

THE CORPORATION OF DELTA

**BYLAW NO. 6060**

*A Bylaw to regulate the construction, alteration, repair, demolition or moving of buildings and pools and the installation, alteration or repair of plumbing in the Municipality of Delta.*

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WHEREAS section 694(1) of the *Local Government Act* authorizes The Corporation of Delta, for the health, safety and protection of persons and property, to regulate the **construction**, alteration, repair, or demolition of **buildings and structures** by bylaw;

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

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

NOW THEREFORE The Corporation of Delta in open meeting assembled, enacts as follows:

**SECTION 1 - GENERAL**

This bylaw may be **cited** for all purposes as “**Delta Building/Plumbing Bylaw No. 6060, 2002**”.

**1.1 DEFINITIONS**

For the purpose of this Bylaw:

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|----------------------|--|
| <b>agent</b>         | means a person authorized in the manner prescribed in Schedule “D” by an <b>owner</b> to represent the <b>owner</b> for the purposes of this Bylaw.        |
| <b>building</b>      | means any <b>structure</b> used or intended for supporting or sheltering any use or <b>occupancy</b> , including, but not limited to, <b>float homes</b> . |
| <b>Building Code</b> | means the British Columbia Building Code established pursuant to the Building Regulations of British Columbia.   |

<b>Building Official</b>	includes a person or persons designated by The Corporation of Delta as a Building Inspector, Plumbing Inspector, or Plan Checker, and includes the supervisors for these positions.
<b>complex building</b>	means <ul style="list-style-type: none"><li>• all <b>buildings</b> used for <b>major occupancies</b> classified as <b>assembly occupancies, care or detention occupancies, high hazard industrial occupancies</b>; and</li><li>• all <b>buildings</b> exceeding 400 square metres in <b>building area</b> or exceeding three storeys in <b>building height</b> used for <b>major occupancies</b> classified as <b>residential occupancies, business and personal service occupancies, mercantile occupancies, medium and low hazard industrial occupancies</b>, and <b>farm buildings</b>.</li></ul>
<b>health and safety aspects of the work</b>	means design and <b>construction</b> regulated by Part 3, Part 4, Part 7 and Sections 9.4, 9.8, 9.7, 9.9, 9.10, 9.12, 9.13, 9.14, 9.15, 9.17, 9.18, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.31, 9.32, 9.33 9.34 and 9.35 of Part 9 of the <b>Building Code</b> .
<b>construction</b>	means to put together, build, frame, erect or form, by joining parts or to remove or demolish, including without limitation, any <b>building, structure</b> , improvement or thing and including, without limitation, plumbing systems.
<b>dwelling unit</b>	means one or more habitable rooms containing therein only one facility for cooking and eating, as well as facilities for living and sleeping, a bathroom or bathrooms, and which is designed to be occupied by one or more persons as a single unit.
<b>float home</b>	means a <b>structure</b> incorporating a floatation system intended for use or being used or occupied for residential purposes, containing one <b>dwelling unit</b> only, not primarily intended for, or usable in, navigation and does not include a water craft designed or intended for navigation.
<b>multi-family residential structure</b>	means a single building containing three or more separate <b>dwelling units</b> .

<b>Municipality</b>	means The Corporation of Delta, or the area within its boundaries, as the context requires.
<b>non complex building</b>	means <b>buildings</b> of three storeys or less in <b>building height</b> , having a <b>building area</b> not exceeding 400 square metres and used for <b>major occupancies</b> classified as <b>residential occupancies, business and personal services occupancies, mercantile occupancies</b> , or <b>medium</b> and <b>low hazard industrial occupancies</b> and <b>farm buildings</b> .
<b>owner</b>	means the registered <b>owner</b> of land and includes a lessee with authority to build on land.
<b>permit</b>	means a <b>permit</b> issued pursuant to the provisions of this Bylaw.
<b>structure</b>	means a <b>construction</b> or portion thereof of any kind, whether fixed to, supported by or sunk into land or water, but specifically excludes landscaping, fences, paving and retaining <b>structures</b> less than 1.2 metres in height.
<b>work related to construction</b>	<i>includes, without limitation, excavation.</i>

*Any bolded words or phrases not defined in Sub-section 1.1 of this Bylaw, shall have the meaning given to them in the **Building Code**.*

## 1.2 PURPOSE OF BYLAW

- 1.2.1 This Bylaw shall, notwithstanding any other provision herein, be interpreted in accordance with this Section.
- 1.2.2 This Bylaw is enacted and retained for the purpose of regulating **construction** within The Corporation of Delta in the general public interest. The activities undertaken by or on behalf of The Corporation of Delta pursuant to this Bylaw are for the sole purpose of providing a limited spot check for health, safety and the protection of persons and property. It is not contemplated nor intended, nor does the purpose of this Bylaw extend:
  - 1.2.2.1 to the protection of the **owners**, owner/builders or **constructors** from economic loss;

- 1.2.2.2 to the assumption by The Corporation of Delta of any responsibility for ensuring the compliance by any **owners**, 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 any other applicable codes or standard;
- 1.2.2.3 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;
- 1.2.2.4 to providing a warranty or assurance that **construction** undertaken pursuant to a **building permit** issued by The Corporation of Delta is free from latent or any defects or complies with this Bylaw.

