **Structure** showing finish details, roof slopes, windows, doors, finished grade and overall building height calculations;
- 9.1.9 crosssectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **Building** or **Structure** substantially conforms to the *Building Code*;
- 9.1.10 copies of approvals required under any enactment relating to health or safety from provisional and federal agencies;
- 9.1.11 a letter of assurance in the form of Schedule A as referred to in section 2.6 of Part 2 of the *Building Code* signed by the *owner*, or a signing officer of the *owner* if the *owner* is a corporation, and the *registered professional*;
- 9.1.12 letters of assurance in the form of Schedules B1 and B2 as referred to in section 2.6 of

Part 2 of the **Building Code**, each signed by the *registered professional* as the **Building Official** or as the **Building Code** may require to prepare the **Design** for and conduct *field reviews* of the **Construction** of the **Building** or **Structure**;

9.2 In addition to the requirements of section 9.1, the following may be required by a **Building Official** to be submitted with a **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 offsite services to indicate locations at the property line, prepared and sealed by a *registered professional*, in accordance with the **City's** subdivision servicing bylaw;

9.2.2 a section through the site showing lot grades, **Buildings**, **Structures**, parking areas and driveways; and

9.2.3 any other information required by the **Building Official** to establish substantial compliance with this bylaw, and other bylaws and enactments relating to the **Building** or **Structure** including, but not limited to certification by the *registered professional* that all applicable provisions of the British Columbia Fire Code have been complied with.

10. Applications for Simple Buildings

10.1 An application for a **Permit** with respect to a **Simple Building** shall:

10.1.1 be made in the application form prescribed by the **Building Official** signed by the *owner*, or a signing officer if the *owner* is a corporation;

10.1.2 be accompanied by the *owner's* acknowledgment of responsibility and undertakings made in the form prescribed by the **Building Official** 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 thirty (30) days of the date of the application;

10.1.4 have a survey plan prepared by a British Columbia Land surveyor showing:

10.1.5 have a site plan in metric measurement showing;

10.1.5.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;

10.1.5.2 the legal description and civic address of the parcel;

10.1.5.3 the location and dimensions of all statutory rightsofway, easements and setback requirements;

10.1.5.4 the location and dimensions of all existing and proposed **Buildings** or **Structures**, utilities and topographical features such as retaining walls on the parcel;

10.1.5.5 the setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **City's** land use regulations establish siting requirements related to flooding;

10.1.5.6 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 joist system or top of slab of a **Building** or **Structure** where the **City's** land use regulations establish siting requirements related to minimum floor elevation;

- 10.1.5.7 the location, dimension and gradient of parking and driveway access;
- 10.1.5.8 the location and species of all existing trees protected under the Tree Preservation Bylaw;
- 10.1.5.9 landscaping plans including details and specifications; and
- 10.1.5.10 provided further the **Building Official** may waive the requirements for survey and site plans, in whole or in part, where the **Permit** is sought for the repair or alteration of an existing **Building** or **Structure**.

10.1.6 have floor plans showing the dimensions and uses of all areas, the dimensions and height of crawl and roof spaces, roof plans, 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;

10.1.7 show a cross section through the **Building** or **Structure** illustrating foundations, drainage, ceiling heights and **Construction** systems;

10.1.8 have elevations of all sides of the **Building** or **Structure** showing finish details, roof slopes, windows, doors, finished grade and overall building height calculations;

10.1.9 show crosssectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **Building** or **Structure** substantially conforms to the **Building Code**;

10.1.10 have copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Ministry of Health approval;

10.1.11 have 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 forms referred to in section 2.6 of Part 2 of the **Building Code**, signed by the *registered professional*;

10.1.12 the requirements of section 10.1.10 may be waived by a **Building Official** in circumstances where the **Building Official** has required an **Engineer's** report pursuant to section 699 (2) of the *Local Government Act* and the **Permit** is issued in accordance with sections 699 (5) and (6) of the *Local Government Act*; and

10.1.13 the requirements of section 10.1.11 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**.

10.2 In addition to the requirements of section 10.1, the following may be required by a **Building Official** to be submitted with a **Permit** application for the **Construction** of a **Simple Building** where the project involves two or more **Buildings**, which in the aggregate total more than one thousand (1,000) square meters, or two (2) or more **Buildings** that will contain four (4) 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 offsite services to indicate locations at the property line, prepared and sealed by a *registered professional*, in accordance with the **City's** subdivision servicing bylaw;
- 10.2.2 a section through the site showing grades, **Buildings, Structures**, parking areas and driveways;
- 10.2.3 a roof plan and roof height calculations;
- 10.2.4 structural, electrical, mechanical or fire suppression drawings prepared and sealed by a *registered professional*;
- 10.2.5 letters of assurance in the form of Schedules B1 and B2 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**, including but not limited to certification by a *registered professional* that all applicable provisions of the *British Columbia Fire Code* have been complied with.

