

VILLAGE OF SLOCAN
BUILDING BYLAW NO. 605, 2011

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Village of Slocan

BUILDING BYLAW NO. 605, 2011

A Bylaw to regulate building in the Village of Slocan

WHEREAS Sections 8(3) and Division 8 of the *Community Charter* authorize the Village of Slocan for the health, safety and protection of persons and property, to regulate buildings and other structures by Bylaw;

AND WHEREAS the Province of British Columbia, under Section 692 of the *Local Government Act*, has adopted a Building Code to govern standards in respect of the construction and demolition of buildings in municipalities and regional districts in the Province;

AND WHEREAS it is deemed necessary to provide for the administration of the Building Code;

NOW THEREFORE the Board of the Village of Slocan in open meetings assembled, enact as follows:

1.0 TITLE

1.1 This Bylaw may be cited for all purposes as the Village of Slocan Building Bylaw No. 605, 2011.

1.2 The Bylaw is divided into 25 sections and a decimal numbering system has been used to identify its parts. The first number indicates the Section of the Bylaw; the second, the Subsection in the Section; the third, the Article in the Subsection; the fourth, the Sentence in the Article. A Sentence can be further broken down into Clauses (indicated by numbers in brackets) as follows:

2.0	Section
2.4	Subsection
2.4.1	Article
2.4.1.3	Sentence
2.4.1.3(1)	Clause

2.0 DEFINITIONS

2.1 In this Bylaw:

These words and terms are as defined in the British Columbia Building Code: **assembly occupancy, building, building area, building height, business and personal services occupancy, care or detention occupancy, constructor, coordinating registered professional, designer, farm building, field review, high hazard industrial occupancy, industrial occupancy, low hazard industrial occupancy, major occupancy, mercantile occupancy, medium hazard industrial occupancy, occupancy, registered professional, and residential occupancy:**

Adjacent Ground Level means the level of the ground surface, both underneath a deck, building or structure, and for a minimum of 600mm (2 ft.) beyond the outside perimeter of the deck, building or structure.

Alteration means interior or exterior change to a building or structure but does not include replacement of interior finishes cabinetry or flooring, re-roofing, fencing, landscaping, walks or driveways.

Building Code means the Building Regulations of British Columbia, as amended or superseded from time to time, established pursuant to section 692 of the *Local Government Act*. The date a building permit is applied for will determine which edition of the Building Code applies.

Building Location Survey Certificate means a surveyed plan prepared by a British Columbia Land Surveyor, signed and sealed, indicating the location of buildings or structures in relation to the property lines and or watercourse(s).

Building Official includes Building Officials, Plan Checkers and Plumbing Officials appointed, employed or contracted by the **Regional District** to administer this Bylaw.

Complex Building means:

- (a) all **buildings** used for major occupancies classified as
 - (i) **assembly occupancy,**
 - (ii) **care or detention occupancy,**
 - (iii) **high hazard industrial occupancy, and**
- (b) all **buildings** exceeding 600 square meters (6500 sq. ft.) in **building** area or exceeding three storeys in building height and used for major occupancies classified as
 - (i) **residential occupancy,**
 - (ii) **business and personal services occupancy,**
 - (iii) **mercantile occupancy,**
 - (iv) **medium and low hazard industrial occupancy.**

Construct includes reconstruct, erect, alter, enlarge, add and remove.

Construction includes reconstruction, erection, **Alteration**, enlargement, addition and removal.

Council means the Council of the Village of Slocan.

Deck includes a sundeck and means a raised, open, unroofed platform.

Dwelling Unit means a self-contained set of habitable rooms containing living quarters and kitchen and sleeping facilities designed and intended for occupancy by only one family or household.

Farm Building shall be as defined in the **Farm Building Code**.

Farm Building Code means the National Farm Building Code of Canada as referenced by the **Building Code**.

Final Inspection Report means the point at which all deficiencies in the health and safety aspects of the work have been remedied to the satisfaction of the building official.

Health and safety aspects of the work means design and construction regulated by the **Building Code**.

Lot means the smallest unit in which land is designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office.

Manufactured Home means a building that is manufactured in a factory for transport, assembly, and completion as a residence, including placement on a foundation, and is certified as being constructed to the requirements of the CSA National Standard CAN/CSA-Z240 or A277 but is not designed to be transported on its own wheels or undercarriage.

Modular Home means a detached **dwelling unit** conforming to the CAN/CSA A277-90 standard which is completely constructed in a factory but is not designed to be transported on its own wheels or undercarriage.

Owner means the registered **owner** in fee simple of real property for which a **permit** is applied for or issued under this Bylaw.

Permit means a **permit** required by or issued under this Bylaw.

Plumbing System means a drainage, venting, fire protection or water system, or any part thereof.

Pool means a constructed or prefabricated pool, existing or prospective, situated wholly or in part above or below the **adjacent ground level**, used primarily for swimming, bathing or wading, having a surface water area greater than 15 square meters (160 sq. ft.), or a depth greater than 600 mm. (2 ft.) and which does not fall under the jurisdiction of the *Health Act* for pools.

Pool area means the enclosed area around the perimeter of a **pool** to a maximum of 40 meters (130ft.) from the edge of the water surface.

Regional District means the Regional District of Central Kootenay.

Standard building means a **building** of three storeys or less in building height, having a **building** area not exceeding 600 square meters (6500 sq ft) 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, but specifically excludes landscaping, fences, paving and retaining **structures** less than 1.5m (5ft.) in height.

Temporary Building means a **building** or any part thereof that will be used for a period of time, not exceeding two years, and that has no permanent foundation or **construction** associated with it, other than footings.

Village means the Village of Slocan.

- 2.2 In this Bylaw, words and phrases shown in boldface, other than in headings, are words that are defined in subsection 2.1 of this bylaw.

3.0 PURPOSE OF THIS BYLAW

- 3.1 This Bylaw shall, notwithstanding any other provision herein, be interpreted in accordance with this section
- 3.2 This Bylaw has been enacted for the purpose of regulating **construction** within the **Village of Slocan** in the general public interest. The activities undertaken by or on behalf of the **Village** pursuant to this Bylaw are for the sole purpose of providing a limited and interim spot checking function for reason of health, safety and the protection of persons and property. It is not contemplated nor intended, nor does the purpose of this Bylaw extend to
- 3.2.1 the protection of **owners**, owner/builders or constructors from economic loss;
 - 3.2.2 the assumption by the **Village** or any building official of any responsibility for ensuring the compliance with the **Building Code**, the requirements of this Bylaw or other applicable enactments respecting safety by any owner or any employees, **constructors** or designers retained by the **owner** or his or her representatives;

- 3.2.3 providing any person with a warranty of design or workmanship with respect to any **building** or **structure** or **plumbing system** for which a **building permit** is issued under this Bylaw;
- 3.2.4 providing a warranty or assurance that **construction** undertaken pursuant to **building permits** is free from latent, or any defects.
- 3.2.5 providing a warranty to any person that **construction** is in compliance with the **Building Code**, this Bylaw or any other enactment with respect to a **building** or **structure** for which a **permit** is issued under this Bylaw.