### 1.3 PERMIT CONDITIONS

- 1.3.1 A **permit** is required whenever matters regulated under this Bylaw are to be undertaken.
- 1.3.2 Neither the issuance of a **permit** under this Bylaw nor the acceptance or review of plans, drawings, or specification or supporting documents, nor any inspections made by or on behalf of The Corporation of Delta, 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 the **Building Code**, this Bylaw and all other codes, standards and applicable enactments.
- 1.3.3 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**, this Bylaw and all other applicable codes, standards and enactments.
- 1.3.4 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 Corporation of Delta, constitute in any way a representation, warranty, assurance or statement that the **Building Code**, this Bylaw or any other applicable codes, standards or enactments have been complied with.

## SECTION 2 - SCOPE AND EXEMPTIONS

- 2.1 This Bylaw applies to all of the area located within The Corporation of Delta as described in the Letters Patent, as amended from time to time, incorporating the **Municipality**, for the design, **construction** and **occupancy** of new **buildings** and **structures**, and the alteration, reconstruction, demolition, removal, relocation and **occupancy** of existing **buildings** and **structures**.
- 2.2 The provisions of this Bylaw do not apply to the matters exempted by Part 1 of the **Building Code** except as provided herein.
- 2.3 The provisions of this Bylaw do not apply to retaining walls except those referenced in Section 22 - Retaining Structures.
- 2.4 The provisions of this Bylaw do not apply to fences except as provided in Section 19 - Swimming Pools.
- 2.5 The provisions of this Bylaw do not apply to the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, or the replacement of fixtures when such repairs do not exceed \$1,000 in value and do not involve or require the rearrangement of valves and pipes.

## SECTION 3 - PROHIBITIONS

- 3.1 Unless otherwise permitted elsewhere in this Bylaw:
- 3.1.1 No person shall commence or continue any **construction**, alteration, extension, structural repair, health or safety repair, placement of any **building** or **structure** or other work related to **construction**, including work described in Section 1.1.2 of the **Building Code**, unless a valid and subsisting **permit** has been issued for the work by a **Building Official**.
- 3.1.2 No person shall, unless exempt by Sub-section 2.5 of this Bylaw, commence or continue **construction**, the connection, installation, alteration or repair of plumbing, sewers, drains, tanks, pumps, heating and air conditioning equipment and similar works unless a valid and subsisting **permit** has been issued for the work by a **Building Official**.
- 3.1.3 No person shall demolish or remove a **building** or **structure** or any portion thereof, unless a valid and subsisting **permit** has been issued for the demolition by a **Building Official**.

- 3.1.4 No person shall, occupy or use any **building** or **structure** unless a valid and subsisting **occupancy permit** has been issued by a **Building Official** for the **building** or **structure**, or occupy or use contrary to the terms of any **occupancy permit** issued or any notice given by a **Building Official**.
- 3.1.5 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 by a **Building Official**, or required to be posted by a **Building Official** upon or affixed to any **building** or property pursuant to this Bylaw.
- 3.1.6 No person shall commence or continue any work that is at variance or contrary to the authorized descriptions, plans and specifications of a **building**, work or thing for which a **permit** has been issued, unless that variance has firstly been authorized in writing by a **Building Official**.
- 3.1.7 No person shall obstruct the entry of a **Building Official** on any land, **building** or premises.
- 3.1.8 No person shall move or cause any **dwelling unit** to be moved into the **Municipality** except a **dwelling unit** built to Canadian Standards Association standards A277, Z240 or BC Float Home Standard unless a valid and subsisting **Building Permit** authorizes the move.
- 3.1.9 No person shall move or cause any **building** to be moved in the **Municipality** without first obtaining a **permit** for the work on the site to which the **building** is to be moved.
- 3.1.10 No person shall occupy a **building** or portion of a **building** after a change in class of **occupancy** of the **building** or part of it unless the requirements of Section 16 - Occupancy Permits have been complied with and the **building** complies with the health and safety requirements of the **Building Code**, the Bylaws of the **Municipality** or any statute for the new **occupancy**.

## SECTION 4 - BUILDING OFFICIALS

### 4.1 A **Building Official** may:

- 4.1.1 administer this Bylaw;
- 4.1.2 keep records of applications received for **permits** issued, inspections and tests made, and shall retain copies of papers and documents

connected with the administration of this Bylaw as required by The Corporation of Delta retention policy;

- 4.1.3 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** conform to the requirements of the **Building Code**.
- 4.2 All applications, **permits**, plans, records or documents submitted to or kept by the **Building Official** are the property of The Corporation of Delta and shall not be available for public viewing, except to the extent permitted under the *Freedom of Information and Protection of Privacy Act*.
- 4.3 Section 4.1 creates no obligations other than to the **Municipality**.
- 4.4 **A Building Official:**
  - 4.4.1 may enter any land, **building** or **structure** at any reasonable time for the purpose of ascertaining that the regulations of this Bylaw are being observed;
  - 4.4.2 where any residence is occupied, shall, except in emergency situations, obtain the consent of the occupant or provide written notice 24 hours in advance of entry; and
  - 4.4.3 shall carry proper credentials confirming that person's status as a **Building Official**.
- 4.5 A **Building Official** may order the correction of any work which is being done or has been done in contravention of this Bylaw.
- 4.6 A **Building Official** may order all work which is being done or is about to be done in contravention of this Bylaw be stopped.