11. Professional Plan Certification

- 11.1 The letters of assurance in the form referred to in the *Building Code* and provided pursuant to sections 9.1.11, 9.1.12, 10.1.11, 10.2.5, and 15.1 of this bylaw are relied upon by the **City** and its **Building Officials** as certification that the design and plans to which the letters of assurance relate comply with the *Building Code* requirements and other applicable enactments relating to safety.
- 11.2 A **Permit** issued for the **Construction** of a **Complex Building**, or for a **Simple Building** for which a **Building Official** requires professional design pursuant to section 10.2.4 and letters of assurance pursuant to section 10.2.5 of this bylaw shall be in the application form prescribed by the **Building Official**.
- 11.3 A **Permit** issued pursuant to section 11.2 of this bylaw shall include a notice to the *owner* that the **Permit** is issued in reliance upon the certification of the *registered professional* that the design and plans submitted in support of the application for the **Permit** comply with the *Building Code* and other applicable enactments relating to safety.

12. Fees and Charges

- 12.1 In addition to applicable fees and charges required under other bylaws, a **Permit** fee, calculated in accordance with the **City's** fee schedules shall be paid in full prior to issuance of any **Permit** under this bylaw.
- 12.2 An application made for a **Permit** shall be accompanied by the appropriate planprocessing fee as set out in the **City's** fee schedules.
 - 12.2.1 The planprocessing fee is nonrefundable and shall be credited against the **Permit** fee when the permit is issued.
 - 12.2.2 An application shall be cancelled and the planprocessing fee forfeited if the **Permit** has not been issued and the **Permit** fee paid within one hundred and eighty (180) days of the date of written notification to the *owner* regarding the deficiencies or if the **Permit** is ready to be issued.

12.2.3 When an application is cancelled, the plans and related documents submitted with the application may be destroyed or returned to the applicant.

12.3 The **owner** may obtain a refund of the **Permit** fees set out in the City's fee schedules when a **Permit** is surrendered and cancelled before any **Construction** begins, provided:

12.3.1 the refund shall not include the plan processing fee paid pursuant to section 12.2 of this bylaw; and

12.3.2 no refund shall be made where **Construction** has begun.

12.4 Where, due to noncompliance with this bylaw, more than two (2) attendances are necessary when one (1) attendance is normally required, for each attendance after the second attendance, a reattendance charge as set out in the City's fee schedules shall be paid prior to additional inspections being performed.

12.5 For a required **Permit** attendance requested to be done after the hours during which the offices of the **City** are normally open, an attendance charge shall be payable based on the City's cost for the time spent in making such attendance, including travel time, as set out in the **City's** fee schedules.

12.6 An attendance charge, as set out in the **City's** fee schedules shall be payable in advance for a voluntary attendance 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. 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;

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 **City** authorizes the **Permit** to be withheld;

13.1.6 the **owner** has retained a **registered professional** or geoscientist if required by the **Engineers and Geoscientists Act**;

13.1.7 the **owner** has retained an **Architect** if required by the **Architects Act**;

a **Building Official** shall issue the **Permit** for which the application is made.

13.2 When the application is in respect of a **Building** that includes, or will include, a **Residential Occupancy**, the **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,
- 13.2.2 the **constructor** has a business license issued by the **City**,
- 13.2.3 the name and address of the **Constructor** is required.

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 **Construction** is not commenced within six (6) months from date of **Permit** issuance or completed within two (2) years.

13.5 A **Building Official** may extend the period of time set out under section 13.4 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. A **Building Official** may issue a **Permit** for excavation prior to the issuance of a **Permit**.

13.6 When a site has been excavated under an excavation **Permit** issued pursuant to section 8.1.7 of this bylaw and a **Permit** is not subsequently issued or a subsisting **Permit** has expired in accordance with the requirements of this bylaw, but without the **Construction** of the **Building** or **Structure** for which the **Permit** was issued having commenced, the **owner** shall fill in the excavation to restore the original gradients of the site within sixty (60) days of being served with an order of the **City** requiring the **owner** to do so.

13.7 A **Building Official** may issue a **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 **City** 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.

13.8 A **Building Official** may issue a **Permit** for excavation prior to the issuance of a **Permit**.

13.9 A **Building Official** may issue a phased **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 **City** to demonstrate that the portion authorized to be **Constructed** substantially complies with the *Building Code*, this bylaw and all other applicable bylaws and enactments 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.

