THE REGIONAL DISTRICT OF CENTRAL KOOTENAY

BUILDING BYLAW No. 2200, 2010

ADOPTED: DECEMBER 9, 2010

THIS CONSOLIDATED COPY IS FOR CONVENIENCE ONLY AND HAS NO LEGAL SANCTION

(Questions should be directed to the Building Inspection Department for clarification)
This Bylaw has been consolidated for convenience only and includes all amendments to the text up to April 12, 2012

Amendments to Bylaw No. 2200, 2010 which have been included in the consolidation.

<table>
<thead>
<tr>
<th>BYLAW NO.</th>
<th>ADOPTED</th>
<th>AMENDMENTS</th>
</tr>
</thead>
</table>
| 2209      | March 10, 2011 | - Amend Subsection 10.1;  
- Amend Subsection 18.4 Delete Plumbing: Radiant heating and Flashing and Sheathing Membrane;  
- Amend Subsection 22.1;  
- Amend Subsection 23.2;  
- Form E – Stop Work deleted and replaced;  
- Form F – Do Not Occupy Notice amended |
| 2293      | April 12, 2012 | - Amend Article 8.1.1;  
- Amend Schedule A, Section B: Related Permit Fees by adding “13. Structure referenced in Sentence 3.2.2.2.(1) of the Building Code $500” |
<table>
<thead>
<tr>
<th>SECTION</th>
<th>TITLE</th>
<th>PAGE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>TITLE</td>
<td>1</td>
</tr>
<tr>
<td>2.0</td>
<td>DEFINITIONS</td>
<td>1</td>
</tr>
<tr>
<td>3.0</td>
<td>PURPOSE OF THIS BYLAW</td>
<td>4</td>
</tr>
<tr>
<td>4.0</td>
<td>PERMIT CONDITIONS</td>
<td>5</td>
</tr>
<tr>
<td>5.0</td>
<td>SCOPE AND EXEMPTIONS</td>
<td>6</td>
</tr>
<tr>
<td>6.0</td>
<td>PROHIBITIONS</td>
<td>6</td>
</tr>
<tr>
<td>7.0</td>
<td>BUILDING OFFICIALS</td>
<td>7</td>
</tr>
<tr>
<td>8.0</td>
<td>APPLICATIONS</td>
<td>8</td>
</tr>
<tr>
<td>9.0</td>
<td>APPLICATIONS FOR COMPLEX BUILDINGS</td>
<td>8</td>
</tr>
<tr>
<td>10.0</td>
<td>APPLICATIONS FOR STANDARD BUILDINGS</td>
<td>11</td>
</tr>
<tr>
<td>11.0</td>
<td>PROFESSIONAL PLAN CERTIFICATION</td>
<td>14</td>
</tr>
<tr>
<td>12.0</td>
<td>FEES AND CHARGES</td>
<td>14</td>
</tr>
<tr>
<td>13.0</td>
<td>BUILDING PERMITS</td>
<td>15</td>
</tr>
<tr>
<td>14.0</td>
<td>DISCLAIMER OF WARRANTY OR REPRESENTATION</td>
<td>16</td>
</tr>
<tr>
<td>15.0</td>
<td>CLIMATIC AND GEOLOGICAL DATA</td>
<td>16</td>
</tr>
<tr>
<td>16.0</td>
<td>PROFESSIONAL DESIGN AND FIELD REVIEW</td>
<td>17</td>
</tr>
<tr>
<td>17.0</td>
<td>RESPONSIBILITIES OF THE OWNER</td>
<td>17</td>
</tr>
<tr>
<td>18.0</td>
<td>INSPECTIONS</td>
<td>17</td>
</tr>
<tr>
<td>19.0</td>
<td>OCCUPANCY PERMIT</td>
<td>19</td>
</tr>
<tr>
<td>20.0</td>
<td>POOLS</td>
<td>19</td>
</tr>
<tr>
<td>21.0</td>
<td>RETAINING STRUCTURES</td>
<td>20</td>
</tr>
<tr>
<td>22.0</td>
<td>PENALTIES AND ENFORCEMENT</td>
<td>20</td>
</tr>
<tr>
<td>23.0</td>
<td>SEVERABILITY AND APPLICATION</td>
<td>21</td>
</tr>
<tr>
<td>24.0</td>
<td>TRANSITION</td>
<td>21</td>
</tr>
<tr>
<td>25.0</td>
<td>ENACTMENT AND REPEAL</td>
<td>21</td>
</tr>
<tr>
<td></td>
<td>SCHEDULE ‘A’ – PERMIT FEES</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>SCHEDULE ‘B’ - CLIMATIC AND GEOLOGICAL DATA</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>FORM A—BUILDING PERMIT APPLICATION</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td>FORM B—OWNER’S ACKNOWLEDGMENT</td>
<td>31</td>
</tr>
<tr>
<td></td>
<td>FORM C—BUILDING/PLUMBING PERMIT</td>
<td>33</td>
</tr>
<tr>
<td></td>
<td>FORM D—OCCUPANCY PERMIT</td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>FORM E—STOP WORK</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>FORM F—DO NOT OCCUPY NOTICE</td>
<td>36</td>
</tr>
</tbody>
</table>
Regional District of Central Kootenay