## SECTION 5 – APPLICATIONS

- 5.1 Every person shall apply for and obtain:
  - 5.1.1 a **building permit** before **constructing**, repairing or altering a **building** or **structure**;
  - 5.1.2 a moving **permit** before moving a **building** or **structure**;
  - 5.1.3 a demolition **permit** before demolishing a **building** or **structure**;

- 5.1.4 a plumbing **permit** before **constructing**, repairing or altering a plumbing system;
- 5.1.5 a fireplace and chimney **permit** prior to **construction** of a masonry fireplace or the installation of a wood burning appliance or chimney unless the works are encompassed by a valid **building permit**.
- 5.2 All plans submitted with **permit** applications shall bear the name and address of the **designer** of the **building, structure or plumbing**.
- 5.3 Each **building** or **structure** to be **constructed** placed, altered, extended or repaired on 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, except in the case of **buildings** in a phased condominium or similar project involving multiple **buildings** on a single site, where a single permit may be issued for more than one **building** or **structure**.
- 5.4 Each application shall state the estimated market value of the proposed **construction**. In calculating the market value of the proposed work, the market value of that portion of the proposed work which is cladding repair or replacement necessitated by water penetration of an existing multi-family residential **structure** shall not be taken into account. The applicant must establish, by way of an opinion certified by a **Registered Professional**, that the cladding repair or replacement is necessitated by water penetration into an existing multi-family residential **structure**.
- 5.5 Where the source of water supply is from other than a community water system, e.g., spring, lake, river, creek, or well, proof of a minimum of 4500 litres per day water supply shall be provided.
- 5.6 The minimum building elevation of any space used for human occupancy, commercial sales, business or storage of goods, measured at the underside of a structural floor system or the top of a concrete slab, shall be no lower than 1.6 m G.S.C. Datum.
  - 5.6.1 The minimum elevation shall not apply to:
    - 5.6.1.1 an addition to a single or two family dwelling provided the addition is no lower than the existing portion of the **building**;
    - 5.6.1.2 a **building** or portion thereof to be used as a carport, garage or storage shed, in conjunction with a single or two family dwelling;

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- 5.6.1.3 a greenhouse;
- 5.6.1.4 a farm **building**, other than a residence, located in an Agricultural Zone under the Zoning Bylaw, provided that the minimum elevation of the bottom of the lowest floor, slab, crawl space or basement of such farm **buildings** shall be not less than 0.3 metres above the mean elevation of the natural grade of the land within the **building** envelope.

## **SECTION 6 - APPLICATIONS FOR COMPLEX BUILDINGS**

- 6.1** An application for a **building permit** with respect to a **complex building** shall:
- 6.1.1 be made in the form established and provided by the **Building Official**;
  - 6.1.2 be accompanied by the **owner's** acknowledgment of responsibility and undertaking made in the form attached as Schedule "C" to this Bylaw, signed by the **owner**, or a signing officer if the **owner** is a corporation.
  - 6.1.3 include a copy of a title search made within 30 days of the date of the application;
  - 6.1.4 include a site plan prepared by a British Columbia Land Surveyor or Professional Engineer showing:
    - 6.1.4.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
    - 6.1.4.2 the legal description and civic address of the parcel;
    - 6.1.4.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
    - 6.1.4.4 the location and dimensions of all existing and proposed **building** and **structures on the parcel**;
    - 6.1.4.5 setbacks to the natural boundary of any ocean, river, lake, swamp, pond or watercourse where there are applicable siting requirements related to flooding;
    - 6.1.4.6 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 there are applicable siting requirements related to minimum floor elevation; and
- 6.1.4.7 the location, dimension and gradient of parking and driveway access, boulevard, trees, overhead wire, street lights and pole locations;
- 6.1.5 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;
- 6.1.6 include a cross section through the **building** or **structure** illustrating foundations, drainage, ceiling heights and **construction** systems;
- 6.1.7 include elevations of all sides of the **building** or **structure** showing finish details, roof slopes, windows, doors, and finished grade;
- 6.1.8 include cross sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **building** or **structure** conforms to the **Building Code**;
- 6.1.9 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;
- 6.1.10 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**;
- 6.1.11 include 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**, 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**;
- 6.1.12 include three sets of drawings and specification, if necessary, at an appropriate scale of the design prepared by each **Registered Professional** and including the information set out in Sections 6.1.5, 6.1.6, 6.1.7 and 6.1.8 of this Bylaw;
- 6.1.13 include a completed, signed and sealed **Building Code** analysis in a form provided by a **Building Official**.