4.0 PERMIT CONDITIONS

- 4.1 No person shall undertake work regulated by this Bylaw without a **permit**.
- 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 **Village** shall in any way relieve the **owner** or his or her representative from full and sole responsibility to perform the work in strict accordance with this Bylaw, the **Building Code** and other applicable enactments respecting safety.
- 4.3 It is the full and sole responsibility of the **owner** (and where the owner is acting through a representative, the representative) to carry out the work, in respect of which a **permit** is issued under this Bylaw, in compliance with the **Building Code**, this Bylaw and other applicable enactments respecting safety.
- 4.4 Neither the issuance of a **permit** under this Bylaw nor the acceptance or review of plans, drawings, specifications or supporting documents, nor any inspections made by the **Building Official** constitute in any way a representation, warranty, assurance or statement that the Building Code, this Bylaw or other applicable enactments respecting safety have been complied with.
- 4.5 No person shall rely upon any **permit** as establishing compliance with this Bylaw or assume or conclude that this Bylaw has been administered or enforced according to its terms. The person to whom the **building permit** is issued is responsible for making such determination.
- 4.6 An **owner** of the property for which a **permit** is issued must conform to all requirements of this Bylaw and all other enactments and bylaws applicable to the work for which the **permit** is issued.

5.0 SCOPE AND EXEMPTIONS

5.1 This Bylaw applies to

- 5.1.1 the design, construction and occupancy of new **buildings** and **structures**, and the **alteration**, reconstruction, demolition, removal, relocation, occupancy and change of occupancy of existing **buildings** and **structures**;
- 5.1.2 the installation of a new wood burning appliance, certified by a recognized agency, or masonry fireplace, as part of the **construction** of a new **building**, including steel or masonry chimney;
- 5.1.3 the erection or placement of a **temporary building**;

5.2 This Bylaw does not apply to

- 5.2.1 **buildings** or **structures** to which the **Building Code** does not apply except as expressly provided in this bylaw;
- 5.2.2 retaining **structures** less than 1.5 meters (5 ft.) in height;
- 5.2.3 **decks** without roofs having a difference in elevation to grade not exceeding 600 millimeters (2ft.);
- 5.2.4 existing metal or masonry chimneys;
- 5.2.5 **Alterations**, repairs or installation of masonry chimneys or fireplaces, solid fuel-burning appliances, factory built chimneys or fireplaces and related equipment in existing **buildings**;
- 5.2.6 the repair or replacement of a valve, faucet, fixture or sprinkler head in a **plumbing system** if no change in piping is required;

5.3 **Farm buildings** shall conform to the requirements in the **farm building code**.

6.0 PROHIBITIONS

- 6.1 No person shall commence or continue any **construction**, **alteration**, reconstruction, demolition, removal, relocation or change the occupancy of any **building**, **structure** or **plumbing system** 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 new **building** or **structure** without first obtaining an **Occupancy Permit** 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 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 a **building official** has accepted that variance.
- 6.6 No person shall obstruct the entry of a **Building Official** on property in the administration of this bylaw.

7.0 BUILDING OFFICIALS

- 7.1 A **building official** may
 - 7.1.1 administer this Bylaw;
 - 7.1.2 keep records of **permit** applications, **permits**, notices and orders issued, inspections and tests made, and retain copies of all documents related to the administration of this Bylaw or make microfilm or digital copies of such documents; and
 - 7.1.3 establish, if requested to do so, whether the methods or types of **construction** and types of materials used in the **construction** of a **building** or **structure** for which a **permit** is sought under this Bylaw substantially conform to the requirements of the **Building Code**.
- 7.2 A **building official**
 - 7.2.1 may enter any land, **building, structure**, or premises at any reasonable time for the purpose of ascertaining that the terms of this Bylaw are being observed;
 - 7.2.2 where any residence is occupied, shall obtain the consent of the occupant or provide written notice to the occupant 24 hours in advance of entry; and
 - 7.2.3 shall carry proper credentials confirming the official's status as a **building official**.
- 7.3 A **building official** may order the correction of any work that is being or has been done in contravention of this Bylaw.

8.0 APPLICATIONS

- 8.1 Every person shall apply for and obtain a
- 8.1.1 **building permit** before constructing or altering a **building** or **structure**;
 - 8.1.2 **building permit** before installation of a **Manufactured Home** or **Modular Home**;
 - 8.1.3 plumbing **permit** before installation, **alteration** or remodeling of any plumbing is undertaken;
 - 8.1.4 **permit** before installation of a **pool**;
 - 8.1.5 **building permit** before **constructing a temporary building**;
 - 8.1.6 moving **permit** before moving a **building** or **structure**;
 - 8.1.7 demolition **permit** before demolishing any **building** or **structure**;
- 8.2 An application for a **permit** shall be in the form attached as form 'A' to this bylaw.
- 8.3 All plans submitted with **permit** applications must bear the name and address of the designer of the **building** or **structure**.
- 8.4 Each **building**, **structure** or **plumbing system** requires a separate **permit** and shall be assessed a separate **permit** fee as determined in accordance with Schedule "A" to this Bylaw.

9.0 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 form attached as form 'A' to this bylaw and signed by the **owner**, or a signing officer, if the **owner** is a corporation;
 - 9.1.2 be accompanied by the **owner's** acknowledgment of responsibility and undertakings made in the form provided as form "B" to this bylaw, signed by the **owner**, or a signing officer if the **owner** is a corporation;
 - 9.1.3 include a copy of a title search, accompanied by referenced covenants, made within 30 days of the date of the application;
 - 9.1.4 state the intended use of the **building**;
 - 9.1.5 include a site plan prepared by a British Columbia Land Surveyor or by a **registered professional** showing

- 9.1.5.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
- 9.1.5.2 the legal description and civic address of the parcel;
- 9.1.5.3 the location and dimensions of all statutory rights of way, easements and setback requirements when required by the **building official**;
- 9.1.5.4 the location and dimensions of all existing and proposed **buildings** or **structures** on the parcel;
- 9.1.5.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **Village** 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 system of a **building** or **structure** where the **Village** land use regulations establish siting requirements related to minimum floor elevation; and
- 9.1.5.7 the location, dimension and gradient of parking and driveway access;

unless a **building official** has waived the requirement for a site plan, in whole or in part, in the circumstance where the **permit** is sought for the repair or Alteration of an existing **building** or **structure**;

- 9.1.6 contain sufficient information on **building** plans to determine compliance with this Bylaw, such as
 - 9.1.6.1 floor plans showing
 - (i) the dimensions and uses of all areas,
 - (ii) the location, size and swing of doors,
 - (iii) the location, size and opening of windows,
 - (iv) floor, wall, and ceiling finishes,
 - (v) plumbing fixtures,
 - (vi) structural elements, and
 - (vii) stair dimensions;
 - 9.1.6.2 a cross section through the **building** or **structure** illustrating foundations, drainage, ceiling heights and **construction** systems;
 - 9.1.6.3 elevations of all sides of the **building** or **structure** showing finish details, roof slopes, windows, doors, and finished grade;

- 9.1.6.4 cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **building** or **structure** substantially conforms to the **Building Code**;
 - 9.1.6.5 copies of approvals, including, without limitation, highway access **permits** when required by the Ministry of Highways and Ministry of Health application approval;
 - 9.1.6.6 letters of assurance in the form referred to in the **Building Code**, signed by the owner, or a signing officer of the **owner** if the **owner** is a corporation, and the **coordinating registered professional**.
 - 9.1.6.7 letters of assurance in the form referred to in the **Building Code**, each signed by such **registered professionals** as the **building official** or **Building Code** may require to prepare the design for and conduct field reviews of the **construction** of the **building** or **structure**;
 - 9.1.6.8 two sets of drawings at a suitable scale of the design prepared by each **registered professional** and including the information set out in Sentences 9.1.6.1 - 9.1.6.3 of this bylaw.
- 9.2 In addition to the requirements of Subsection 9.1, the following may be required by a **building official** to be submitted with a building **permit** application for the **construction** of a **complex building** where the complexity of the proposed **building** or **structure** or siting circumstances warrant:
- 9.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a **registered professional**;
 - 9.2.2 a section through the site showing grades, **buildings**, **structures**, parking areas and driveways;
 - 9.2.3 any other information required by the **building official** or the **Building Code** to establish substantial compliance with this Bylaw, the **Building Code** and other bylaws and enactments relating to the **building** or **structure**.