BUILDING BYLAW NO. 2200, 2010

A Bylaw to regulate building in the Regional District of Central Kootenay

WHEREAS Sections 8(3) and 53 of the Community Charter authorize the Regional District of Central Kootenay 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 Regional District of Central Kootenay in open meetings assembled, enact as follows:

1.0 TITLE

1.1 This Bylaw may be cited for all purposes as the Regional District of Central Kootenay Building Bylaw No. 2200, 2010.

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.

Board means the Board of the Regional District of Central Kootenay.

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 Councils of the participating Municipalities.

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 (130 ft.) from the edge of the water surface.

**Regional District** means 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 (5 ft.) 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 Villages participating in the Building Inspection Service.

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 Regional District and Village in the general public interest. The activities undertaken by or on behalf of the Regional District and 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 Regional District or 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 **Regional District** or **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 installing, 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 Regional District or 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 Regional District or 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

Bylaw 2209

10.1 When required by the building official, 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 Regional District or 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 Regional District or 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 Regional District or 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 Regional District’s or 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 Regional District or 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 **Regional District** or **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. **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.
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 $200.00 (two 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 all Electoral Areas of the Regional District of Central Kootenay and all participating municipalities not having a separate building bylaw.

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 Building Bylaw 1682, 2004 as amended by the Regional District is 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 9th day of December, 2010
READ A SECOND TIME this 9th day of December, 2010
READ A THIRD TIME this 9th day of December, 2010

ADOPTED this 9th day of December, 2010.

“John Kettle”
Chair

“Dawn Attorp”
Secretary
REGIONAL DISTRICT OF CENTRAL KOOTENAY
SCHEDULE ‘A’ – PERMIT FEES
TO BUILDING BYLAW NO. 2200, 2010

A. BUILDING PERMIT FEES

Fee for construction value (declared or assessed) as determined by the Regional District of Central Kootenay 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
$ 1,000.00 and over

$ 50.00
$ 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
13. Structures referenced in Sentence 3.2.2.2(1) of the Building Code... $500.00

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 Regional District 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.
<table>
<thead>
<tr>
<th>Detached garage</th>
<th>$ 30.00 p.s.f.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carport</td>
<td>$ 25.00 p.s.f.</td>
</tr>
<tr>
<td>Accessory Building up to 550 sq. ft.</td>
<td>$ 25.00 p.s.f.</td>
</tr>
<tr>
<td>Farm Building</td>
<td>$ 10.00 p.s.f.</td>
</tr>
</tbody>
</table>

**MOBILE HOME COSTS**

<table>
<thead>
<tr>
<th>Crawl Space under Mobile Home</th>
<th>$ 15.00 p.s.f.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement under Mobile Home</td>
<td>$ 25.00 p.s.f.</td>
</tr>
<tr>
<td>Roof over Mobile Home</td>
<td>$ 25.00 p.s.f.</td>
</tr>
<tr>
<td>Mobile Home Additions</td>
<td>$ 60.00 p.s.f.</td>
</tr>
</tbody>
</table>

**OTHER**

<table>
<thead>
<tr>
<th>Fireplace</th>
<th>$4,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood-Burning Appliance</td>
<td>$4,000.00</td>
</tr>
</tbody>
</table>