- 6.2** In addition, 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:
- 6.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line prepared and sealed by a **Registered Professional**, in accordance with The Corporation of Delta's Subdivision and Development Standards Bylaw;
  - 6.2.2 a section through the site showing grades, **buildings, structures, parking areas and driveways**;
  - 6.2.3 any other information required by the **Building Official** or the **Building Code** to establish compliance with this Bylaw, the **Building Code** and other bylaws and enactments relating to the **building** or **structure**.
- 6.3** A **Building Official** may accept plans with less details for an application to undertake minor repairs or alterations to **complex buildings**.

## **SECTION 7 - APPLICATIONS - NON COMPLEX BUILDINGS**

- 7.1** An application for a **building permit** with respect to a **non complex building** shall:
- 7.1.1 be made in the form established and provided by a **Building Official**;
  - 7.1.2 be accompanied by the **owner's** acknowledgment of responsibility and undertakings made in the form attached as Schedule "C" to this Bylaw, signed by the **owner**, or a signing officer if the **owner** is a corporation;
  - 7.1.3 include a copy of a title search made within 30 days of the date of the application;
  - 7.1.4 include two site plans prepared by a British Columbia Land Surveyor or Professional Engineer showing:
    - 7.1.4.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
    - 7.1.4.2 the legal description and civic address of the parcel;

- 7.1.4.3 the location and dimensions of all statutory rights of way, easements, covenant requirements, setback requirements and diameter of existing trees and proposed trees on the land or water lot on which the **building** is to be situated;
- 7.1.4.4 the location and dimensions of all existing and proposed **buildings** or **structures** on the parcel and dwellings on adjacent lots;
- 7.1.4.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where there are applicable siting requirements related to flooding;
- 7.1.4.6 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 there are applicable siting requirements related to minimum floor elevation;
- 7.1.4.7 the location, dimension and gradient of parking and driveway access;
- 7.1.4.8 the location of water service, sewer service, storm water service and site collection system, vehicle access to a roadway, firefighting access, parking, landscaping and screening requirements as required by The Corporation of Delta Zoning Bylaw or The Corporation of Delta Subdivision and Development Standards Bylaw or the **Building Code**;
- 7.1.4.9 the grades and elevations of the streets and sewers abutting the land boulevard, trees, overhead wires, street lights and pole locations.
- 7.1.5 include floor plans to scale of 1/4" - 1'0" or 1:50 showing the minimum 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 window; floor, wall, and ceiling finishes; plumbing fixtures; location of electrical outlets, structural elements and stair dimensions;
- 7.1.6 include a cross section through the **building** or **structure** illustrating foundations, drainage, ceiling heights and **construction** systems showing that the lot will conform to the Vertical Building Envelope;

- 7.1.7 include elevations of all sides of the **building** or **structure** showing finish details, roof slopes, windows, doors, spatial calculations and finished grade;
  - 7.1.8 include cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **building** or **structure** conforms to the **Building Code** and complies with Delta bylaws, covenants and contracts;
  - 7.1.9 include copies of approvals required under any enactment relating to health or safety, including, without limitation:
    - 7.1.9.1 an approved connection to The Corporation of Delta sewer system or a Province of British Columbia sewage disposal **permit**;
    - 7.1.9.2 proof of potable water through an approved application for water from The Corporation of Delta, a Province of British Columbia water license; or a well log;
    - 7.1.9.3 an approved catch basin system and lawn drain system or acceptable site drawings as determined by the Director of Engineering;
    - 7.1.9.4 highway access acceptable to The Corporation of Delta and Province of British Columbia highway access **permit** where required by Provincial Legislation; Province of British Columbia Health Regulations regarding Food Premises Regulations, Frozen Food Locker Plant Regulations, Slaughter House Regulations, Personal Services Establishment Guidelines, public pools and spas;
  - 7.1.10 include a foundation design that complies with Section 9.4.4 of Part 9 of the **Building Code** and the foundation excavation complies with Section 9.12 of Part 9 of the **Building Code**.
  - 7.1.11 include two copies of sets of drawings at a scale of 1/4" - 1' 0" or 1:50 of the design including the information set out in Sections 7.1.4, 7.1.5, 7.1.6, 7.1.7, 7.1.8 and 7.1.10 of this Bylaw.
- 7.2** In addition to the requirements of Section 7.1, the following may be required by a **Building Official** to be submitted with a **building permit** application for the **construction** of **non-complex buildings** where the project involves two or more **buildings**, which in the aggregate total more than 800 square metres, or two or more **buildings** that will contain three or more **dwelling units**, or

otherwise where the complexity of the proposed **building** or **structure** or siting circumstances warrant:

- 7.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a **Registered Professional**, in accordance with The Corporation of Delta's Subdivision and Development Standards Bylaw;
  - 7.2.2 a section through the site showing grades, **buildings, structures**, parking areas and driveways;
  - 7.2.3 a roof plan and roof height calculations;
  - 7.2.4 structural, electrical, mechanical or fire suppression drawings prepared and sealed by a **Registered Professional**;
  - 7.2.5 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**;
  - 7.2.6 any other information required by the **Building Official** or the **Building Code** to establish compliance with this Bylaw, the **Building Code** and other bylaws and enactments relating to the **building** or **structure**.
- 7.3 A **Building Official** may accept plans with less detail for an application to undertake minor repairs or alterations to **non complex buildings**.

