

DISTRICT OF SQUAMISH

Bylaw No. 1822, 2004

A bylaw to regulate building construction and provide for the administration of the B.C. Building Code

WHEREAS the *Community Charter* authorizes the District, for the health, safety and protection of persons and property, to regulate, prohibit and impose requirements in relation to building and structures;

AND WHEREAS the Province of British Columbia has adopted a building code to govern standards in respect of the construction, alteration, repair and demolition of buildings in municipalities and regional districts in the Province;

AND WHEREAS it is deemed necessary to provide for the administration of the building code;

NOW THEREFORE THE COUNCIL OF THE DISTRICT OF SQUAMISH, in open meeting assembled, enacts as follows:

1.0 Title

- 1.1 This bylaw may be cited for all purposes as the “District of Squamish Building Bylaw No. 1822, 2004”.

2.0 Definitions

- 2.1 In this Bylaw:

- 2.1.1 The following words and terms have the meanings set out in Section 1.1.3.2 of the Building Code: *assembly occupancy, building, building area, building height, business and personal services occupancy, care or detention occupancy, constructor, coordinating registered professional, designer, field review, high hazard industrial occupancy, industrial occupancy, low hazard industrial occupancy, major occupancy, mercantile occupancy, medium hazard industrial occupancy, occupancy, owner, plumbing system, registered professional, and residential occupancy.*
- 2.1.2 *Building Code* means the British Columbia Building Code 1998 as adopted by the Minister pursuant to the *Local Government Act*, as amended or re-enacted from time to time.
- 2.1.3 *Building Official* includes Building Inspectors, Plan Checkers and Plumbing Inspectors designated by the District of Squamish and, for the purposes of the review of plans and inspection of buildings involving *fire suppression systems*

and solid fuel burning appliances, the Fire Chief and fire department personnel designated for those purposes by the Fire Chief.

2.1.4 *Complex Building* means:

2.1.4.1 all *buildings* used for *major occupancies* classified as

2.1.4.1.1 *assembly occupancies,*

2.1.4.1.2 *care or detention occupancies,*

2.1.4.1.3 *high hazard industrial occupancies,* and

2.1.4.2 all *buildings* exceeding 600 square meters in *building area* or exceeding three storeys in *building height* used for *major occupancies* classified as:

2.1.4.2.1 *residential occupancies,*

2.1.4.2.2 *business and personal services occupancies,*

2.1.4.2.3 *mercantile occupancies,*

2.1.4.2.4 *medium and low hazard industrial occupancies.*

2.1.5 *Temporary building* means a *building* that is intended to be used for a period of time not exceeding one year from the date of issuance of a building permit, but does not include construction site temporary buildings.

2.1.6 *Fire suppression system* includes fire sprinkler system, foam systems, wet and dry chemical fire suppression equipment and any other extinguishing system.

2.1.7 *Health and safety aspects of the work* means design and construction regulated by Part 3, Part 4, and sections 9.4, 9.6, 9.7, 9.8, 9.9, 9.10, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.31, 9.32, 9.34, 9.35, and 9.36 of Part 9 of the *Building Code*.

2.1.8 *Standard Building* means a *building* of three storeys or less in *building height*, having a *building area* not exceeding 600 square meters and used for *major occupancies* classified as:

2.1.8.1 residential occupancies,

2.1.8.2 *business and personal services occupancies,*

2.1.8.3 *mercantile occupancies,* or

2.1.8.4 *medium to low hazard industrial occupancies.*

- 2.1.9 *Structure* means a construction or portion thereof of any kind, whether fixed to, supported by or sunk into land or water, but specifically excludes retaining structures less than 1.22 meters in height, landscaping, fences, and paving.

3.0 Purpose of Bylaw

- 3.1 The 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 District of Squamish in the general public interest. The activities undertaken by or on behalf of the District pursuant to this bylaw are for the sole purpose of providing a limited spot-checking function for reasons of health, safety and the protection of persons and property. The purpose of this bylaw does not extend:
- 3.2.1 to the protection of *owners*, owner/builders or *constructors* from economic loss;
 - 3.2.2 to the assumption by the District or any *building official* of any responsibility for ensuring the compliance by any *owner*, his or her representatives or any employees, *constructors* or *designers* retained by him or her, with the *Building Code*, the requirements of this bylaw or other applicable enactments respecting safety;
 - 3.2.3 to providing any person a warranty of design or workmanship with respect to any *building* or *structure* for which a building permit or occupancy permit is issued under this bylaw; or
 - 3.2.4 to providing a warranty or assurance that construction undertaken pursuant to building permits issued by the District is free from latent, or any, defects.

4.0 Permit Conditions

- 4.1 A permit is required whenever work regulated under this bylaw is to be undertaken.
- 4.2 Neither the issuance of a permit under this bylaw nor the acceptance or review of plans, drawings or supporting documents, nor any inspections made by or on behalf of the District of Squamish, shall in any way relieve the *owner* or his or her representatives from full and sole responsibility to perform the work in strict accordance with this bylaw, the *Building Code* and/or other applicable enactments respecting safety.
- 4.3 It shall be the full and sole responsibility of the *owner* (and where the *owner* is acting through a representative, the representative) to carry out the work in respect of which the permit was issued in compliance with the *Building Code* and this bylaw or other applicable enactments respecting safety.
- 4.4 Neither the issuance of a permit under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on

behalf of the District of Squamish, 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 and his or her representatives are responsible for making such determination.

5.0 Scope and Exemptions

- 5.1 This bylaw applies to the design, construction and *occupancy* of new *buildings* and *structures*, including *temporary buildings*, and the alteration, reconstruction, demolition, removal, relocation and *occupancy* of existing *buildings* and *structures*.
- 5.2 This bylaw does not apply to *buildings* or *structures* exempted by Part 1 of the *Building Code* except as expressly provided herein, nor to retaining *structures* less than 1.22 meters in height; fences; concrete, asphalt or similar surfacing of land; portable swimming pools not anchored to the ground; pools having a surface area of 15 square meters or less or a depth of 450 mm or less; uncovered decks, patios and terraces not more than 0.62 meters above grade; temporary buildings such as construction site buildings, seasonal storage buildings, special events facilities, emergency facilities and other such similar structures; or factory-built wood burning appliances or chimneys.