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**

<table>
<thead>
<tr>
<th>Commercial Building (shell only)</th>
<th>$ 50.00 p.s.f.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Building - Interior finish (restaurants)</td>
<td>$ 30.00 p.s.f.</td>
</tr>
<tr>
<td>(office buildings)</td>
<td>$ 25.00 p.s.f.</td>
</tr>
<tr>
<td>(other)</td>
<td>$ 15.00 p.s.f.</td>
</tr>
</tbody>
</table>

**INDUSTRIAL CONSTRUCTION**

<table>
<thead>
<tr>
<th>Industrial Buildings (shell only)</th>
<th>$ 50.00 p.s.f.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial Buildings (interior finish)</td>
<td>$ 10.00 p.s.f.</td>
</tr>
</tbody>
</table>

**INSTITUTIONAL CONSTRUCTION**

Contract or Tendered Cost
Climatic data for the design of buildings in the Regional District are deemed to be:

**DESIGN TEMPERATURE**

<table>
<thead>
<tr>
<th>Month</th>
<th>Design Temperature</th>
<th>°C</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>2.5% design temperature</td>
<td>-24</td>
</tr>
<tr>
<td>January</td>
<td>1% design temperature</td>
<td>-26</td>
</tr>
<tr>
<td>July</td>
<td>2.5% dry bulb temperature</td>
<td>33</td>
</tr>
<tr>
<td>July</td>
<td>2.5% wet bulb temperature</td>
<td>19</td>
</tr>
<tr>
<td></td>
<td>Degree days below 18°C</td>
<td>4,303</td>
</tr>
</tbody>
</table>

**PRECIPITATION**

<table>
<thead>
<tr>
<th>Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fifteen (15) minute rain</td>
<td>10mm</td>
</tr>
<tr>
<td>One day rain</td>
<td>66mm</td>
</tr>
</tbody>
</table>