## SECTION 8 - APPLICATIONS GENERAL

- 8.1 An application for a plumbing **permit** shall:
- 8.1.1 be in the form established and provided by the **Building Official**. Requirements for issuance may require a valid BC Tradesman's Qualification Certification;
  - 8.1.2 in the case of commercial, industrial, institutional **buildings** or residential **buildings** containing three or more **dwelling units**, be accompanied by a plan drawn to a scale that shows to the satisfaction of a **Building Official**, the proposed works and the location and size of every **building** drain and of every trap or inspection piece on a **building** drain, a sectional drawing showing the size and location of every soil or waste pipe, trap and vent pipe, and a schematic drawing showing water distribution system layout and sizing;

- 8.1.3 in the case of plumbing being installed in a **complex building** Schedules B-1 and B-2 are required to be submitted by a **Registered Professional**.
- 8.2 An application for a demolition **permit** shall be made in the form established and provided by the **Building Official** and include the fees established in Schedule "A". An application for a demolition permit shall include confirmation that no vermin are present in the building.
- 8.3 An application for a **Permit** to move a **building** shall be made in the form established and provided by the **Building Official** and shall contain sufficient information to satisfy the **Building Official** that the proposed work will comply with the requirements of Section 17 of this Bylaw. A **permit(s)** authorizing **construction** required to bring the **building** into a healthy, safe and bylaw compliant state must be attached to the application. The application must include the application fee set out in Schedule "A".

## SECTION 9 - PROFESSIONAL PLAN CERTIFICATION

- 9.1 The Letters of Assurance in the form of Schedules B-1 and B-2 referred in Section 2.6 of Part 2 of the **Building Code** and provided pursuant to Sections 6.1.11, 7.2.5, 13.1, and 13.3 of this Bylaw are relied upon by The Corporation of Delta 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.
- 9.2 A **building permit** issued for the **construction** of a **complex building**, or for a **non complex building** for which a **Building Official** required professional design pursuant to Section 7.2.4 and Letters of Assurance pursuant to Section 7.2.5, or Section 13.1 and 13.3 of this Bylaw, shall be in the form provided by the **Building Official**.
- 9.3 A **building permit** issued pursuant to Section 9.2 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.
- 9.4 When a **building permit** is issued in accordance with Section 9.2 of this Bylaw the **permit** fee shall be reduced by 5% of the fees payable pursuant to Schedule "A" to this Bylaw, up to a maximum reduction of \$500.

## SECTION 10 – PERMITS

10.1 A **Building Official** shall issue the **permit** for which the application is made when:

- 10.1.1 a completed application, including all required supporting documentation has been submitted;
- 10.1.2 a review of the proposed work set out in the application has been undertaken in relation to the **Building Code**, this Bylaw and all other applicable bylaws and statutes and, in the case of **non complex buildings**, the **Building Code**;
- 10.1.3 the applicant has paid the fees prescribed in Schedule “A” to this Bylaw;
- 10.1.4 **owner**, or signing officer if the **owner** is a corporation, and the coordinating **Registered Professional**, if applicable, have signed the permit;
- 10.1.5 the applicant indicates that all charges have been paid and all requirements have been met that are imposed by any other statute or bylaw;
- 10.1.6 no covenant or agreement in favour of the **Municipality** authorizes a **permit** to be withheld;
- 10.1.7 there is assurance given that the portion of the **construction** involving a plumbing system will be installed by a plumber holding valid BC Tradesman's Qualification Certification, or an **owner** and resident of a **dwelling unit**, will install, alter or repair plumbing in his **dwelling unit** or related accessory **building**; and
- 10.1.8 the owner provides a non-refundable sum equal to the cost of planting one street tree for every 9 metres of streets abutting a property.

10.2 A **Building Official** shall not issue the **permit** unless:

- 10.2.1 when the application is in respect of a **building** that includes, or will include, a **residential occupancy**, the **owner** provides evidence pursuant to Section 30(1) of the **Homeowner Protection Act**, SBC 1998 Chapter 31, and amendments thereto, that the proposed **building**:
  - 10.2.1.1 is covered by home warranty insurance, and
  - 10.2.1.2 the **constructor** is a licensed residential builder.