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* or *structure* or other work related to construction unless a *building official* has issued a permit for the work.
- 6.2 No person shall commence or continue the installation or alteration of a *plumbing system*, including a *fire suppression system*, unless a *building official* has issued a permit for the work.
- 6.3 No person shall occupy or use any *building* or *structure* unless a report has been issued by a *building official* for the *building* or *structure* under section 22.1 of this bylaw, or contrary to the terms of any permit issued or any notice given by a *building official*.
- 6.4 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.
- 6.5 No person shall, unless authorized in writing by a *building official*, reverse, alter, deface, cover, remove or in any way tamper with any notice, permit or certificate posted upon or affixed to a *building* or *structure* pursuant to this bylaw.

- 6.6 No person shall do any work that is substantially at variance with the accepted design or plans of a *building, structure* or other works for which a permit has been issued, unless that variance has been accepted in writing by a *building official*.
- 6.7 No person shall obstruct the entry of a *building official* or other authorized official of the District on property in the administration of this bylaw.

7.0 Building Officials

7.1 Each *building official* may:

- 7.1.1 administer this bylaw and prescribe the form of permits, permit applications, orders and notices except to the extent that they are specifically prescribed by this bylaw;
- 7.1.2 keep records of permit applications, permits, notices and orders issued, inspections and tests made, and shall retain copies of all documents related to the administration of this bylaw or microfilm or digitize copies of such documents.
- 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 his or her 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.

7.4 The Fire Chief may prescribe the form of permits and permit applications for the purpose of section 8.1.7 of this Bylaw and make determinations with respect to *fire suppression systems* under section 25.4.

8.0 Application

8.1 Every person shall apply for and obtain:

- 8.1.1 a building permit before constructing, repairing or altering a *building or structure*;

- 8.1.2 a building permit before constructing or altering any *plumbing system*, or *fire suppression system*, unless the works are encompassed by a valid building permit;
 - 8.1.3 a building permit prior to the construction of a masonry fireplace or chimney;
 - 8.1.4 a building permit prior to the construction of a *temporary building*;
 - 8.1.5 a moving permit before moving a *building* or *structure*;
 - 8.1.6 a demolition permit before demolishing a *building* or *structure*;
 - 8.1.7 a solid fuel burning appliance permit from the fire department prior to the installation of a solid fuel burning appliance or factory built fireplace or chimney.
- 8.2 All plans submitted with permit applications shall bear the name and address of the *designer* of the *building* or *structure*.
- 8.3 Each *building* or *structure* to be constructed on a site requires a separate building permit and shall be assessed a separate building permit fee based on the value of that *building* or *structure* as determined in accordance with Schedule A to this bylaw.

9.0 Applications for Complex Buildings

- 9.1 An application for a building permit with respect to a *complex building* shall:
- 9.1.1 be signed by the *owner*, or a signing officer if the *owner* is a corporation, and the *coordinating registered professional*;
 - 9.1.2 be accompanied by the *owner's* acknowledgement of responsibility and undertakings made in Form 1, signed by the *owner*, or a signing officer if the *owner* is a corporation;
 - 9.1.3 include a copy of a title search made within 30 days of the date of the application and a copy of all covenants, easements, and rights of way registered against the property;
 - 9.1.4 include three copies of a site plan prepared by a British Columbia Land Surveyor at a scale of 1:100 showing:
 - 9.1.4.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
 - 9.1.4.2 the legal description and civic address of the parcel
 - 9.1.4.3 the location and dimensions of all statutory right of way, easements and setback requirements;

- 9.1.4.4 the location and dimensions of all existing and proposed *buildings* or *structures* on the parcel and all wells and on-site sewage disposal systems;
- 9.1.4.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the District's land use regulations establish siting requirements related to flooding;
- 9.1.4.6 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 District's land use regulations establish siting requirements related to minimum floor elevation; and
- 9.1.4.7 the location, dimension and gradient of parking and driveway access;
- 9.1.5 include floor plans showing the dimensions and uses of all areas: the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall, and ceiling finishes; plumbing fixtures; structural elements; and stair dimensions.
- 9.1.6 include a cross section through the *building* or *structure* illustrating foundations, drainage, ceiling heights and construction systems;
- 9.1.7 include elevations of all sides of the *building* or *structure* showing finish details, roof slopes, windows, doors, spatial calculations, and finished grade;
- 9.1.8 include cross-sectional details drawn at sufficient locations to illustrate that the *building* or *structure* substantially conforms to the *building code*.
- 9.1.9 include a grading plan indicating compliance with section 12 of this bylaw;
- 9.1.10 include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Ministry of Health approval;
- 9.1.11 include a letter of assurance in the form of Schedule A as referred to in section 2.6 of Part 2 of the *Building Code*, signed by the *owner*, or a signing officer of the *owner* if the *owner* is a corporation, and the *coordinating registered professional*.
- 9.1.12 include letters of assurance in the form of Schedule B-1 and B-2 as referred to in section 2.6 of Part 2 of 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*; and

- 9.1.13 include three sets of drawings at an appropriate scale sufficient to show required details, of the design prepared by each *registered professional* and including the information set out in section 9.1.5 – 9.1.8 of this bylaw.
- 9.2 The *building official* may waive the requirements for a site plan, in whole or in part, where the permit is sought for the repair or alteration of an existing *building* or *structure*.
- 9.3 In addition to the requirements of section 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:
- 9.3.1 site service drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a *registered professional*, in accordance with the District’s subdivision servicing bylaw;
- 9.3.2 a section through the site showing grades, *buildings*, *structures*, parking areas and driveways;
- 9.3.3 an analysis showing conformance of the proposed *building* or *structure* to the *Building Code*;
- 9.3.4 an analysis showing conformance of the proposed *building* or *structure* to the zoning bylaw of the District and any applicable development permit;
- 9.3.5 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 building permit with respect to a *standard building* shall;
- 10.1.1 be signed by the *owner*, or a signing officer if the *owner* is a corporation;
- 10.1.2 be accompanied by the *owner’s* acknowledgement of responsibility and undertakings made in Form 1, signed by the *owner*, or a signing officer if the *owner* is a corporation;
- 10.1.3 include a copy of a title search made within 30 days of the date of the application;
- 10.1.4 include a copy of all covenants, easements, and rights of way registered against the land on which the *building* or *structure* is to be constructed;
- 10.1.5 include a site plan prepared by a British Columbia Land Surveyor at a scale of 1:100 showing:

- 10.1.5.1 the bearing and dimension 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;
- 10.1.5.4 the location and dimensions of all existing and proposed *buildings* or *structures* on the parcel and all wells and on-site sewage disposal systems;
- 10.1.5.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse;
- 10.1.5.6 the geodetic elevations of the existing and finished ground levels at or adjacent to the site and the geodetic elevation of the underside of the floor system of a *building* or *structure*; and
- 10.1.5.7 the location, dimension and gradient of parking and driveway access;
- 10.1.6 include a grading plan indicating compliance with section 12 of this bylaw;
- 10.1.7 include floor plans showing the dimensions and uses of all areas: the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall and ceiling finishes; plumbing fixtures; structural elements; and stair dimensions;
- 10.1.8 include a cross section through the *building* or *structure* illustrating foundations, drainage, ceiling heights and construction systems;
- 10.1.9 include elevations of all sides of the building or structure showing finish details, roof slopes, windows, doors, spatial calculations, and finished grade;
- 10.1.10 include cross-sectional details drawn at sufficient locations to illustrate that the *building* or *structure* substantially conforms to the *Building Code*;
- 10.1.11 include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Ministry of Health approval;
- 10.1.12 include a foundation design prepared by a *registered professional* in accordance with section 4.2 of Part 4 of the *Building Code*, accompanied by letters of assurance in the form of Schedule B-1 and B-2 as referred to in section 2.6 of Part 2 of the *Building Code*, signed by the *registered professional*; and

- 10.1.13 include two sets of drawings at a scale of 1:50 of the design including the information set out in sections 10.1.7 – 10.1.10 and 10.1.12 of this bylaw.
- 10.2 The *building official* may waive the requirements for a site plan, in whole or in part, where the permit is sought for the repair or alteration of an existing *building* or *structure*.
- 10.3 The requirements of section 10.1.12 may be waived by a *building official* if documentation, prepared and sealed by a *registered professional*, is provided assuring that the foundation design substantially complies with section 9.4.4 of Part 9 of the *Building Code* and the foundation excavation substantially complies with section 9.12 of Part 9 of the *Building Code* or if in the opinion of the *building official* a foundation design by a *registered professional* is not warranted.
- 10.4 In addition to the requirements of section 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:
- 10.4.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a *registered professional*, in accordance with the District's subdivision servicing bylaw.
- 10.4.2 a section through the site showing grades, *building*, *structures*, parking areas and driveways;
- 10.4.3 a roof plan and roof height calculations;
- 10.4.4 structural, electrical, mechanical or *fire suppression system* drawings prepared and sealed by a *registered professional*;
- 10.4.5 letters of assurance in the form of Schedules B-1 and B-2 as referred to in section 2.6 of Part 2 of the *Building Code*, signed by the *registered professional*;
- 10.4.6 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*.

11 Applications for Plumbing Permits

- 11.1 An application for a permit for a *plumbing system* shall, except in the case of a system to be installed in a single family dwelling or two family dwelling, include drawings at a scale of 1:100 showing the proposed work in sufficient detail to illustrate compliance with the *Building Code*, including sectional drawings showing the size and location of

every waste pipe, trap, and vent pipe. A *building official* may nonetheless require such drawings to be provided in the case of a single family dwelling or two family dwelling.

11.2 Any drawings illustrating the installation of a *fire suppression system* must bear the seal of a *registered professional*.

12 Site and Lot Grading

12.1 The *owner* of land on which a *building* or *structure* is being constructed must control site drainage such that other sites are not impacted and in particular:

- a) each lot must be graded to drain into a municipal drainage system or a natural watercourse without draining onto adjacent lots;
- b) areas adjacent to *buildings* shall be graded away from the foundations to prevent flooding;
- c) lots lower than adjacent roadways must be provided with storm water management facilities to direct storm runoff to a drainage system approved by a *building official*; and
- d) in the case of storm runoff not directed to a municipal drainage system, storm runoff may occur to a natural watercourse by means of sheet flow only, and not by means of swales or pipes or any other artificial means.

13 Professional Plan Certification

13.1 The letters of assurance in the form of Schedules B-1 and B-2 referred to in section 2.6 of Part 2 of the *Building Code* and provided pursuant to sections 9.1.12, 10.1.12, 10.4.5 and 19.1 of this bylaw are relied upon by the District and its *building officials* as certification that the design and plans to which the letters of assurance relate comply with the *Building Code* and other applicable enactments relating to safety.

13.2 A building permit issued for the construction of a *complex building* or for a *standard building* for which a *building official* requires professional design pursuant to section 10.4.4 and letters of assurance pursuant section 10.4.5 of this bylaw shall 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.

13.3 When a building permit for a *complex building* is issued in accordance with section 13.2 of this bylaw, because the *building official* relies completely on the letters of assurance provided by the *registered professionals* for issuance of the permit and certification of the work, the permit fee shall be reduced as outlined in Schedule A to this bylaw.

14 Fees and Charges

- 14.1 In addition to applicable fees and charges required under other bylaws, a permit fee, calculated in accordance with Schedule A to this bylaw, shall be paid in full prior to issuance of any permit under this bylaw.
- 14.2 An application made for a building permit shall be accompanied by the appropriate plan-processing fee as set out in Schedule A to this bylaw.
- 14.2.1 The plan-processing fee is non-refundable and shall be credited against the building permit fee when the permit is issued.
- 14.2.2 An application shall be cancelled and the plan-processing fee forfeited if the building permit has not been issued and the permit fee paid within 60 calendar days of the date of written notification to the *owner* that the permit is ready to be issued.
- 14.2.3 When an application is cancelled the plans and related documents submitted with the application may be destroyed.
- 14.2.4 The *owner* may obtain a refund as set out in Schedule A to this bylaw when a permit is surrendered and cancelled before any construction begins.
- 14.3 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 set out in Schedule A to this bylaw shall be paid prior to additional inspections being performed.
- 14.4 If any construction, demolition or moving work for which this bylaw requires a permit is commenced before the permit is issued, the permit fee shall be doubled but the maximum additional fee shall in no case exceed the value set out in Schedule A to this bylaw.