10.0 APPLICATIONS FOR STANDARD BUILDINGS

10.1 An application for a **permit** with respect to a **standard building** must

10.1.1 be made in the form attached as form 'A' to this bylaw, signed by the **owner** or a signing officer if the **owner** is a corporation;

10.1.2 be accompanied by the **owner's** acknowledgment of responsibility and undertakings made in the form attached as form 'B' to this bylaw, signed by the **owner**, or a signing officer if the **owner** is a corporation;

10.1.3 include a copy of a title search, accompanied by referenced covenants, made within 30 days of the date of the application;

10.1.4 state the intended use of the **building**, and where the building is a **temporary building** state the intended duration of use and date of removal, not to exceed two years;

10.1.5 include a site plan 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 rights of way, easements and setback requirements when required by the **building official**;

10.1.5.4 the location and dimensions of all existing and proposed **buildings** or **structures** on the parcel;

10.1.5.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **Village** 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 system of a **building** or **structure** where the **Village** land use regulations establish siting requirements related to minimum floor elevation; and

10.1.5.7 the location, dimension and gradient of parking;

unless a **building official** has waived the requirements for a site plan, in whole or in part, in circumstances where the **permit** is sought for the repair or **Alteration** of an existing **building** or **structure**.

10.1.6 contain sufficient information on building plans to determine compliance with this Bylaw, such as

10.1.6.1 floor plans showing:

- (i) the dimensions of the building and use of all rooms;
- (ii) the location, size and swing of doors;
- (iii) the location, size and opening of windows;
- (iv) plumbing fixtures; structural elements; and
- (v) stair dimensions;

10.1.6.2 a cross section through the **building** or **structure** showing ceiling heights, crawlspace and roof space details and detailing construction systems, building materials and finishes;

10.1.6.3 elevations of all sides of the **building** or **structure** showing finish details, roof slopes, windows, doors, and finished grade;

10.1.6.4 cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **building** or **structure** substantially conforms to the **Building Code**;

10.1.6.5 copies of approvals including, without limitation, highway access permits, when required by the Ministry of Highways, and Ministry of Health application approval;

10.1.6.6 a foundation design prepared by a **registered professional** in accordance with the **Building Code**, accompanied by letters of assurance in the form referred to in the **Building Code**, signed by the **registered professional**; and

10.1.6.7 two sets of drawings at a suitable scale of the design including the information set out in Sentences 10.1.6.1 – 10.1.6.4 of this Bylaw

10.1.7 The requirements of Sentence 10.1.6.6 may be waived by a **building official** in circumstances where the **building official** has required a professional engineer's report and the building **permit** is issued in accordance with Section 56 of the Community Charter.

10.1.8 The requirements of 10.1.6.6 may be waived by a **building official** if documentation, prepared by a **registered professional**, is provided assuring that the foundation design and the foundation excavation substantially comply with the **Building Code**.

10.1.9 The requirements of 10.1.6.6 may be waived by a **Building Official** if the footings and foundation for the proposed **building** or **structure** are installed in compliance with Division B Section 9.15 of the **Building Code**.

10.2 In addition to the requirements of Subsection 10.1, the following may be required by a **building official** to be submitted with a building **permit** application for the **construction** of a **standard building** where the project involves two or more **buildings**, which in the aggregate total more than 1000 square meters, or two or more **buildings** that will contain four or more **dwelling units**, or otherwise where the complexity of the proposed **building** or **structure** or siting circumstances warrant:

10.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a **registered professional**;

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, plumbing or fire suppression drawings prepared and sealed by a **registered professional**;

10.2.5 letters of assurance in the form referred to in the **Building Code**, signed by a **registered professional**;

10.2.6 any other information required by the **building official** or the **Building Code** to establish substantial compliance with this Bylaw, the **Building Code** and other Bylaws and enactments relating to the **building** or **structure**.

10.2.7 A **Building Official** may waive the requirements of Sentence 10.1.6.6 of this bylaw if the design and construction of the foundation of the **Standard Building** and the **building** site that are the subject of the **building permit** meet all the criteria of the **Building Code**.

10.2.8 If, once the permit has been issued, the criteria and requirements referred to in Subsection 10.2.7 are not complied with, the building official may take one or more of the following actions or any other action deemed necessary:

10.2.8.1 revoke the permit

10.2.8.2 refuse to permit occupancy of the building

10.2.8.3 impose the requirements of Sentence 10.1.6.6 of this bylaw.

11.0 PROFESSIONAL PLAN CERTIFICATION

- 11.1 Where required by this bylaw, letters of assurance in the form referred to in the **Building Code** shall be submitted by the **registered professionals** in support of a **building permit** application. Representing the **Village**, the **building official** shall rely upon these letters of assurance as certification that the **building** design and plans comply with the **Building Code** and other applicable enactments relating to safety of the **building**.
- 11.2 A **building permit** issued for the **construction** of a **building** for which a **building official** required **registered professional** and letters of assurance must be in the form attached as form 'C' to this bylaw.
- 11.3 A **building permit** issued pursuant to Subsection 11.2 of this Bylaw must include a notice to the **owner** that the **building permit** is issued in reliance upon the certification of the **registered professionals** that the design and plans submitted in support of the application for the **building permit** comply with the **Building Code** and other applicable enactments relating to safety.
- 11.4 When a **building permit** is issued in accordance with subsection 11.2 of this bylaw the **permit** fee must be reduced by 5% to reflect the **Villages'** reliance upon the **Registered Professional**.

12.0 FEES AND CHARGES

- 12.1 In addition to applicable fees and charges required under other Bylaws, a **permit** fee, calculated in accordance with Schedule "A" to this Bylaw, must be paid in full prior to issuance of any **permit** under this Bylaw.
- 12.2 An application made for a **building permit** must be accompanied by the appropriate plan-check deposit fee prescribed in Schedule "A" to this Bylaw, which is non-refundable and must be credited against the **building permit** fee when the **permit** is issued.
- 12.3 When an application is cancelled the plans and related documents submitted with the application may be destroyed.
- 12.4 The **owner** may obtain a refund of the building **permit** fees paid as prescribed in Schedule "A" to this Bylaw.
- 12.5 Where, due to non-compliance with this Bylaw, more than two inspections are necessary when one inspection is normally required, for each inspection after the second inspection, a re-inspection charge as prescribed in Schedule "A" to this Bylaw must be paid prior to each additional inspection being performed.