- 10.2.2 Section 10.2.1 of this Bylaw does not apply if the **owner** is not required to be licensed or to obtain home warranty insurance in accordance with Section 20(1) or 30(1) of the **Homeowner Protection Act**, SBC 1998 Chapter 31, and amendments thereto.
- 10.3 A **permit** shall expire and the rights of the **owner** under the **permit** shall terminate when:
- 10.3.1 the work authorized by the **permit** is not commenced within six months from the date of issuance of the **permit**;
- 10.3.2 work is discontinued for a period of six months;
- 10.3.3 the authorized work is not completed within two years from the date of issuance of the **permit**;
- 10.3.4 the Sewage Disposal **permit** that is required under Section 7.1.9.1 of this Bylaw or Section 9.31.5.2.(2) of the British Columbia Building Code is revoked;
- 10.3.5 the title of the property on which the **permit** authorizes work to be done is transferred to a different **owner**. A **building permit** that is valid at the time of transfer may be transferred to the new land **owner** when the **permit** holder requests such a transfer in writing to The Corporation of Delta. A transfer fee as set out in Schedule "A" shall be paid; or
- 10.3.6 the **Building Official** determines that an applicant has provided false or misleading information on the application or otherwise obtained the **permit** fraudulently.
- 10.4 When a **permit** has expired, no **construction** or other work may continue or commence until a new **permit** is issued.
- 10.5 A **Building Official** may issue a **permit** for the **construction** of a portion of a **building** before the plans and specifications for the entire **building** have been accepted, provided adequate information has been filed to enable the **Building Official** to ensure the portion to be **constructed** complies with this Bylaw, the **Building Code**, and other bylaws and regulations of the **Municipality** and other authorities having jurisdiction, and the **permit** fee applicable to that portion of the **building** has been paid. The issuance of the **permit** notwithstanding, the requirements of this Bylaw apply to the remainder of the **building** as if the **permit** had not been issued.
- 10.6 A **Building Official** may extend the period of time set out under Section 10.3 where **construction** has not commenced or has been discontinued due to adverse weather, strikes, material or labour shortages, or similar hardship beyond the **owner's** control.

## SECTION 11 - FEES

- 11.1 Every **permit** application shall include a non-refundable plan processing fee in accordance with Schedule "A". This plan processing fee will be credited to the **permit** fee calculated in accordance with the Schedules to the Bylaw. The plan processing fee is non-refundable.
- 11.2 A **permit** fee calculated in accordance with the Schedules to this Bylaw shall be paid in full prior to issuance of the relevant **permit** under this Bylaw.
- 11.3 An application for a **permit** shall be cancelled if the prescribed **permit** fee is not paid within 60 days from the date of notification to the applicant that the **permit** is ready for issuance.
- 11.4 An application for a **permit** shall be cancelled if the application is incomplete and inactive for six months or longer.
- 11.5 Submissions in support of an application that is cancelled may be destroyed.
- 11.6 A reapplication for a **permit** shall be processed as a new application and subject to payment of the plan processing fee under Section 11.1.
- 11.7 The person to whom a **permit** has been issued may obtain a refund in the amount of 75% of the balance of the **building permit** fee, less the application fee, when a **permit** is surrendered and cancelled within one year of issuance, provided that **construction** has not begun or an inspection is made.
- 11.8 Where applicable, inspection charges shall be paid in accordance with Schedule "A" to this Bylaw, in advance of inspection.
- 11.9 The fee for a **permit** to complete work previously authorized by **permit** which is no longer valid shall be based on the cost of work remaining to be completed.
- 11.10 A fee as set out in Schedule "A" is required when revised drawings are submitted after the **building permit** has been prepared for issuance.
- 11.11 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 may be paid prior to additional inspections being performed.
- 11.12 When a required **permit** inspection is requested to be done after the hours during which the offices of The Corporation of Delta are normally open, an

inspection charge shall be payable based on the time actually spent in making such inspection, including travel time, as set out in Schedule "A" to this Bylaw.

- 11.13** An inspection charge, as set out in Schedule "A" to this Bylaw, shall be payable in advance for a voluntary inspection to establish compliance of or to obtain a report on the status of an existing **building** or **structure**.

## **SECTION 12 - DISCLAIMER OF WARRANTY OR REPRESENTATION**

- 12.1** Neither the issuance of a **permit** under this Bylaw, the review and acceptance of the drawings, plans and specifications, nor inspections made by a **Building Official**, shall constitute a representation or warranty that the **Building Code** or this Bylaw has been complied with or that the **building** or **structure** meets any standard of materials and workmanship. No person shall rely on any action, acceptance or inspection carried out by a **Building Official** as assurance in establishing compliance with the **Building Code**, this Bylaw or any standard.

## **SECTION 13 - PROFESSIONAL DESIGN AND FIELD REVIEW**

- 13.1** 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 a **Registered Professional** to provide design and plan certification and **field review** supported by Letter of Assurance in the form of Schedules A, B-1, B-2, C-A and C-B referred to in Section 2.6 of Part 2 of the **Building Code**.

Prior to issuance of an **occupancy permit** for a **complex building**, or **non complex building** in circumstances where Letter of Assurance have been required in accordance with Sections 7.2.4, 7.2.5 or 13.1, and 13.3 of this Bylaw, or where Letters of Assurance referred to in Section 2.6 of Part 2 of the **Building Code** have been provided in support of an **building permit** the **owner** shall provide The Corporation of Delta 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**.

- 13.2** When a **Building Official** considers that **construction** would be on land that is subject to hazardous conditions, a **Building Official** may require the **owner** of the land to provide him with a report, at the **owner's** expense, certified by a Professional Engineer with experience in geotechnical engineering. The geotechnical investigation performed and certified by a Professional Engineer

with experience in geotechnical engineering, shall be required as indicated in The Corporation of Delta Guidelines for Geotechnical Requirements in Steep Slope Areas of Delta dated November 2, 1999.