15 Equivalentents

- 15.1 The provisions of this bylaw are not intended to limit the appropriate use of materials, equipment or methods of construction. An *owner* who wants to use an equivalent material, equipment, or method of construction not specifically described in this bylaw or the *Building Code* shall submit to a *building official* sufficient evidence to demonstrate that the proposed equivalent will provide the level of performance required by this bylaw and the *Building Code*.
- 15.2 The evidence shall be in the form of a report from an engineer, architect or other certified code specialist, and in addition to the information and arguments presented to support the equivalency proposal, shall state:

- a) the name of the *owner*, and the name and address of the construction project;
- b) the background of the individual or firm proposing the equivalency and their qualifications and experience in the field;
- c) the sections of this bylaw or the *Building Code* for which the equivalency is sought;
- d) that the author of the report is a qualified professional registered to practice in British Columbia, is providing schedules B-1 and B-2 to the *Building Code* in respect of the design of the *building* or *structure*, and will provide the Schedule C-B on completion of the work.

15.3 Equivalency reports are to be accompanied by the fee for their review as set out in Schedule A to this bylaw.

16 Essential Services

16.1 No permit for the construction of any *building* for an *assembly, business and personal services, care or detention, industrial, mercantile or residential occupancy* shall be issued unless the following essential services are provided:

16.1.1 Road

A road and driveway of sufficient strength, grade and width to provide ready access to the *building* by fire and emergency vehicles at all times.

16.1.2 Water Supply

A water service or other source of potable water supply approved under any applicable provincial regulations.

16.1.3 Sewage Disposal

A community sewer or other method of sewage disposal approved under any applicable provincial regulations and, in the case of on-site septic absorption fields, complying with the Sewerage System Regulation.

16.1.4 Storm Drainage

An approved method of storm drainage disposal, which may be a storm sewer, ditch or engineered rock pit.

17 Building Permits

17.1 When:

17.1.1 a completed application including all required supporting documentation has been submitted;

- 17.1.2 the proposed work set out in the application substantially conforms with the *Building Code*, this bylaw and all other applicable bylaws and enactments;
- 17.1.3 the owner or his or her representative has paid all charges and met all requirements imposed by this and any other applicable bylaw;
- 17.1.4 no enactment, covenant, agreement or regulation of, or in favor of, the District authorizes the permit to be withheld;
- 17.1.5 the *owner* has retained a professional engineer or geoscientist if required by the provisions of the *Engineers and Geoscientists Act*;
- 17.1.6 the *owner* has retained an architect if required by the provisions of the *Architect's Act*;

a *building official* shall issue the permit for which the application is made.

17.2 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 pursuant to the *Homeowner Protection Act* that:

17.2.1 the proposed building is covered by home warranty insurance, and

17.2.2 the *constructor* is a licensed residential builder.

17.3 Section 17.2 of this bylaw does not apply if the *owner* is not required to be licensed and to obtain home warranty insurance in accordance with the *Homeowner Protection Act*.

17.4 Every permit is issued upon the condition that the permit shall expire and the rights of the *owner* under the permit shall terminate if:

17.4.1 the work authorized by the permit is not commenced within 6 months from the date of issuance of the permit; or

17.4.2 work is discontinued for a period of 12 months.

17.5 A *building official* may renew a building permit on payment of the renewal fee specified in Schedule A, provided that the permit remains issuable under this bylaw and the *Building Code*, all fees and charges payable as of the date of the renewal date have been paid, and all works and services required by the District's subdivision servicing bylaw have been provided . No such permit renewal may be granted after the six months referred to in s.17.4.1 have elapsed.

17.6 A *building official* may revoke a building permit if there is a breach of any provision of this bylaw or the *Building Code* in the construction authorized by the permit, or if the *building official* determines that any information on the basis of which the permit was issued is incorrect.

17.7 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 the District to demonstrate to the *building official* that the portion authorized to be constructed substantially complies with this and other applicable bylaws and the permit fee applicable to that portion of the *building* or *structure* has been paid. The issuance of the permit notwithstanding, the requirements of this bylaw apply to the remainder of the *building* or *structure* as if the permit for the portion of the *building* or *structure* had not been issued.

18 Disclaimer of Warranty or Representation

18.1 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 this 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.

19 Professional Design and Field Review

19.1 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 of Schedules B-1, B-2 and C-B referred to in section 2.6 of Part 2 of the *Building Code*.

19.2 Prior to the issuance of a final report authorizing occupancy for a *complex building*, or *standard building* in circumstances where letters of assurance have been required in accordance with section 10.1.12, 10.4.5, 15.2 or 19.1 of this bylaw, the *owner* shall provide the District with letters of assurance in the form of Schedules C-A or C-B, as is appropriate, referred to in section 2.6 of Part 2 of the *Building Code*.

19.3 When a *registered professional* provides letters of assurance in accordance with sections 9.1.12, 10.1.12, 10.4.5, 15.2, 19.1 or 19.2 of this bylaw, he or she shall also provide proof of at least One Million Dollars (\$1,000,000.00) of professional liability insurance to the *building official* by way of Form 2.

20 Responsibilities of the Owner

20.1 Every *owner* shall ensure that all construction complies with the *Building Code*, this bylaw and other applicable enactments respecting safety.

20.2 Every *owner* to whom a permit is issued shall be responsible for the cost of repair of any damage to municipal works that occurs in the course of the work authorized by the permit.

20.3 Every *owner* to whom a permit is issued shall during construction:

20.3.1 post and maintain the permit in a conspicuous place on the property in respect of which the permit was issued;

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

20.3.3 post the civic address of the property in a location visible from any adjoining streets; and

20.3.4 ensure appropriate site safety measures are taken to protect the public from any hazards which may result from the construction activities.

21 Inspections

21.1 When a *registered professional* provides letters of assurance in accordance with sections 9.1.12, 10.1.12, 10.4.5, 15.2, 19.1 or 19.2 of this bylaw, the District will rely solely on *field reviews* undertaken by the *registered professional* and the letters of assurance submitted pursuant to section 19.2 of this bylaw as assurance that the construction substantially conforms to the design and that the construction substantially complies with the *Building Code*, this bylaw and other applicable enactments respecting safety; and 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*.