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 attendances or site visits made by a **Building Official**, shall constitute a representation or warranty that the *Building Code* or the bylaw has 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, the **Building Official** may require a *registered professional* provide design and plan certification and *field review* by means of letters of assurance in the form referred to in section 2.6 of Part 2 of the **Building Code**.
- 15.2 Prior to the issuance of a final **Occupancy Permit** for a **Complex Building**, or **Simple Building** in circumstances where letters of assurance have been required in accordance with sections 9.1.11, 9.1.12, 10.1.11, 10.2.5 or 15.1 of this bylaw, the *owner* shall provide the **City** with letters of assurance in the form of Schedules C-A or C-B, as is appropriate, referred to in section 2.6 of Part 2 of the **Building Code** and a Certificate of Insurance.
- 15.3 When a *registered professional* provides letters of assurance in accordance with sections 9.1.11, 9.1.12, 10.1.11, 10.2.5, 15.1 or 15.2 of this bylaw, he or she shall also provide proof of professional liability insurance to the **Building Official** in the form of satisfactory to the **City**.

16. Responsibilities of the Owner

- 16.1 It is the full and sole responsibility of the *owner* (and if the *owner* is acting through a representative, the representative and the *owner*) to carry out the **Construction** and work in respect of which the **Permit** was issued in compliance with the **Building Code**, this bylaw and all other applicable codes, standards and enactments respecting safety.
- 16.2 Every *owner* shall:
- 16.2.1 obtain where applicable from the **Building Official** permits relating to the **Construction**, demolition, excavation, building repair of **Buildings**, change in classification of *occupancy*, swimming pools, signs, canopies, awnings, marquees, street occupancy, **Buildings** to be moved, and all other **Permits** required in connection with the proposed **Construction** or work prior to the commencement thereof;
- 16.2.2 permit the **Building Official** to enter any **Building** or premises at any reasonable time for the purpose of administering or enforcing this bylaw;
- 16.2.3 give at least fortyeight (48) hours notice to the **Building Official** of the intention to start work on the **Construction** site;
- 16.2.4 obtain from the **Building Official** written permission to restart **Construction** which has been suspended on any **Building**;
- 16.3 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**, and;
- 16.3.1 where **Construction** exceeds \$20,000.00 in value prior to receiving such **Permit** the *owner* may be required to deposit with the **City** the sum of \$2,500.00 per **Permit** for a single family or duplex **Construction** and \$2,500.00 per **Permit** for a multi-family and nonresidential **Construction**, to a maximum of \$5,000.00 as security against damage incurred to **City** property or services so caused by the *owner* or his agent during the period of **Construction**. Such security may be in the form of a certified cheque or letter of credit. This security does not relieve the responsible party for damage in excess of the amount withheld. Should the work cost be in excess of the amount held, the *owner* is responsible for the additional costs incurred. Unless otherwise agreed, the *owner* at the time of making his damage deposit agrees that the road allowance in front or adjacent to the *owner's* building site is free from building debris/dirt, damage or major defect and that any subsequent damage during the building period is his responsibility.

16.3.2 Any damage so caused by the *owner* or his agent shall be repaired to the satisfaction of the General Manager, Engineering. Failure by the *owner* or his agent to carry out all work deemed necessary shall entail withhold occupancy and/or forfeiture of such amounts of the bond monies as is necessary to complete such work by other forces.

16.3.3 At completion and final approval of the **Building**, all security monies or portion thereof not used for necessary repairs, shall be refunded to the *owner*.

16.4 Every *owner* to whom a **Permit** is issued shall, during **Construction**:

16.4.1 post and maintain the **Permit** in a conspicuous place on the property in respect of which the **Permit** was issued;

16.4.2 keep a copy of the accepted designs, plans and specifications on the property;

16.4.3 post the civic address on the property in a location visible from any adjoining streets;
and

17. Inspections by Registered Professionals

17.1 When a *registered professional* provides letters of assurance in accordance with sections 9.1.11, 9.1.12, 10.1.11, 10.2.5, 15.1 or 15.2 of this bylaw, the **City** will rely solely on *field reviews* undertaken by the *registered professional* and the *coordinating 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 review* are taking place and to monitor the *field reviews* undertaken by the *registered professional and coordinating registered professional*.