- 13.3** When a **Building Official** considers that the design of a component or combination of components of a project is beyond the scope of Part 9 of the **Building Code** the **Building Official** may require a **Registered Professional** to review the design of the component(s). The **Building Official** may require the submission of schedules B-1, B-2 and C forming part of the **Building Code** for the component(s).
- 13.4** When a **Registered Professional** provides Letters of Assurance in accordance with Sections 6.1.11, 7.2.5, 13.1, and 13.3 of this Bylaw, he or she shall provide proof of professional liability insurance to the satisfaction of the **Building Official**.

## SECTION 14 - RESPONSIBILITIES OF THE OWNER

- 14.1** Every **owner** shall ensure that all **construction** complies with the **Building Code**, this Bylaw and other applicable enactments respecting safety and health.
- 14.2** 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 work authorized by the **permit**.
- 14.3** Every **owner** to whom a **permit** is issued shall, during **construction**:
- 14.3.1 post and maintain the **permit** in a conspicuous place on the property in respect of which the **permit** was issued;
  - 14.3.2 keep a copy of the accepted designs, plans and specifications on the property; and
  - 14.3.3 post the civic address on the property in a location visible from any adjoining streets.

## SECTION 15 - INSPECTIONS

- 15.1** When a **Registered Professional** provides Letters of Assurance in accordance with Sections 6.1.11, 7.2.5, 13.1, and 13.3 of this Bylaw, The Corporation of Delta will rely solely on **field reviews** undertaken by the

**Registered Professional** and the Letters of Assurance, submitted pursuant to Sections 13.1 and 13.3 of this Bylaw, as assurance that the **construction** conforms to the design, plans and specifications and that the **construction** complies with the **Building Code**, this Bylaw and other applicable enactments respecting safety and health.

**15.2** Notwithstanding Section 15.1 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.

**15.3** A **Building Official** may attend periodically at the site of the **construction** of **non complex buildings** or **structures** where a **Registered Professional** has provided assurances in accordance with Sections 6.1.11, 7.2.5, 13.1, and 13.3 to ascertain whether the **health and safety aspects of the work** are being carried out in conformance with those portions of the **Building Code**, this Bylaw and any other applicable enactment concerning health or safety.

**15.4** The **owner**, or his or her representative, shall give at least 24 hours notice to The Corporation of Delta 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 them:

15.4.1 the foundation and footing forms, after a British Columbia Land Surveyor certificate has been received and before concrete is poured;

15.4.2 installation of perimeter drain tiles and damp-proofing, sanitary sewer, storm sewer and water services, prior to backfilling;

15.4.3 plumbing under-slab rough-in during a required test phase prior to cover;

15.4.4 the preparation of ground, including ground cover, hydronic heating system when installed, prior to the placing of a concrete slab;

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

15.4.6 plumbing above slab rough-in during a required test prior to cover;

15.4.7 the framing and sheathing;

15.4.8 insulation and vapour barrier;

15.4.9 the **health and safety aspects of the work** when the **building** or **structure** is complete and ready for **occupancy**.

- 15.5 No aspect of the work referred in Section 15.4 of this Bylaw shall be concealed until a **Building Official** has accepted it in writing.
- 15.6 The requirements of Section 15.4 and 15.5 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 6.1.11, 7.2.5, 13.1, and 13.3 of this Bylaw.

## SECTION 16 - OCCUPANCY PERMITS

- 16.1 No person shall occupy a **building** or **structure** or part of a **building** or **structure** until an **occupancy permit** has been issued.
- 16.2 An **occupancy permit** shall not be issued unless:
  - 16.2.1 all Letters of Assurance have been submitted when required in accordance with Sections 6.1.11, 7.2.5, 13.1, and 13.3 of this Bylaw; or
  - 16.2.2 all aspects of the work requiring inspection and an acceptance pursuant to Section 15.4 of this Bylaw have been inspected and accepted;
  - 16.2.3 the property is in compliance with all applicable enactments, regulations and bylaws.
- 16.3 A **Building Official** may issue an **occupancy permit** for part of a **building** or **structure** when that part of the **building** or **structure** is self contained, provided with essential services, and meets requirements set out in Section 16.2 of this Bylaw.

## SECTION 17 - MOVING OF BUILDINGS

- 17.1 No person shall move any **building** from one parcel of land to another parcel of land without first obtaining a **building permit**.
- 17.2 Every application for a permit to move a **building** shall designate the existing site of the **building** and the proposed site to which it is to be moved.
- 17.3 No permit to move a **building** shall be issued until the time and route of the moving have been approved by the Chief Constable and the Director of Engineering.