21.2 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.

21.3 The *owner* or his or her representative shall give at least 24 hours notice to the District when requesting an inspection of the construction of a *standard building* and shall obtain an inspection and receive a *building official's* acceptance of the following aspects of the work prior to concealing it:

21.3.1 verification as to the location of forms for footings and foundation walls outside of setback areas, prior to the placing of concrete, and the *owner* shall provide a survey certificate prepared by a British Columbia Land Surveyor as to the location of the forms in relation to parcel boundaries and other *buildings* and *structures* on the land;

21.3.2 installation of perimeter drain tiles, drain rock and dampproofing, prior to backfilling;

21.3.3 the preparation of ground, including granular base materials, below-grade insulation, dampproofing membrane, underground plumbing and any reinforcing steel, when required, prior to the placing of a concrete slab;

- 21.3.4 installation of building services before a building drain, sanitary or storm sewer is covered, and if any part of a plumbing system is covered before it is inspected and approved, it shall be uncovered if a building inspector so directs, and when considered necessary, underground building drains, branches, storm drains, and sewers shall be retested after the completion of all backfilling and grading by heavy equipment;
- 21.3.5 rough in of factory built chimneys and fireplaces and solid fuel burning appliances;
- 21.3.6 the framing and sheathing after the installation of any fire stopping, bracing, chimney and ductwork construction and the rough in of the plumbing and electrical systems;
- 21.3.7 installation of fire suppression systems;
- 21.3.8 insulation and vapour barrier;
- 21.3.9 when the *building* or *structure* is substantially complete and ready for *occupancy*, but before occupancy takes place of the whole or part of the *building* or *structure*.
- 21.4 No aspect of the work referred in section 21.3 of this bylaw shall be concealed until a *building official* has accepted it in writing.
- 21.5 The requirements of section 21.3 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 sections 9.1.12, 10.4.5, 15.2, 19.1 or 19.2 of this bylaw.

22 Final Reports Authorizing Occupancy

- 22.1 No person shall occupy a *building* or *structure* or part of a *building* or *structure* until a final report authorizing occupancy has been issued by a *building official*. Where a building permit has been issued for a residence, a report authorizing occupancy may be issued prior to completion, provided the *building* or part thereof complies with the health and safety requirements of the *Building Code* and exterior finishes are substantially complete.
- 22.2 A final report authorizing occupancy shall not be issued unless:
 - 22.2.1 all letters of assurance have been submitted when required in accordance with sections 9.1.12, 10.1.12, 10.4.5, 15.2, 19.1 and 19.2 of this bylaw.
 - 22.2.2 all aspects of the work requiring inspection and acceptance pursuant to section 21.3 of this bylaw have both been inspected and accepted or the inspections and acceptance are not required in accordance with section 21.5 of this bylaw.
 - 22.2.3 the *owner* has provided to the District as-built plans of works and services as required by the District.

22.2.4 the owner has provided to the District a building survey prepared by a British Columbia Land Surveyor showing the *building* height determined in accordance with the District's land use regulations.

22.3 The requirements of section 22.2.4 may be waived by a *building official* if compliance with the land use regulations can be ascertained without such a survey being prepared.

22.4 A *building official* may issue a final report authorizing occupancy for part of a *building* or *structure* when the part of the *building* or *structure* is self-contained and provided with essential services and the requirements set out in section 22.2 of this bylaw have been met with respect to it.

22.5 When a *registered professional* provides letters of assurance in accordance with this bylaw, the District will rely solely on the letters of assurance submitted pursuant to section 19.2 of this bylaw when issuing a final report authorizing occupancy as assurance that the items identified on the letters of assurance substantially comply with the *Building Code*, this bylaw and other applicable enactments respecting safety.

23 Retaining Structures

23.1 A *registered professional* shall undertake the design and conduct *field reviews* of the construction of a retaining structure 1.22 meters or more in height. Sealed copies of the design plan and *field review* reports prepared by the *registered professional* for all retaining structures 1.22 meters or more in height shall be submitted to a *building official* prior to acceptance of the works.

24 Swimming Pools

24.1 Every pool must be completely enclosed within a *building* or fence, or combination of *building* and fence, not less than 1.2 meters in height and forming a continuous enclosure except at points of access. No opening in any such fence shall exceed 100 mm and the fence shall be constructed in such a manner as to prevent unauthorized entry to the pool, with all gates equipped with a spring hinge and latch mounted on the pool side.

24.2 Every pool enclosure shall be maintained by the *owner* or occupier in good order and all inoperative gates, latches, hinges and locks promptly repaired or replaced.

24.3 Pool plumbing shall be so arranged that pool water cannot enter any water supply line and, once having been drained from the pool, cannot be returned to the pool without filtering, and so that sewage from any sanitary sewer or sewage disposal system cannot enter the pool or the pool filtering system. Pool wastewater shall be drained to a sanitary sewer system.

24.4 In addition to information otherwise required by this bylaw, an applicant for a permit to construct a pool shall provide a plan at a scale of 1:50 showing the location, enclosure details, depth and dimensions of the pool and its structural details, and all water supply piping, waste piping and appurtenances.

25 Fire Suppression Systems

- 25.1 *Fire suppression systems* must be installed in all two family dwellings, townhouse dwellings and apartment dwellings, as defined in the zoning bylaw of the District, for which a building permit application is made after the date of enactment of this bylaw.
- 25.2 *Fire suppression systems* must be installed in all two family dwellings, townhouse dwellings and apartment dwellings, as defined in the zoning bylaw of the District, where all additions, repairs or structural alterations made or proposed to be made in any period of 24 consecutive months after the date of enactment of this bylaw add 50 square meters or more to the floor area of any individual dwelling unit within the building existing on the date on which the building permit application is made.
- 25.3 *Fire suppression systems* must be installed in all detached portable classrooms and auto body shops in which spray coating operations are conducted, for which a building permit application is made after the date of enactment of this bylaw.
- 25.4 *Fire suppression systems* must be installed in all single family dwellings for which a building permit application is made after the date of enactment of this bylaw, where an adequate water supply for fire fighting as referenced by the Fire Underwriters Survey Guide, “Water Supply for Public Fire Protection”, or National Fire Protection Association 1142, “Standard on Water Supplies for Suburban and Rural Fire Fighting” is not available, and the Fire Chief requires such installation.
- 25.5 The design of every *fire suppression system*, including modifications to existing systems, shall be prepared by a *registered professional*.
- 25.6 All *fire suppression systems* shall be installed in accordance with the National Fire Protection Association standards, the *Building Code* and any other applicable enactment by a person who possesses a British Columbia tradesman's qualification certification as a plumber or certified sprinkler installer.
- 25.7 Where *residential occupancies* occur in combination with other *occupancies*, and the *Building Code* does not require the *building* to be equipped with a *fire suppression system*, only the residential portions of the *building* must comply with this Part 25.