13.0 BUILDING PERMITS

Issuance of a Permit

- 13.1 The **permit** for which an application was made may be issued when:
- 13.1.1 a completed application with all required documentation has been submitted and the **Building Official** has approved the application for **permit** issuance; and
 - 13.1.2 the **owner** or his or her representative has paid all applicable fees set out in Subsection 12.1 of this Bylaw; and
 - 13.1.3 the **owner** or his or her representative has paid all charges and met all requirements imposed by any other enactment or bylaw; and
 - 13.1.4 no enactment, covenant, agreement, regulation in favor of, or regulation of the **Village** authorizes the **permit** to be withheld;
- 13.2 When the application is in respect of a **building** that includes, or will include, a residential occupancy, the building **permit** must not be issued unless the **owner** provides evidence of compliance with the *Homeowner Protection Act*.

Expiry of a Permit

- 13.3 Every **permit** is issued on the condition that
- 13.3.1 the **construction** shall be commenced within six months after the date the **permit** was issued;
 - 13.3.2 the work, once commenced, shall not be discontinued for a continuous period of more than twelve months, or in any event 12 months from the last inspection; and
 - 13.3.3 the **permit** shall expire and the rights of the owner shall terminate in the event and at the time that either of the above conditions is not met or in any event thirty-six months after the date the **permit** was issued
- 13.4 Despite Article 13.3 the **Building Official** may extend the time periods in sentences 13.3.1 and 13.3.2. Extensions are limited to 6 months and 1 year respectively and must be obtained in writing.

Renewal of a Permit

- 13.5 An **owner** may apply for and the **building official** may issue a renewal of a **building permit** for a period of not more than one year. A renewal fee is payable as required under schedule 'A' to this bylaw.

- 13.6 A **permit** may be renewed only one time under Article 13.5
- 13.7 When a **permit** renewed under Article 13.5 expires, an **owner** may apply for a new **building permit** to complete the **construction** of a project remaining incomplete on the date the **permit** expired. All applicable drawings and specifications shall be updated to comply with current regulations.
- 13.8 A **building official** may issue a building **permit** for a portion of a **building** or **structure** before the design, plans and specifications for the entire **building** or **structure** have been accepted, provided sufficient information has been provided to 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** referred to in the previous sentence had not been issued.

14.0 DISCLAIMER OF WARRANTY OR REPRESENTATION

- 14.1 Neither the issuance of a **permit** under this Bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by a **building official**, shall constitute a representation or warranty that the **Building Code** or the Bylaw have been complied with or the **building** or structure meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the **Building Code** or this Bylaw or any standard of **construction**.

15.0 CLIMATIC AND GEOLOGICAL DATA

- 15.1 Climatic data for the design of **buildings** are to be as specified in the British Columbia Building Code (BCBC). Additional design data are to be found in Schedule B.

16.0 PROFESSIONAL DESIGN AND FIELD REVIEW

- 16.1 When a **building official** considers that the site conditions, size or complexity of a development or an aspect of a development warrant, he or she may require that a **registered professional** provide design and plan certification and field review by means of letters of assurance in the form referred to in the **Building Code**.
- 16.2 Prior to the issuance of a **final inspection report** for a **complex building**, or **standard building** in circumstances where letters of assurance have been required in accordance with this bylaw, the owner must provide letters of professional field review and compliance in the form referred to in the **Building Code**.
- 16.3 When a **registered professional** provides letters of assurance in accordance with this Bylaw, the **registered professional** must also provide proof of professional liability insurance/errors and omissions to the **building official**.

17.0 RESPONSIBILITIES OF THE OWNER

- 17.1 Every **owner** must ensure that all construction complies with the **Building Code**, this Bylaw and other applicable enactments respecting safety.
- 17.2 Every **owner** to whom a **permit** is issued must, during **construction**,
- 17.2.1 post and maintain the **permit** in a conspicuous place on the property in respect of which the **permit** was issued;
 - 17.2.2 keep a copy of the accepted designs, plans and specifications on the property; and
 - 17.2.3 post the civic address on the property in a location visible from any adjoining streets.

18.0 INSPECTIONS

- 18.1 When a **registered professional** provides letters of assurance in accordance with this Bylaw, the **building official** will rely solely on field reviews undertaken by the **registered professional** and the letters of assurance submitted pursuant to 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.
- 18.2 Notwithstanding Subsection 18.1 of this Bylaw, a **building official** may attend the site from time to time during the course of **construction** to ascertain that the field reviews are taking place and to monitor the field reviews undertaken by the **registered professionals**.

- 18.3 A **building official** may attend periodically at the site of the **construction** of **standard buildings** or **structures** to ascertain whether the **health and safety aspects of the work** are being carried out in substantial conformance with those portions of the **Building Code**, this Bylaw and any other applicable enactment concerning safety.
- 18.4 The **owner** or his or her representative **shall** give at least 72 hours notice to the **Village** when requesting an inspection and shall obtain an inspection and receive a **building official's** acceptance of the following aspects of the work prior to concealing it:

SITING: After siting of the building and formwork for the foundation footings is completed, but prior to the pouring of concrete. The **building official** may require the owner to provide a **building location survey certificate** if building setbacks from property lines cannot be adequately or accurately determined.

DAMP-PROOFING AND FOUNDATION PERIMETER DRAINAGE:
After foundation damp-proofing and perimeter drainage piping installations have been completed, including drain rock but before backfilling.

PLUMBING:

- i. **UNDERSLAB:** After underslab drain and water distribution piping has been installed, with test applied but before covering.
- ii. **RADIANT HEATING:** After in-slab radiant heat distribution piping has been installed, with test applied but before covering.
- iii. **ROUGH-IN:** After drain waste and vent, and water distribution piping has been installed, with test applied but before covering.

FRAMING: When framing, sheathing and roofing of the building have been completed and the electrical, mechanical and plumbing rough-ins have been completed but before installing any insulation or vapour barrier materials or otherwise covering.

MASONRY FIREPLACE:

- i. **FIRST INSPECTION:** Installation of first flue liner above smoke chamber.
- ii. **SECOND INSPECTION:** Chimney cap, but **PRIOR** to installing.

SOLID FUEL BURNING APPLIANCE: When the appliance and the chimney are installed, but **PRIOR** to using. The chimney must not be concealed for inspection purposes.

INSULATION: After all thermal and acoustic insulation materials, vapour barrier and fire stopping components have been installed and the building is ready to have interior finishes installed but before covering. The exterior sheathing membrane shall be completed as required to prevent the wetting of the insulated wall cavity.

FLASHING AND SHEATHING MEMBRANE: After all flashings and other elements of the second plane of protection against precipitation ingress have been installed but before covering.

OCCUPANCY: PRIOR to occupying a new building. Health and Safety aspects of the building regulations must be completed at this time or a Conditional Occupancy Permit will be issued. The conditional items on the Occupancy Permit will be required to be completed within a specified time.

FINAL: When the building or portion of new construction has been completed and all previous inspection deficiencies have been corrected.

OTHER INSPECTIONS: As directed by the Building Official to ascertain compliance with this bylaw.

- 18.5 No aspect of the work referred in Subsection 18.4 of this Bylaw may be concealed until a **building official** has accepted it in writing.
- 18.6 The requirements of Subsection 18.4 of this Bylaw do not apply to any aspect of the work that is the subject of a **registered professional's** letter of assurance provided in accordance with this bylaw.
- 18.7 The building official may require that the owner submit a **building location survey certificate** at the **SITING** inspection and may post a "STOP WORK" notice until a survey certificate is submitted that confirms the building location complies with all applicable regulations and bylaws.