**MAXIMUM GROUND SNOWLOAD**

<table>
<thead>
<tr>
<th>Location</th>
<th>kPa</th>
<th>P.S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Argenta</td>
<td>3.4</td>
<td>72</td>
</tr>
<tr>
<td>Arrow Creek Lake View</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Blueberry Creek</td>
<td>4.5</td>
<td>94</td>
</tr>
<tr>
<td>Balfour</td>
<td>3.7</td>
<td>77</td>
</tr>
<tr>
<td>Beasley Lower</td>
<td>4.9</td>
<td>105</td>
</tr>
<tr>
<td>Beasley Upper</td>
<td>5.5</td>
<td>116</td>
</tr>
<tr>
<td>Blewett Lower</td>
<td>4.5</td>
<td>94</td>
</tr>
<tr>
<td>Blewett Upper</td>
<td>4.9</td>
<td>105</td>
</tr>
<tr>
<td>Bonnington Lower</td>
<td>4.9</td>
<td>105</td>
</tr>
<tr>
<td>Bonnington Upper</td>
<td>5.5</td>
<td>116</td>
</tr>
<tr>
<td>Brilliant</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Brouse</td>
<td>4.9</td>
<td>105</td>
</tr>
<tr>
<td>Castlegar (adjacent)</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Crawford Bay</td>
<td>3.7</td>
<td>77</td>
</tr>
<tr>
<td>Crescent Bay</td>
<td>3.7</td>
<td>77</td>
</tr>
<tr>
<td>Crescent Valley</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Creston (adjacent)</td>
<td>3.2</td>
<td>66</td>
</tr>
<tr>
<td>Deer Park</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Duncan Lake</td>
<td>3.4</td>
<td>72</td>
</tr>
<tr>
<td>Edgewood</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Erickson</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Fauquier</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Gerrard</td>
<td>5.5</td>
<td>116</td>
</tr>
<tr>
<td>Glade</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Halyon Hot Springs</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Hall Siding</td>
<td>6.1</td>
<td>127</td>
</tr>
<tr>
<td>Location</td>
<td>Distance</td>
<td>Population</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------</td>
<td>------------</td>
</tr>
<tr>
<td>Harrop</td>
<td>3.7</td>
<td>77</td>
</tr>
<tr>
<td>Hills</td>
<td>5.5</td>
<td>116</td>
</tr>
<tr>
<td>Johnson’s Landing</td>
<td>3.4</td>
<td>72</td>
</tr>
<tr>
<td>Krestova</td>
<td>4.5</td>
<td>94</td>
</tr>
<tr>
<td>Kaslo (adjacent)</td>
<td>3.4</td>
<td>72</td>
</tr>
<tr>
<td>Kingsgate</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Kitchener</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Lardeau</td>
<td>3.4</td>
<td>72</td>
</tr>
<tr>
<td>Lister</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Mountain Station Road</td>
<td>4.9</td>
<td>105</td>
</tr>
<tr>
<td>Nakusp (adjacent)</td>
<td>4.4</td>
<td>92</td>
</tr>
<tr>
<td>Nancy Green Junction</td>
<td>6.1</td>
<td>127</td>
</tr>
<tr>
<td>Needles</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Nelson (adjacent)</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>New Denver (adjacent)</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Ootischenia</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Pass Creek</td>
<td>4.5</td>
<td>94</td>
</tr>
<tr>
<td>Passmore (Upper)</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Playmor Junction</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Retallack</td>
<td>8.5</td>
<td>176</td>
</tr>
<tr>
<td>Riondel</td>
<td>3.7</td>
<td>77</td>
</tr>
<tr>
<td>Robson</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Rosebery</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Ross Spur</td>
<td>5.5</td>
<td>116</td>
</tr>
<tr>
<td>Salmo/Erie Area</td>
<td>5.5</td>
<td>116</td>
</tr>
<tr>
<td>Sandon</td>
<td>8.5</td>
<td>176</td>
</tr>
<tr>
<td>Silverton (adjacent)</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Sirdar</td>
<td>3.4</td>
<td>72</td>
</tr>
<tr>
<td>Slocan Park</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Slocan Village (adjacent)</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>South Slocan</td>
<td>4.9</td>
<td>105</td>
</tr>
<tr>
<td>Sproule Creek Lower</td>
<td>4.9</td>
<td>105</td>
</tr>
<tr>
<td></td>
<td>Upper</td>
<td>5.5</td>
</tr>
<tr>
<td></td>
<td>116</td>
<td></td>
</tr>
<tr>
<td>Taghum</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Thrums</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>West Creston</td>
<td>4.0</td>
<td>83</td>
</tr>
<tr>
<td>Winlaw</td>
<td>4.2</td>
<td>88</td>
</tr>
<tr>
<td>Wynndel</td>
<td>3.4</td>
<td>72</td>
</tr>
<tr>
<td>Ymir</td>
<td>5.5</td>
<td>116</td>
</tr>
<tr>
<td>Yahk</td>
<td>4.2</td>
<td>88</td>
</tr>
</tbody>
</table>
* Associated Rain Load $S^R$ 0.1 kPa

HOURLY WIND PRESSURES

<table>
<thead>
<tr>
<th>Probability</th>
<th>Probability</th>
<th>Pressure</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/10</td>
<td>1/50</td>
<td>0.24 kPa</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0.34 kPa</td>
</tr>
</tbody>
</table>

SEISMIC DATA

Seismic Spectral Response Accelerations $Sa(0.2)$ 0.27
APPLICATION TO: CONSTRUCT - INSTALL - SITE OR MOVE - DEMOLISH

Applicants are required 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 RDCK ☐
- 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.
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 Regional
  District of Central Kootenay (the "Regional District") including, but not limited to the
  current BC Building Code and the Regional District’s 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 Regional District’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) ______________________________________________________________
FORM 'B'

REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive, NELSON, B.C., V1L 5R4
Phone: 250-352-6665 Fax: 250-352-9300
Toll Free (within B.C.) 1-800-268-7325 (RDCK)

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

Notes:
1. This letter must be submitted along with the application for permit under the Regional District of Central Kootenay Building Bylaw 2200, 2010.
2. In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The Building Official
Regional District of Central Kootenay
Box 590
202 Lakeside Drive
NELSON, BC V1L 5R4

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 Regional District, 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 Regional District will rely solely on field reviews undertaken by the registered professionals and the letters of assurance submitted pursuant to of the Building Bylaw as assurance 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 Regional District 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.