17.3 The *owner* or his or her representative shall give at least fortyeight (48) hours notice to the **City** when requesting a site visit and shall receive the **Building Official's** acceptance of the following aspects of the work prior to concealing it:

17.3.1 foundation forms and their location;

17.3.2 installation of perimeter drain tiles and damp proofing, prior to backfilling;

17.3.3 the preparation of ground, including ground cover, when required, prior to the placing of a concrete slab;

17.3.4 rough in of factory built chimneys and fireplaces and solid fuel burning appliances;

17.3.5 the framing and sheathing, including any fire stopping, wiring, gas venting, and plumbing prior to insulation or other interior or exterior finishes which would conceal such an application;

17.3.6 insulation and vapour barrier;

17.3.7 when the **Building** or **Structure** is substantially complete and ready for *occupancy*, but before *occupancy* takes place of the whole or part of the **Building** or **Structure**.

17.4 No aspect of the work referred in section 17.3 of this bylaw shall be concealed until a **Building Official** has accepted it in writing.

17.5 The requirements of section 17.3 of this bylaw do not apply to any aspect of the work that is the subject of a **registered professional's** and a **coordinating registered professional's** letter of assurance provided in accordance with sections 9.1.11, 9.1.12, 10.1.11, 10.2.5, 15.1 or 15.2 of this bylaw.

18. Final Acceptance for Occupancy:

18.1 No **Person** shall occupy a **Building** or **Structure** or part of a **Building** or **Structure** until an **Occupancy Permit** has been issued in the form satisfactory to the **Building Official**.

18.2 Final acceptance for *occupancy* shall not be issued unless:

18.2.1 all letters of assurance have been submitted when required in accordance with sections 9.1.11, 9.1.12, 10.1.11, 10.2.5, 15.1 and 15.2 of this bylaw.

18.2.2 a fire safety plan in conformance with section 2.8 of the *British Columbia Fire Code* has been prepared for all Compel Buildings.

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 selfcontained, provided with essential services and the requirements set out in section 18.2 of this bylaw have been met with respect to it.

18.4 The **Building Official** may authorize provisional *occupancy* of a **Building**, or part of a **Building**, before to the development is completed provided:

18.4.1 the occupancy of the **Building**, or part of the **Building**, would not jeopardize life, property or the health of the inhabitants;

18.4.2 the exterior cladding of the **Building** is complete, and;

18.4.3 the holder of the **Permit** or the *owner* deposits a cash security equivalent to the cost of the unfinished work with the **City** and guarantees the said work will be completed within the time specified in the agreement covering the provisional approval.

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 metres 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 metres in height shall be submitted to a **Building Official** prior to acceptance of the works.

20. Certified Professionals

20.1 An **Architect** or **Engineer** may qualify as a **Certified Professional** by applying to the General Manager, Planning and Development, or his designate, for certification on completion of the following:

20.1.1 attending a course or courses recognized by the General Manager, Planning and Development, or his/her designate, concerning this bylaw and other laws applicable to the design, **Construction**, and inspection of **Buildings** and **Structures**;

20.1.2 exhibiting by examination or otherwise as directed by the General Manager, Planning and Development, or his designate, a level of competency in respect of the matters referred to in Section 20.1.1;

- 20.1.3 providing evidence satisfactory to the General Manager, Planning and Development, or his designate, that the professional is covered by professional liability insurance.
- 20.2 The General Manager, Planning and Development, or his designate, may disqualify a **Certified Professional** if the **Certified Professional**:
- 20.2.1 is no longer registered or licensed as required by his professional association;
- 20.2.2 fails, when required by the General Manager, Planning and Development, or his designate, to demonstrate the level of competency required for qualification;
- 20.2.3 submits to the **Building Official** a document which is in any material way inaccurate or misleading;
- 20.2.4 fails to disclose to the **Building Official** any deviation, changes or violations of the requirements of design, **Construction** or inspection in respect of a **Building** or **Structure** to which he is connected as a **Certified Professional**; or
- 20.2.5 fails to perform any duties or obligations required by this bylaw.
- 20.3 The General Manager, Planning and Development, or his designate, may establish the form of such certificates that he may require as satisfactory evidence of compliance and conformity to the **Building Code** and the **City** bylaws.
- 20.4 The **Building Official** may accept any application for a **Permit** under the **Certified Professional** program provided that:
- 20.4.1 the **Building** is regulated by Part 3 of the **Building Code**; and
- 20.4.2 the application is accompanied by a confirmation of commitment by the *owner*, duly executed, and a certification of **Building Code** compliance of the design.
- 20.5 The **Building Official** may also require:
- 20.5.1 a design checklist;
- 20.5.2 a project directory;
- 20.5.3 such other documentation he deems necessary.
- 20.6 A **Certified Professional** shall, in respect of the project for which he made application for a **Permit** under the **Certified Professional** program:
- 20.6.1 approve in advance of **Permit** issuance any tenant improvement work **Constructed** prior to *occupancy* of the **Building**;
- 20.6.2 review for adequacy and acceptability any report concerning testing, inspection and *field reviews*; and maintain a detailed record of such reports; and make same available to the **Building Official** if he requires;
- 20.6.3 advise the **Building Official** in writing if any matter of design, **Construction** or inspection does not meet lawful requirements;