19.0 OCCUPANCY PERMIT

- 19.1 No person may occupy a new **building** or **structure** or part of a new **building** or **structure** until an **Occupancy Permit** has been issued in the form of Form D to this bylaw.
- 19.2 An **Occupancy Permit** must not be issued unless:
 - 19.2.1 all letters of assurance have been submitted when required in accordance with this bylaw.
 - 19.2.2 all aspects of the work requiring inspection and acceptance pursuant to Subsection 18.4 of this Bylaw have been inspected and accepted or the inspections and acceptance are not required in accordance with Subsection 18.6 of this Bylaw.
- 19.3 A **Building Official** may issue an **Occupancy Permit** for part of a **building** or **structure** when the part of the **building** or **structure** is self-contained, provided with essential services and the requirements set out in Subsection 19.2 of this Bylaw have been met with respect to it.

Notwithstanding Subsection 19.1, a **Building Official** may issue a conditional **Occupancy Permit** outlining the date before which an owner must complete conditions to occupancy of the **building** or **structure**.

20.0 POOLS

- 20.1 No person shall commence or continue any work related to the installation, **construction** and **Alteration** of a **pool** unless a valid **building permit** has been obtained pursuant to this Bylaw.
- 20.2 An exterior **pool area** must be enclosed within a fence of not less than 1.5 meters (5 ft.) in height. The fence must be designed and constructed so that no member, attachment or opening will facilitate climbing. All openings through the fence must be of a size as to prevent the passage of a spherical object having a diameter of 100 mm. (4 inches). Access through the fence enclosing the **pool** must be equipped with a self-closing gate so designed as to cause the gate to return to a closed position when not in use. The self-latching device must be located on the **pool** side of the fence at a height of at least 1.0 meters (3 ft 3 inches) above grade or on the outside of the fence at 1.4 meters (4 ft 7 inches) above grade.
- 20.3 Despite subsection 20.2, standard chain link wire mesh may be acceptable provided that the fence is not less than 1.5 meters (5 ft.) in height.
- 20.4 Public swimming **pools** and spas require Ministry of Health approval prior to issuance of **building permits**.

21.0 RETAINING STRUCTURES

- 21.1 A **registered professional** must undertake the design and conduct field reviews of the construction of a retaining structure greater than 1.5 meters (5 ft.) in height. Sealed copies of the design plan and field review reports prepared by the **registered professional** for all retaining **structures** greater than 1.5 meters (5 ft.) in height shall be submitted to a **building official** prior to acceptance of the works.

22.0 PENALTIES AND ENFORCEMENT

- 22.1 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 less than \$500.00 (five hundred dollars) and not more than the maximum penalty prescribed by law.
- 22.2 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.

- 22.3 Every person who commences **construction** requiring a **permit** without first having obtained the required **permit** shall, if a Stop Work notice is issued and remains outstanding for 30 days, pay an additional fee equal to 25% of the calculated **building permit** fee prior to obtaining the required **building permit**.
- 22.4 A **building official** may order the cessation of any work that is proceeding in contravention of the **Building Code** or this Bylaw by posting a Stop Work notice on the **building** or **structure** in the form attached as form 'E' to this bylaw.
- 22.5 The **owner** of property on which a Stop Work notice has been posted, and every other person, must cease all **construction** work immediately and must not do any work until all applicable provisions of this Bylaw have been substantially complied with and the Stop Work notice has been rescinded by a **building official**.
- 22.6 Where a person occupies a **building** or **structure** or part of a **building** or **structure** in contravention of Subsection 6.2 of this Bylaw, a **building official** may post a Do Not Occupy notice in the form attached as form 'F' to this bylaw.
- 22.7 The **owner** of property on which a Do Not Occupy notice has been posted, and every person, must cease occupancy of the **building** or **structure** immediately and must 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**.

23.0 SEVERABILITY AND APPLICATION

- 23.1 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.
- 23.2 This bylaw shall apply to the Village of Slocan.

24.0 TRANSITION

- 24.1 This Bylaw shall not affect the right of an **owner** under a **permit** issued prior to the coming into force of this Bylaw, provided the **owner** has commenced work within six (6) months of the date of issuance of the **permit** and has actively and continuously carried out work thereafter according to this Bylaw.

25.0 ENACTMENT AND REPEAL

- 25.1 This Bylaw shall come into full force and effect upon its final passage and adoption.
- 25.2 **The Village of Slocan Building Bylaw No. 572, 2008** and all amendments thereto, are hereby repealed.

FORMS - A- Building permit application
 B- Owner's acknowledgement of responsibility and undertakings
 C- Building Permit
 D- Occupancy permit
 E- Stop Work notice
 F- Do Not Occupy notice

READINGS, APPROVAL AND ADOPTION

READ A FIRST TIME this 14th day of March, 2011

READ A SECOND TIME this 14th day of March, 2011

READ A THIRD TIME this 14th day of March, 2011

FINALLY PASSED AND ADOPTED the 11th day of April, 2011

Mayor

Chief Administrative Officer

**VILLAGE OF SLOCAN
SCHEDULE 'A' – PERMIT FEES
TO BUILDING BYLAW NO. 605, 2011**

A. BUILDING PERMIT FEES

Fee for construction value (declared or assessed) as determined by the Village of Slocan for all new construction, reconstruction, additions, extension, Alterations or repair of any building and the placement of single or double-wide manufactured homes.

BASIC FEE: \$ 1.00 - \$1,000.00	\$ 50.00
\$ 1,000.00 and over	\$ 10.50 per \$1,000.00 or portion thereof

The calculated fee shall be reduced by 10% for Municipal Permits where the municipality provides building inspection administrative service in order to offset the 10% Municipal Administrative Fee.

B. RELATED PERMIT FEES

1. Manufactured home set up	single wide.....	\$200.00
	double wide.....	\$300.00
2. Change of occupancy (commercial only)		\$100.00
3. Pools (fence requirements)		\$100.00
4. Demolition		\$100.00
5. Moving a building		\$100.00
6. Temporary building		\$200.00
7. Occupant Load Calculation		\$100.00
8. Re-Inspection		\$ 50.00
9. Administrative fee to remove "Notice on Title".....		\$750.00
10. Permit Renewal.....		\$100.00
11. Administrative Fee to Prepare and Register Restrictive Covenant on Title.....		\$200.00
12. Mapping Services Fee.....		\$ 25.00

C. PLUMBING PERMIT FEES

Plumbing System\$10.50 per fixture
Automatic Sprinkler System - (as per contract price)

D. PERMIT FEE REFUNDS

Building permit fees may be refunded only upon written request from the owner – up to six (6) months from the date of issuance of the building permit – subject to the following conditions:

1. No permit related work on site has commenced (does not include excavation work);
2. For permits exceeding \$200.00 fee, the Village of Slocan will return \$100.00 or 50% of the permit fee, whichever is the greater amount;
3. The building permit will be cancelled.

E. PLAN CHECK DEPOSIT

Single-family dwelling	\$ 100.00
Multi-family/Industrial/Commercial/Institutional.....	\$ 200.00
Accessory Building or Addition.....	\$ 50.00

Formula For Estimating Value Of Construction

RESIDENTIAL CONSTRUCTION -

Value of residential construction will be calculated as per the contract cost if provided, or calculated as per the following costs for estimating values of construction, whichever is the greater amount.