26 Damage to District Works

- 26.1 An applicant for a building, demolition or moving permit shall, prior to the issuance of the permit, deposit with the District a damage deposit as set out in Schedule A as security for the repair or replacement of any highway including sidewalks and boulevards, a public work or any other District property altered or damaged by any activity related to the subject matter of the permit.
- 26.2 Except to the extent that the security has been used by the District to carry out such repair or replacement, it shall be returned with any interest that may have accrued to the person who provided it, following an inspection of District property after completion of the work authorized by the permit and any final lot grading work.

26.3 Any repair or replacement of District property the cost of which exceeds the amount of the security is the responsibility of the *owner*.

27 Demolishing and Moving Buildings

27.1 In addition to the other requirements of this Bylaw, an applicant for a permit to move or demolish a *building* shall arrange with the District for municipal water and sewer services to be capped at the applicant's cost prior to the issuance of the permit.

27.2 No person shall move or cause any *building* to be moved from one location to another in the District without first obtaining a building permit for the site to which the *building* is to be moved.

27.3 Every application for a permit to move a *building* shall identify the site of the *building* to be moved and the site to which the *building* is to be moved. Evidence of permission from all authorities having jurisdiction to use the public highways and a route map shall be provided.

27.4 No *building* shall be moved from one location to another within the District unless the *building* will comply with the requirements of the *Building Code*, the zoning bylaw and other applicable bylaws of the District upon completion of construction at its new location.

27.5 The *owner* shall dispose of all demolition and moving debris in accordance with all applicable enactments, leave the site in a safe and sanitary condition, and arrange for a *building official* to inspect the site prior to removing all demolition or moving equipment from the site.

27.6 An applicant for a demolition or moving permit shall pay the permit fee and damage deposit set out in Schedule A.

28 Climatic Data

28.1 In addition to the climatic data for Squamish set out in the *Building Code*, *buildings* and structures shall be designed assuming a depth of frost penetration of the greater of 45 cm and the depth determined by a *building official*.

29 Penalties and Enforcement

29.1 Every person who contravenes any provision of this bylaw commits an offense punishable on summary conviction and shall be liable to a fine of not more than \$10,000.00 or to imprisonment for not more than six months.

29.2 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.

29.3 A *building official* may order the cessation of any work that is proceeding in contravention of the *Building Code* or this bylaw by posting a Stop Work notice.

- 29.4 The *owner* of property on which a Stop Work notice has been posted, and every other person, shall cease all construction work immediately and shall not do any work until all applicable provisions of this bylaw have been substantially complied with and the Stop Work notice has been rescinded in writing by a *building official*.
- 29.5 Where a person occupies a *building* or *structure* or part of a *building* or *structure* in contravention of section 6.3 of this bylaw a *building official* may post a Do Not Occupy notice on the affected part of the *building* or *structure*.
- 29.6 The *owner* of property on which a Do No Occupy notice has been posted, and every person, shall cease *occupancy* of the *building* or *structure* immediately and shall refrain from further *occupancy* until all applicable provisions of the *Building Code* and this bylaw have been substantially complied with and the Do Not Occupy notice has been rescinded in writing by a *building official*.
- 29.7 Every person who commences work requiring a building permit without first obtaining such a permit shall, if a Stop Work notice is issued and remains outstanding for 30 days, pay an additional charge as outlined in Schedule A of this bylaw.

30 Severability

- 30.1 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.

31 Forms and Schedules

- 31.1 Forms 1 and 2 and Schedule A to this bylaw form a part of this bylaw.

32 Repeal

- 32.1 District of Squamish Building Bylaw No. 1197, 1999 is repealed.

READ A FIRST TIME this 16th day of November, 2005.

READ A SECOND TIME this 26th day of July, 2005.

READ A THIRD TIME this 26th day of July, 2005.

ADOPTED this 2nd day of August, 2005.

Mayor

Clerk

DISTRICT OF SQUAMISH
BUILDING BYLAW 1822, 2004

Appendix "A" – Schedule of Fees

General

No fee or part thereof, paid to the District of Squamish, shall be refunded if a start has been made on the construction of the building. The *owner* may obtain a refund of 75% of the permit fees when a permit is surrendered and cancelled before any construction begins, but no refund of the plan-processing fee shall be made.

If any construction, demolition or moving work for which this bylaw requires a permit is commenced before the permit is issued, the permit fee shall be doubled but the maximum additional fee shall in no case exceed \$500.

Every person who commences work requiring a building permit without first obtaining such a permit shall, if a Stop Work notice is issued and remains outstanding for 30 days, pay an additional charge equal to 25% of the building permit fee prior to obtaining the required building permit.

Where more than two inspections are required for an item that normally requires only one inspection, an additional inspection fee of One Hundred Dollars (\$100.00) will be charged for each subsequent inspection performed.

Damage to Municipal Facilities and/or Obstruction of Roads by Builders

- a) In addition to any other fee payable pursuant to this bylaw, the applicant for a permit shall at the time of application, deposit with the District cash or an Irrevocable Letter of Credit in the amount of:
 - i. \$1,000.00 for each Single Family or Duplex Residence, or;
 - ii. \$1,000.00 for each unit in a Multiple Dwelling Project to a maximum of \$25,000.00, or
 - iii. \$150.00 per meter of frontage or \$2,500.00 whichever is greater, for other than residential development.