20.6.4 at least once every thirty (30) days from issuance of a **Permit** under the **Certified Professional** program, submit a written progress report to the **Building Official**;

20.6.5 provide, if requested, to the **Building Official** within sixty (60) days after *occupancy* of the project has been approved, a set of record drawings sealed by a British Columbia licensed member of each professional discipline involved along with a written letter of assurance of the **Certified Professional** that no significant changes in the project's design or **Construction** occurred other than those that had been approved by the **Building Official**.

20.7 The **Building Official** may stop work and revoke a **Permit** under the **Certified Professional** program in the following circumstances:

20.7.1 if a **Certified Professional** is no longer retained by the *owner* for that project;

20.7.2 if a **Certified Professional** fails to perform any of his duties or obligations under Section 20.8 herein;

20.7.3 if a document required by this bylaw is not delivered within the time required;

20.7.4 if any of the conditions in Section 20.3 of this bylaw occur.

21. Penalties and Enforcement

21.1 Every **Person** who contravenes any provision of this bylaw commits an offense punishable on summary conviction and shall be liable to a fine of not more than ten thousand (\$10,000.00) dollars or to imprisonment for not more than six (6) months.

21.2 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.

21.3 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.

21.4 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**.

21.5 Where a **Person** occupies a **Building** or **Structure** or part of a **Building** or **Structure** in contravention of section 6.2 of this bylaw a **Building Official** may post a Do Not Occupy notice on the affected part of the **Building** or **Structure**.

21.6 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**.

21.7 Every **Person** who commences work requiring a **Permit** without first obtaining such a permit shall, if a Stop Work notice is issued and remains outstanding for thirty (30) days, pay an additional charge equal to one hundred (100%) percent of the **Permit** fee prior to obtaining the required **Permit**.

22. Severability

22.1 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.

23. Commencement and Transitional Provisions

23.1 This bylaw will come into force on May 1, 2007.

23.2 If a **Permit** has been applied for prior to May 1, 2007, then the provisions of Surrey Building Bylaw, 1987, No. 9011, as amended, will apply to the **Construction** that is the subject of the **Permit**, provided that the **Construction** is started within six (6) months from the date of issuance of the **Permit**. If the **Construction** is not started within six (6) months from the date of issuance of the **Permit**, then the **Permit** will become void and the provisions of this bylaw will apply to any subsequent **Permit** application.

24. Repealed Bylaws

24.1 The following bylaws are hereby repealed:

- 24.1.1 "Surrey Building Bylaw, 1987, No. 9011"
- 24.1.2 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1988, No. 9432"
- 24.1.3 "Surrey Building By-law, 1987, Amendment Bylaw, 1988, No. 9455"
- 24.1.4 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1989, No. 9959"
- 24.1.5 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1990, No. 10366"
- 24.1.6 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1990, No. 10620"
- 24.1.7 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1991, No. 10798"
- 24.1.8 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1991, No. 10901"
- 24.1.9 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1991, No. 11021"
- 24.1.10 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1992, No. 11168"
- 24.1.11 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1992, No. 11176"
- 24.1.12 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1992, No. 11209"
- 24.1.13 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1993, No. 11613"
- 24.1.14 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1994, No. 12268"
- 24.1.15 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1994, No. 12383"
- 24.1.16 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1996, No. 12827"
- 24.1.17 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1997, No. 13083"
- 24.1.18 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1997, No. 13219"
- 24.1.19 "Surrey Building Bylaw, 1987, Amendment Bylaw, 1998, No. 13593"

- 24.1.20 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2000, No. 14090"
- 24.1.21 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2000, No. 14187"
- 24.1.22 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2001, No. 14222"
- 24.1.23 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2001, No. 14344"
- 24.1.24 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2001, No. 14531"
- 24.1.25 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2001, No. 14575"
- 24.1.26 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2002, No. 14636"
- 24.1.27 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2002, No. 14786"
- 24.1.28 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2003, No. 14928"
- 24.1.29 "Surrey Building Bylaw, 1987, Amendment Bylaw, 2003, No. 15020"

24.2 Despite the repeal of the bylaws set out in Section 24.1, if this bylaw provides for the continued application of the bylaws, the bylaws are deemed to be continued for this purpose.

PASSED THREE READINGS on the 12th day of December, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the 15th day of December, 2003.

_____MAYOR

_____CLERK