1 Floor Finished (Good Quality) Full Basement Unfinished	\$150.00 p.s.f.
1 Floor Finished (Fair/Average Quality) Full Basement Unfinished	\$125.00 p.s.f.
1 Floor Finished (Low Quality)- Full Basement Unfinished	\$100.00 p.s.f.
1 Floor Finished - Crawl Space	\$100.00 p.s.f.
1 Floor Finished - Slab on Grade	\$100.00 p.s.f.
Basement (for relocation of residence)	\$ 25.00 p.s.f.
Residential Addition on a crawl space or slab (no kitchen or bathrooms)	\$ 60.00 p.s.f.
Finished Basement	\$ 25.00 p.s.f.
Finished 2nd & 3rd storey	\$ 70.00 p.s.f.
Sundeck	\$ 20.00 p.s.f.
Sundeck with Roof	\$ 25.00 p.s.f.
Attached garage	\$ 40.00 p.s.f.
Detached garage	\$ 30.00 p.s.f.
Carport	\$ 25.00 p.s.f.
Accessory Building up to 550 sq. ft.	\$ 25.00 p.s.f.
Farm Building	\$ 10.00 p.s.f.

MOBILE HOME COSTS

Crawl Space under Mobile Home	\$ 15.00 p.s.f.
Basement under Mobile Home	\$ 25.00 p.s.f.
Roof over Mobile Home	\$ 25.00 p.s.f.
Mobile Home Additions	\$ 60.00 p.s.f.

OTHER

Fireplace	\$4,000.00
Wood-Burning Appliance	\$4,000.00

Value of construction for Commercial, Industrial or Institutional buildings will be calculated as per the CONTRACT or TENDERED cost. Where there is no contract or tendered price, the value shall be calculated according to the following schedule:

COMMERCIAL CONSTRUCTION

Commercial Building (shell only)	\$ 50.00 p.s.f.
Commercial Building - Interior finish	
(restaurants)	\$ 30.00 p.s.f.
(office buildings)	\$ 25.00 p.s.f.
(other)	\$ 15.00 p.s.f.

INDUSTRIAL CONSTRUCTION

Industrial Buildings (shell only)	\$ 50.00 p.s.f.
Industrial Buildings (interior finish)	\$ 10.00 p.s.f.

INSTITUTIONAL CONSTRUCTION

Contract or Tendered Cost

**VILLAGE OF SLOCAN
SCHEDULE 'B' - CLIMATIC AND GEOLOGICAL DATA
TO BUILDING BYLAW NO. 605, 2011**

Climatic data for the design of buildings in the Village of Slocan are deemed to be:
DESIGN TEMPERATURE

January	2.5% design temperature	-24°C
January	1% design temperature	-26°C
July	2.5% dry bulb temperature	33°C
July	2.5% wet bulb temperature	19°C

Degree days below 18°C	4,303
------------------------	-------

PRECIPITATION

Fifteen (15) minute rain	10mm
One day rain	66mm

MAXIMUM GROUND SNOWLOAD

	kPa	P.S.F.
Village of Slocan	4.0	83

* Associated Rain Load S ^R	0.1 kPa
---------------------------------------	---------

HOURLY WIND PRESSURES

Probability	1/10	.24 kPa
	1/50	.34 kPa

SEISMIC DATA

Seismic Spectral Response Accelerations	Sa(0.2)	0.27
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THE CORPORATION OF THE VILLAGE OF SLOCAN

P.O. BOX 50, SLOCAN, B.C. V0G 2C0

(250) 355-2277
FAX (250) 355-2666

25.2.1.1.1.1
For Office Use Only

APPLICATION TO: CONSTRUCT - INSTALL - SITE OR MOVE - DEMOLISH

Applicants are requested to fully complete this form before returning it to the Building Department; and to ensure the following information, where applicable, is included with this permit application form:

- _____ one site plan of property detailing all required information (see attached sample site plan)
- _____ Mapping provided by owner ☐ \$25.00 Mapping fee, if provided by The Village of Slocan ☐
- _____ a Current Title Search (within the last 30 days) complete with referenced covenants (Tax Assessment not acceptable)
- _____ two complete sets of detailed construction plans of the proposed structure
- _____ HOMEOWNER PROTECTION OFFICE – either an *Owner/Builder Declaration and Disclosure Notice* **OR** *Residential Builder Proof of Home Warranty Insurance*. Contact HPO at 1-800-407-7757
- _____ a copy of the “Letter of Certification” for the onsite sewage disposal system (if applicable).
- _____ a copy of the Ministry of Highways access permit (Not required if access is off a secondary road)
- _____ If construction is within a Manufactured Home Park construction plans or site plan be approved by the Park owner/manager.

**YOUR APPLICATION MAY BE REJECTED OR ITS APPROVAL DELAYED
IF ANY OF THE ABOVE IS MISSING OR IF THE FORM IS INCOMPLETE.**

- 1) Application to build or install at: _____
- 2) Site Address: _____
- 3) Legal Description: Lot _____ D/L _____ Plan _____ Other _____
- 4) Registered Owner: _____ Phone #: () _____ Cell # _____
E-mail address: _____
Mailing Address: _____ Postal Code _____
- 5) Representative (if applicable): _____ Phone #: () _____ Cell # _____
E-mail address: _____
Mailing Address: _____ Postal Code _____
- 6) Contractor: _____ Phone #: () _____ Cell # _____
- 7) Architect / Engineer: _____ Phone #: () _____ Cell # _____
- 8) Entire cost of project when completed, including labor \$ _____ (Subject to RD evaluation or assessment)
- 9) Class of Work will be: New ☐ Addition ☐ Renovation ☐ Demolition ☐ Move ☐ Install ☐
- 10) Are there any other buildings occupying any portion of the subject property noted above? Yes: ☐ No: ☐
If yes, describe their use and show their location on your site plan.
- 11) Manufactured Home: Year _____ Certification Agency _____ Size: _____ Snow load: _____
- 12) Are there any Manufactured Home additions? Yes ☐ No ☐ If Yes, include construction drawings.
- 13) Method of Heating: Forced Air ☐ Baseboard ☐ Radiant Heat ☐ Wood-burning Appliance ☐
- 14) If a Wood-burning Appliance: Type: _____ Cert. Agency: CSA: ☐ ULC: ☐ W/H: ☐

IF THE PERMIT APPLIED FOR IS GRANTED, THE *OWNER* (and where the owner is acting through a representative, the representative) HEREBY ACKNOWLEDGES THE FOLLOWING:

- to conform and be bound by the requirements of all relevant statutes, regulations, rules, orders in council and bylaws of the Province of British Columbia and the Village of Slocan (the “Village”) including, but not limited to the current BC Building Code and the Village of Slocan Building Bylaw.
- the *owner* has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the Building Code, the Building Bylaw, and or other applicable enactments respecting safety.
- Neither the issuance of a permit under the Village’s Bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by the Building Official, shall constitute a representation or warranty that the Building Code or the bylaw have been complied with or the building, structure or the plumbing system meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the B.C. Building Code, the Building Bylaw or any standard of construction.

I HAVE READ THE ABOVE AGREEMENT, RELEASE AND INDEMNIFY AND UNDERSTAND IT.