- b) These funds may be applied by the District in payment of any costs or expenses which may be incurred by the District in repairing, installing or replacing District properties which are damaged during, and such damage is attributable to, the carrying out or construction of the works by the said permittee or which are incidental to such works; or for clearing any debris, materials, dirt, chattels or equipment which has accumulated on any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance as a result of work carried out in connection with the said permit.

- c) Where additional inspections are required to ensure compliance with this clause, a re-inspection fee of \$100.00 will be deducted from the deposit for each additional inspection.
- d) The deposit shall be returned to the Permit Holder after:
 - i. a Final Inspection and acceptance by the Building Inspector; and
 - ii. it has been ascertained either that no damage has occurred or that if any damage to District property has occurred, the said damage has been repaired or corrected to the satisfaction of the District.
- e) After Final Inspection and acceptance by the Building Inspector, an inspection of District properties adjacent to the construction site shall be conducted. Any damage to District properties caused directly or indirectly by the construction related to the permit not repaired or corrected at the date of such inspection, shall be recorded and the owner shall be requested to repair or correct the damage within 45 days from the date of notification. Failure to repair or correct the damage within the said 45 days shall result in the forfeiture of the full amount of the deposit to be used by the District to complete the repairs and the Permit Holder shall have no further claim upon the deposit or any part thereof. The District shall, at its convenience, complete the necessary repairs and the full cost of the repairs shall be taken from the deposit. Should the deposit be more than the cost of the repairs, the remainder will be returned to the Depositor. Should the cost of the repairs be more than the deposit, the owner of the property for which the Building Permit has been issued will be required to pay those costs exceeding the deposit. If the costs are not paid, they may be added to, and collected in the same matter as, taxes as authorized in section 363.2.(1).(a) of the Local Government Act.
- f) Where during the course of construction, the Building Inspector discovers that any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance is obstructed by debris, materials, dirt, chattels or equipment of the owner or his agent, he shall request the owner to remove the obstruction immediately. Failure to comply will result in the District removing the obstruction and claiming the full cost of removal from the deposited cash or Letter of Credit. The owner will then be required to deposit sufficient money to return the damage deposit to its original amount.
- g) Forfeiture of deposit monies in no way relieves the applicant of responsibility for the total cost of repair or correction should the cost exceed the deposit money.
- h) The owner is responsible for making an inspection of all District properties adjacent to the construction site for damage prior to commencing work and reporting any findings to the building official. At the time of the Final Inspection all damage incurred by District properties adjacent to the site or other District properties where the damage can be reasonably inferred to be caused by the owner will be assumed to be caused by the owner unless reported as outlined above.

Cost of capping off of Municipal services
(Total costs as determined by the Operations Director), plus

For demolition of:

An Accessory building or structure	\$50.00
a single or two family dwelling	\$200.00
all other buildings	\$500.00

Street Occupancy or Air Space

For Street Occupancy or Air Permit	\$100.00
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Before a Street Occupancy or Air Space Permit is issued, the applicant will be required to post with the District a Deposit of One Thousand Dollars (\$1,000.00) and provide a valid Public Liability Policy or Certificate of Insurance in the amount of not less than Two Million Dollars (\$2,000,000.00) with the District of Squamish being named co-insured by endorsement on the policy.

Plan Processing Fee

A minimum permit fee in the amount of Seventy-five (\$75.00) is to be paid at the time of all applications. In the event that the permit is not issued within sixty (60) calendar days of being notified or in the event of building permit expiry, fees paid in respect of such application shall be forfeited.

Lot Grading Deposit

To ensure that the works and services for individual lots are completed in accordance with the design for the subdivision or approved site and lot grading plan, a deposit in the amount of One Thousand Dollars (\$1,000.00) will be provided by the builder at the time of building permit issuance. The Lot Grading Deposit will be released once the project has received an accepted Final Lot Grading Inspection.

Professional Plan Certification Fee Reduction

For all *complex buildings* and only complex buildings where appropriate *registered professionals* are retained by the owner to provide letters of assurance for design and field review as specified in the *Building Code*, the permit fee shall be reduced by 20% of the fees payable. This reduction reflects the cost of the work that would otherwise have been performed by the District to determine compliance with the *Building Code*. In addition the owner will submit with the building permit fee, cash or a letter of credit in the amount of the remaining 20%. This security deposit will be held by the District for involvement in securing the necessary letters of assurance in a satisfactory form and a timely manner. Following the final inspection the remainder of the security, less any additional costs so incurred, will be returned to the owner.

Equivalency Fee

For the review of each equivalency submitted under Section 15 of this bylaw a minimum fee of \$100.00 is payable with submission of the information and documentation. The following schedule will be used to calculate the additional fee associated with the review and acceptance of a more involved equivalency. If the fee is more than the minimum fee, the remainder will be payable upon issuance of the Building Permit.

Schedule of Equivalency Fees

Minimum \$100.00

<u>Building Inspector</u>	<u>Third Party Review if Required</u>
\$55.00/Hr	\$145.00/Hr

Partial Permit Fee

In addition to the permit fee for the full project, a Two Hundred (\$200.00) fee will be charged for a partial permit.

Schedule of Permit Fees

	<u>Rate per \$1,000. of building value</u>
\$0-\$50,000	\$10.00
\$50,000 - \$300,000	\$8.00
\$300,000 - \$2,000,000	\$5.00
after \$2,000,000 for every additional \$1,000 building value or portion thereof	\$3.00
Extension or renewal Permit	\$50.00

Valuation Schedule (May be used at the discretion of the Building Inspector)

(a) Single family and two family dwellings;

single storey slab on grade or crawlspace	\$80.00/sq.ft.
Multi storey (all floor areas) (except unfinished basement)	\$75.00/sq.ft.
*Basement, unfinished	\$40.00/sq.ft.
Garages	\$40.00/sq.ft.
Carports	\$30.00/sq.ft.
Decks	\$20.00/sq.ft.

*Per B.C. Building Code definition

(b)	Multi family Residential Buildings	
	All floor areas	\$65.00/sq.ft.
	Garages	\$40.00/sq.ft.
	Carports	\$30.00/sq.ft.