w:\departments\bylaws\form\owner's ack-responsibility & undertaking.doc
FORM 'C'

REGIONAL DISTRICT OF CENTRAL KOOTENAY
PO Box 500, 202 Lakeside Drive NELSON, B.C. V1L 4S4 Phone: 352-6565 Fax: 352-9300
Toll Free in British Columbia 1-800-265-7325
Creston Ph 428-9787 Fx 428-3488 Nelson Ph 265-4111 Fx 265-2263
Kooten (Ph/Fx) 353-9614 St. S:
Silverton 258-2472 New Denver 258-2216 Salmo 357-9433

BUILDING / PLUMBING PERMIT No.

Pursuant to the bylaws applicable to the Regional District of Central Kootenay, this permit is issued for the purpose of as shown on the accompanying plans.

<table>
<thead>
<tr>
<th>Electoral Area</th>
<th>Area</th>
<th>Zoneing</th>
<th>Folio #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>:</td>
<td>:</td>
<td>:</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>:</td>
<td>:</td>
<td>:</td>
</tr>
<tr>
<td>Owner</td>
<td>:</td>
<td>:</td>
<td>:</td>
</tr>
<tr>
<td>Contractor</td>
<td>:</td>
<td>:</td>
<td>:</td>
</tr>
</tbody>
</table>

Permit Issued Conditional To
- All construction must conform to the BC Building Code.

Additional Legal Description Information:

It is the applicant's responsibility to make the necessary arrangements for the following required inspections:

1. SITING & FOOTINGS, prior to pouring
2. DAMP-PROOFING & DRAINAGE, prior to backfilling
3. UNDERSLAB PLUMBING, prior to covering
4. ROUGH-IN PLUMBING, prior to covering
5. FRAMING, prior to insulating
6. MASONRY FIREPLACE, Consult Building Official
7. SOLID FUEL BURNING APPLIANCE, Consult Bldg Official
8. INSULATION & VAPOUR BARRIER, prior to covering
9. OCCUPANCY, prior to occupancy
10. FINAL, construction is complete

Any Other Inspections as required by the Building Inspector

Plumbing Fixtures

<table>
<thead>
<tr>
<th>Water Closets</th>
<th>Baths/Showers</th>
<th>Wash Basins</th>
<th>Sinks</th>
<th>Wash Tubs</th>
<th>Floor Drains</th>
<th>Urinals</th>
<th>Auto Washers</th>
<th>Hot Water Tanks</th>
<th>Extra Fixtures</th>
</tr>
</thead>
</table>

PERMIT issued in accordance with accepted application and accompanying plans, and applicable bylaw regulations.

<table>
<thead>
<tr>
<th>Building Permit Fee</th>
<th>Construction Value</th>
<th>Plumbing Permit Fee</th>
<th>Plumbing Fixtures</th>
<th>Date:</th>
</tr>
</thead>
</table>

PERMIT PROCESSED

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.
BUILDING INSPECTION DEPARTMENT

YOU ARE HEREBY DIRECTED TO:

STOP WORK

ALL BUILDING CONSTRUCTION MUST CEASE until authorized to continue by the Building Official.

PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT WITHOUT DELAY.

□ CRESTON OFFICE
531B 16th Ave. S., Creston, BC V0B 1G5
Ph. 250 428-5717  Fax 250 428-3408

□ KASLO OFFICE
413 4th Street, Kaslo, BC V0G 1M0
Ph./Fax 250 353-9614

□ NAKUSP OFFICE
Box 358, 204 6th Ave., Nakusp, BC V0G 1R0
Ph. 250 265-4111  Fax 250 265-2203

□ NELSON OFFICE
Box 590, 202 Lakeside Dr., Nelson, BC V1L 5R4
1-800-268-7325  Ph. 250 352-8155  Fax 250 352-9300

DO NOT REMOVE THIS CARD unless instructed by the Building Official
DO NOT OCCUPY NOTICE
PURSUANT TO THE REGIONAL DISTRICT OF CENTRAL KOOTENAY
BUILDING BYLAW NO. 2200, 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 REGIONAL DISTRICT OF CENTRAL KOOTENAY
KOOTENAY BUILDING OFFICIAL

Building Official: __________________________ Date Posted: ________________________