I certify that I am the *owner*, as defined in the Building Bylaw. *Owner* means the registered *owner* in fee simple of real property for which a **permit** is applied for or issued under this Bylaw

DATE: _____

Signature of Registered Owner: _____

Name of owner: (print) _____

Signature of Representative: _____
(Owner’s Representative form signed & attached)

Signature of Witness: _____

Name of Witness: (print) _____

VILLAGE OF SLOCAN

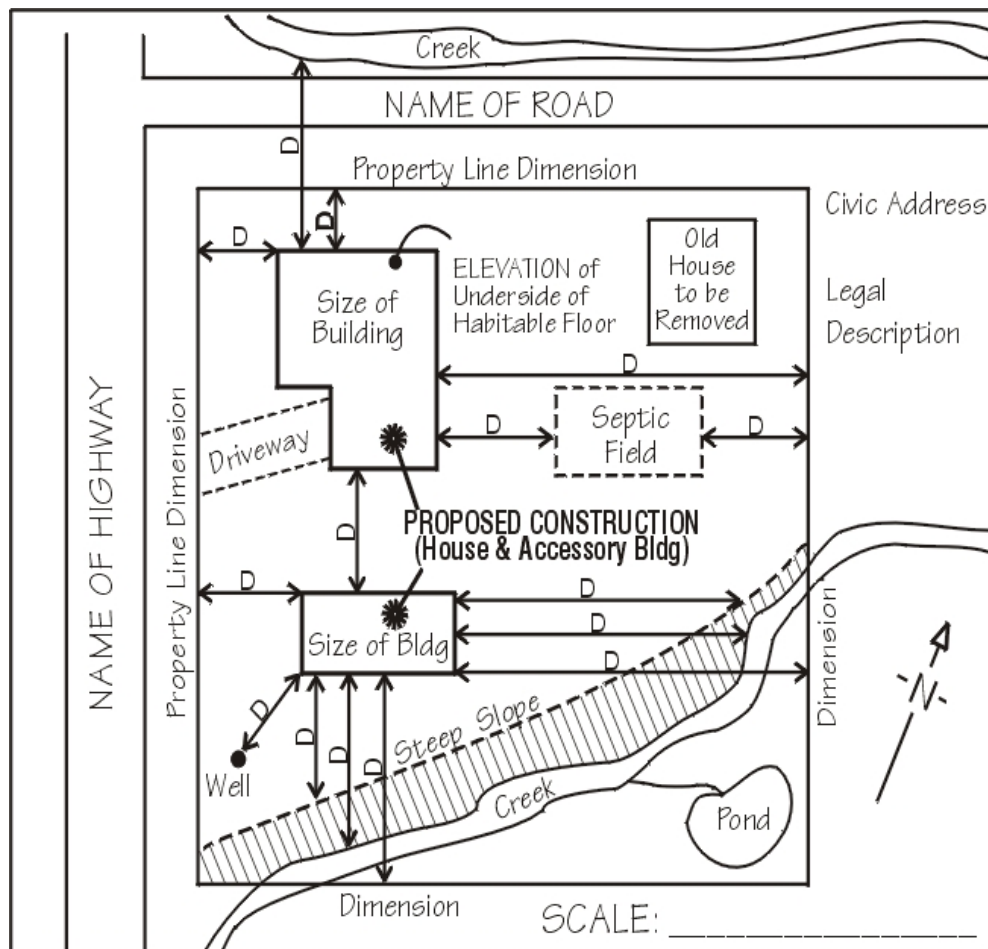
WHEN MAKING APPLICATION FOR BUILDING PERMIT, THE FOLLOWING INFORMATION MUST BE PROVIDED:

1. TWO COMPLETE AND ACCURATE SETS OF PLANS AND SPECIFICATIONS, correctly dimensioned and drawn to scale showing all details of the proposed building. These plans must be of sufficient detail and clarity to enable a builder to construct the building without requiring further information. Upon issuance of a building permit, one set of plans will be retained by the building inspection service and one set will be returned to the applicant with the building permit and must thereafter be kept at the job site until the building is completed.
2. A COMPLETE SET OF PLANS WILL SHOW:
 - a) SITE PLAN, indicating full legal description of lot (i.e.: Lot Number, Plan Number, District Lot number from your tax notice or title); lot dimensions; adjoining street names; locations and uses of existing and proposed buildings or additions; distances from all of property lines for existing and proposed buildings or additions; location of legal road access to the property; size, location and number of parking spaces (commercial use only); existing and proposed wells or other water sources; location of existing or proposed sewage disposal fields on property; location of any watercourses on property showing distances from existing or proposed buildings or additions; show north arrows; scale of Site Plan.
 - b) FOUNDATION PLAN
 - c) FLOOR PLAN, indicating use of all rooms; location of all plumbing fixtures; location, size and swing of all doors; location and size of all windows; location at which all sectional details required in d) below, are shown.
 - d) SECTIONAL DETAILS, including cross sections of the building taken at sufficient locations to adequately illustrate all structural details; cross section of stairs, ramps etc.
 - e) ELEVATIONS, sides, back and front,
 - f) SPECIFICATIONS, relating to the building which will designate all materials to be used, including: roof and wall sheathing; roofing materials; siding materials; insulation and vapour barrier details; sub-flooring; interior finish materials; species and grade of framing materials, etc.
 - g) A SCHEMATIC DRAWING shall be enclosed showing all sizes of pipe for rough plumbing.
3. APPLICATION FOR A PERMIT TO LOCATE A MANUFACTURED HOME need not be accompanied by any structural details of the mobile home itself, but must include information pertinent to manufactured homes, a plot plan, foundation plan, foundation sectional details, and a copy of the “Letter of Certification” for sewage disposal.
4. EVERY BUILDING PERMIT IS ISSUED ON THE CONDITION THAT:
 - a) work is to be started within six months from the date of issue of such permit;
 - b) work is not to be discontinued or suspended for a period of more than one (1) year;
 - c) work is to be completed within three (3) years from the date of issue of such permit.
5. THE BUILDING REGULATIONS OF BRITISH COLUMBIA, which include the B.C. Building Code and the B.C. Plumbing Code, are applicable.
6. WHERE A PRIVATE SEWAGE DISPOSAL SYSTEM is to be installed in accordance with the Sewerage System Regulation in B.C., we require a copy of the “Letter of Certification” from an Authorized Person (excavating contractor or professional engineer). For a list of Registered Onsite Wastewater Practitioners visit <http://owrp.asttbc.org/>
7. WHERE HIGHWAY ACCESS APPROVAL IS REQUIRED, a copy of a permit from the Highways Department must be included. Details of this permit shall be obtained from:

SAMPLE SITE PLAN

INDICATE THE FOLLOWING:

- ⇒ Full legal description of lot, which is: lot number, plan number, District Lot number, and roll number (from your tax notice or title);
- ⇒ Location and uses of existing and proposed buildings and/or additions on lot;
- ⇒ Any existing buildings to be removed, if applicable;
- ⇒ Lot dimensions (frontage and depth);
- ⇒ Distances from all property lines, steep slopes and all watercourses (including name of watercourse) for existing and proposed buildings or additions;
- ⇒ Location of legal road access to the property;
- ⇒ Size, location and number of on-site parking spaces (commercial uses only);
- ⇒ Existing and proposed wells or other water sources;
- ⇒ Location of existing or proposed sewage disposal fields on property;
- ⇒ North Arrow; and scale of site plan, if applicable.