(c) Commercial, Industrial, Institutional and Farm Buildings:

The building value shall be the contract price declared, in writing, by the owner or owner's agent, subject to the discretion of the Building Inspector to substitute another figure if the contract price specified by the owner or the owner's agent is, in the opinion of the Building Inspector, incorrect.

(d) Plumbing

Fee for each fixture	*\$12.00/fixture
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*minimum permit fee of \$36.00 (3 fixtures)

Fixtures mean a receptacle, appliance or other device that discharges sewage or clear water waste, and includes a floor drain (B.C. Plumbing Code).

(e) Masonry

Fee for each flue	\$50.00
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(f) Swimming Pools

Fees shall be calculated as per the Valuation Schedule (item [c]), based on the contract price declared by the owner or owner's agent.

(g) retaining walls	\$40.00
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(h) Fire Suppression System	\$50.00
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District of Squamish Building Bylaw No. 1822, 2004

Form 1

Acknowledgements of Owner

I acknowledge that the owner of the land in respect of which this permit is issued is solely responsible for carrying out the work authorized by this permit in accordance with the Building Code and other applicable laws respecting safety, including the requirements of the Building Code in relation to soil conditions for building foundations.

I acknowledge that the owner of the land is also solely responsible for determining whether the work authorized by this permit contravenes any covenant, easement, right of way, building scheme or other restriction affecting the building site, and whether the work requires the involvement of an architect under the *Architect's Act* or an engineer or geoscientist under the *Engineers and Geoscientists Act*.

I acknowledge that the District of Squamish provides a limited monitoring service in relation to building construction and does not, by accepting or reviewing plans, inspecting construction, monitoring the inspection of construction by others, or issuing building or occupancy permits, make any representation or give any assurance that the construction authorized by this permit complies in every or any respect with the Building Code or any other applicable laws respecting safety.

If the District of Squamish has so indicated on this permit, I acknowledge that the District has issued the permit in reliance on the certification of a registered professional, engaged by me to provide such a certification, that the plans for the work authorized by the permit comply with the Building Code and other applicable enactments, and that the fee for the permit has been accordingly reduced. I acknowledge that the District of Squamish, by issuing this permit or any occupancy permit, makes no representations to me or any other person as to any such compliance.

Name of Registered Owner (please print)

Signature of Registered Owner or
Authorized Signatory of Corporate Owner

Date of Acknowledgement

District of Squamish Building Bylaw No. 1822, 2004

Form 2

Registered Professional's Proof of Insurance

District of Squamish
Box 310
Squamish B.C. V0N 3G0
Attention: Chief Building Inspector

Re: _____ **[civic address of project]**

This is to confirm that the undersigned registered professional is insured by a policy of insurance covering liability to third parties for errors and omissions, in the amount of at least One Million Dollars (\$1,000,000.00), in the provision of professional services in respect of the captioned project, **a certificate of which insurance is attached.**

The undersigned will notify both the Chief Building Inspector and the owner who has engaged the undersigned to provide professional services in respect of the captioned project, in writing, of any termination of or change in the terms of the coverage provided by the policy, immediately upon being informed of or becoming aware of such termination or change.

Signature of Registered Professional

[affix seal]

Name of Firm



Category	Type	Rate	Unit	Minimum	Maximum	Comment
I Permit Fees:						
Building Permits	Fee					No Fee if the calculated fee is less than Plan Processing Fee; 75% refund if no work started. The fee for complex buildings will be 80% of the calculated fee.
First \$50,000 of Value		\$10.00	per \$1,000			
Next \$250,000 of Value		\$8.00	per \$1,000			
Next \$1,700,000 of Value		\$5.00	per \$1,000			
After \$2,000,000 of Value		\$3.00	per \$1,000			
Partial Permits, e.g. Foundations	Fee	\$200.00	per Building			In addition to BP Fee
Extensions or Renewals	Fee	\$50.00	per permit			
Temporary Buildings	Fee	\$500.00	per Building			
Moving Buildings	Fee	\$100.00	per Building			Plus cost of capping municipal Services; Insurance
Plumbing Fee	Fee	\$12.00	per Fixture	\$36.00		
Masonry Fee	Fee	\$50.00	per Flue			
Retaining Walls	Fee	\$40.00	Each			
Fire Suppression System	Fee	\$50.00	per System			
Demolition Permits	Fee					Plus cost of capping municipal Services; Insurance
Accessory Building		\$50.00	per Building			
Single or Two Family Building		\$200.00	per Building			
All Other Buildings		\$500.00	per Building			
Plan Processing Fee	Fee	\$75.00	per Application			For all Applications
Air or Street Occupancy	Fee	\$100.00	Each			
II Additional Charges						
Complex Building Deposit	Cash/ LOC	20%	of Building Permit Fee			Deposit less costs refunded after Final Inspection
Equivalencies	Fee			\$100.00		
Bldg Inspector		\$55.00	per Hour			Additional Charge if required on more involved issue.
Code Professional		\$145.00	per Hour			Additional Charge if required on more involved issue.
Work in advance of Permit Issuance	Fee					
Surcharge on Permit Fee		Twice	Usual Rate		\$500.00	Maximum additional charge if no stop work order
If Stop Work Order > 30 days		+25%	Usual Rate			In addition to BP Fee
Extra Inspections	Fee	\$100.00	per Inspection			After second inspection
Damage Deposits						
Single-Family/ Duplex Res	Cash/ LOC	\$1,000.00	per lot			Deposit less costs refunded after Final Inspection
Multi-Family Res	Cash/ LOC	\$1,000.00	per Unit		\$25,000.00	Deposit less costs refunded after Final Inspection
Other than Residential	Cash/ LOC	\$150.00	per Meter of Frontage	\$2,500.00		Deposit less costs refunded after Final Inspection
Demolition, Moving Deposit	Cash/ LOC	\$1,000.00	per permit			Deposit less costs refunded after Final Inspection
Re-inspection of Repairs	Fee	\$100.00	per Inspection			
Temporary Building Deposit	Cash/ LOC	\$1,000.00	per Building			Deposit less costs refunded after Final Inspection
Air/ Street Occupancy Deposit	Cash/ LOC	\$1,000.00	per permit			Deposit less costs refunded after Final Inspection
Lot Grading Deposit	Cash/ LOC	\$1,000.00	per lot			Deposit less costs refunded after Final Inspection