NOTE: D=Distance - Applicant must indicate actual distances in metres (feet)

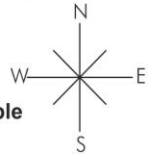
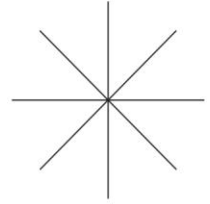
SITE PLAN

Owner's Name: _____

Legal Description: _____

Civic Address: _____

Indicate North Arrow



Example

AN INCOMPLETE SITE PLAN WILL DELAY YOUR PERMIT

Scale: 1/4" = _____





THE CORPORATION OF THE VILLAGE OF SLOCAN

P.O. BOX 50, SLOCAN, B.C. V0G 2C0

TELEPHONE (250) 355-2277

FAX (250) 355-2666

cao@villageofslocan.ca

Form B

OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY AND UNDERTAKINGS COMPLEX AND STANDARD BUILDINGS

Notes: This letter must be submitted along with the application for permit under the Village of Slocan Building Bylaw 605, 2011.

In this letter the words in *italics* have the same meaning as in the British Columbia Building code.

To: The Village of Slocan
PO Box 50
Slocan BC, V0G 2C0

Date: _____

Dear Sir or Madam:

RE: _____
Name of Project (Print)

Address of Project (Print)

Legal Description of Project (Print)

The owner hereby acknowledges that:

- a) Neither the issuance of a permit under the Building Bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by or on behalf of the Village of Slocan, shall constitute a representation or warranty that the Building Code or the Building Bylaw have been complied with or the *building* or *structure* meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the Building Code, the Building Bylaw or other applicable enactments respecting safety or any standard of construction.
- b) The *owner* (and where the *owner* is acting through a representative, the representative) has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the Building Code, the building bylaw, and or other applicable enactments respecting safety.
- c) The Village of Slocan will rely solely on *field reviews* undertaken by the *registered professionals* and the letters of assurance submitted pursuant to of the Building Bylaw as that the construction substantially conforms to the design and the Building Code, the Building Bylaw and other applicable enactments respecting safety in circumstances where letters of assurance have been required.
- d) I understand that I should seek independent legal advice in respect of the responsibilities I am assuming upon the granting of a permit by the Village of Slocan and in respect of the execution of this acknowledgement.

I certify that I am the *owner* as defined in the Building Bylaw.

Name (Print)

Signed

Date

Address (Print)

Phone

(If the owner is a firm or corporation, complete the following)

I am a member of the corporation

Name of firm or corporation

Title of Signing Officer (Print)

And I sign this letter on behalf of the firm or corporation.

(Affix CORPORATE SEAL here)

NOTE: The above letter must be signed by the owner. The building Bylaw defines owner to mean.

The registered owner in fee simple of real property for which a permit is applied for or issued under this Bylaw.

FORM C



THE CORPORATION OF THE VILLAGE OF SLOCAN

P.O. BOX 50, SLOCAN, B.C. V0G 2C0

TELEPHONE (250) 355-2277

FAX (250) 355-2666

cao@villageofslocan.ca

BUILDING/ PLUMBING PERMIT No.

Pursuant to the bylaws applicable to the Village of Slocan, this permit is issued for the purpose of as shown on the accompanying plans.

Electoral Area:	Area:	Zoning:	Folio#:
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Location:

Legal Description:

Owner:

Contractor:

Permit Issued Conditional To:

(All construction must conform to the BC Building Code)

Additional Legal Description Information:

It is the applicants responsibility to make the necessary arrangements for the following required inspections:
--

1. Siting & Footings , prior to pouring	7. Masonry Fireplace , Consult Building Official
2. Damp Proofing & Drai ntile, prior to backfilling	8. Solid Fuel Burning Appliance , Consult Bldg Official
3. Underslab Plumbing , prior to covering	9. Insulation and Vapour Barrier , prior to covering
4. Radiant Heat , prior to covering	10. Flashing and Sheathing , prior to occupancy
5. Rough-In Plumbing , prior to covering	11. Occupancy , prior to occupancy
6. Framing , prior to insulating	12. Final , construction is complete

PLUMBING FIXTURES

Water Closets	Baths/ Showers	Wash Basins	Sinks	Wash Tubs	Floor Drains	Urinals	Auto Washers	Hot Water Tanks	Extra Fixtures

PERMIT issued in accordance with accepted application and accompanying plans, and applicable bylaw regulations.		
Building Permit Fee	Construction Value	PERMIT PROCESSED
Plumbing Permit Fee	Plumbing Fixtures	Date:
TOTAL FEES:		Signature of Building Official:

NOTE: Permit shall expire if construction is not commenced within 6 months from the date of issue.
 Permit shall expire if construction is discontinued or suspended for more than 12 months.
 Permit shall be renewed prior to expiry if construction is not completed within 36 months from the date of issue.
 Should construction under a renewed permit not be completed within 12 months, the permit shall terminate and the owner will be required to apply for a new permit.
 Property owners should consider contacting their local Fire Chief to address fire protection measures when designing their road access.



OCCUPANCY PERMIT

This certifies that the building constructed under BUILDING PERMIT NUMBER at may now be occupied.

OWNER:

LEGAL DESCRIPTION:

APPROVED OCCUPANCY:

DATE:

SIGNATURE OF BUILDING OFFICIAL: _____



FORM 'E'
The Village of Slocan
Building Department

Posting Date: _____ Time: _____ Permit No: _____

Address: _____

Owner: _____

YOU ARE HEREBY DIRECTED TO:

STOP

WORK

THEREFORE, YOU ARE REQUIRED TO MAKE APPLICATION FOR PERMIT WITHOUT DELAY. However, should you proceed any further with construction prior to rectifying the above noted violation we will have no alternative but to recommend further action to ensure compliance with the bylaw.

ALL WORK AT THE ABOVE LOCATION MUST CEASE until satisfactory adjustments regarding infractions of the Building or Zoning Bylaw have been made with the Building Inspection Department.

PLEASE CONTACT THE BUILDING DEPARTMENT AT THE OFFICE LOCATION INDICATED BELOW:

The Village of Slocan
P.O Box 50
Slocan BC, V0G 2C0
Phone: (250) 355-2925 Fax: (250) 355-2666

Building Official: _____

THIS CARD MUST NOT BE REMOVED EXCEPT UPON AUTHORITY OF THE BUILDING OFFICIAL.



FORM 'F'

THE VILLAGE OF SLOCAN <u>BUILDING INSPECTION OFFICIAL</u> PO BOX 50 SLOCAN BC, V0G 2C0 (250) 355-2277	PERMIT NO.	NAME:
		ADDRESS:
		DATE:
		TIME:

DO NOT OCCUPY NOTICE

PURSUANT TO THE REGIONAL DISTRICT OF CENTRAL KOOTENAY
BUILDING BYLAW NO. 1682, SUBSECTION 22.6 AND 22.7

**THIS BUILDING OR STRUCTURE HAS BEEN DEEMED
UNFIT FOR OCCUPANCY**

FAILURE TO COMPLY COULD RESULT IN INJURY OR FURTHER
DAMAGE TO THE BUILDING OR STRUCTURE AS WELL AS FINES

BY ORDER OF THE VILLAGE OF SLOCAN
KOOTENAY BUILDING OFFICIAL

BUILDING OFFICIAL

DATE POSTED