- 17.4** No **building** shall be moved into the **Municipality** of Delta or to another parcel of land within the **Municipality** for use as a dwelling, unless:
- 17.4.1 such **building** has an assessed value of at least \$50,000 as shown on the last assessment roll upon which such **building** was assessed or has recently been appraised (using the cost approach to value method) at a value of at least \$50,000 by an accredited Appraiser of the Canadian Institute;
  - 17.4.2 such **building** has an assessed value of at least 90% of the average assessed value of all **buildings** within 45 metres of the site or parcel to which it is to be moved, as shown on the last assessment rolls upon which such **buildings** were assessed;
  - 17.4.3 such **building** complies with the **Building Code** and all of the bylaws of The Corporation of Delta, or the **owner** thereof has entered into an agreement with The Corporation of Delta for the completion of the **building** in accordance with the **Building Code** and all bylaws of The Corporation of Delta, within one year from the date on which the **building** moving permit was granted, and has deposited with The Corporation of Delta, in the form of cash or an irrevocable Letter of Credit, in a form satisfactory to The Corporation of Delta, a sum equal to the estimated cost involved in completing such **building** upon its new site, in compliance with all the bylaws of The Corporation of Delta and the **Building Code**, as determined by the **Building Official**; and
  - 17.4.4 such **building** conforms to or is altered to conform to the established architectural standards of the **buildings** situated in the vicinity of the site or parcel to which it is to be moved.

## **SECTION 18 - TEMPORARY BUILDINGS**

- 18.1** Subject to compliance with other applicable bylaws and the **Building Code**, a **Building Official** may issue a **permit** for the erection or placement of a temporary **building** unless a **Building Official** is of the opinion that the **building** would not be safe for the use intended.
- 18.2** The word “temporary”, as used in this Section, shall mean the period designated on the **permit**, but not exceeding 12 months.
- 18.3** Applications for a **permit** to **construct** a temporary **building** shall be made in the form contained in Schedule “A” of this Bylaw, and accompanied by:

- 18.3.1 plans of sufficient detail to show complete compliance with The Corporation of Delta Bylaws, the **Building Code** and other applicable regulations and shall include the location of the **building** on the site and **construction** details of the **building**;
- 18.3.2 a statement of the intended use and duration of the use;
- 18.3.3 the **permit** fee noted on Schedule “A” to this Bylaw, which will be non-refundable; and
- 18.3.4 a removal security in the amount equal to the estimated cost of removal in the form of cash, certified cheque, bond guarantee by a licensed bonding company, or a Letter of Credit from a bank, which removal security is refundable within 30 days of the temporary **building** being removed and the site left in a safe and sanitary condition;
- 18.3.5 in the event of default by the **owner** to remove the temporary **building** within 30 days after the expiration of the period provided for in the **building permit** the removal security shall be forfeited to The Corporation of Delta, and The Corporation of Delta, its employees and **agents**, may enter and effect the removal of the temporary **building**, provided The Corporation of Delta gives the **owner** 30 days notice of its intention to effect such removal;
- 18.3.6 an agreement with The Corporation of Delta, in the form of a restrictive covenant registerable against the title of the land on which the temporary **building** is to be located, agreeing to remove the temporary **building** from the land within one year from the date of issue of the **building permit** therefore and providing that if the **owner** fails to do so, The Corporation of Delta may do so at the **owner's** expense.

## SECTION 19 - SWIMMING POOLS

- 19.1 A **building permit** is required for a swimming pool, hot tub, spa, fish pond, wading or lap pool, prior to its installation or **construction**, where the pool depth exceeds 450 mm. Every application for a **building permit** for a pool shall be accompanied with a plan showing the location, depth and dimensions of the proposed pool and all water supply piping, waste piping and appurtenances, **structural** detail and the location of all **buildings** on the site.
- 19.2 Every swimming pool, hot tub, spa, fish pond, wading or lap pool, having a pool depth of greater than 450 mm at any point, shall be surrounded by a



fence, **building** or other **structure**, no less than 1.2 metres (4 feet) in height above grade. The fence shall be **constructed** either on the property line or surrounding the pool, spa or pond in such a manner as to render the pool, spa or pond secure from unauthorized entry. The fence shall have no openings greater than 100 mm between grade and the top of the fence and shall be built so that no attachment between 100 mm and 900 mm will facilitate climbing. All access to a pool, spa or pond shall be operated by a self-closing mechanism and latch mounted on the pool site of each access through the fence, **building** or other **structure**, a minimum of 1 metre above grade.

- 19.3** A spa or hot tub may be covered with a locking cover which would prevent unauthorized access to the water in-lieu of a fence.
- 19.4** It is the responsibility of each **owner** or occupier of property on or in which a pool is located, to maintain every fence required under Section 19.2 in good order. All sagging gates, loose parts, torn mesh, missing materials, worn latches, locks or broken or binding members shall be promptly replaced or repaired.

## **SECTION 20 - HERITAGE BUILDINGS**

### **20.1** Withholding of Approvals

- 20.1.1 The Director may withhold the issuance of any **building permit** where he or she is of the opinion that the **permit** would authorize alteration to:
- 20.1.1.1 property that is included in the Delta Heritage Register established by Council;
  - 20.1.1.2 “protected heritage property”;
  - 20.1.1.3 property subject to temporary heritage protection under Part 27 of the *Local Government Act*.
- 20.1.2 The Director may withhold the issuance of any demolition **permit**:
- 20.1.2.1 in respect to property on the Delta Heritage Register, until a **building permit** and any other necessary approvals have been issued with respect to the alteration or redevelopment of the site;
  - 20.1.2.2 in respect of protected heritage property, until a heritage alteration **permit** and any other necessary approvals have been issued with respect to the alteration or redevelopment of the site.

## SECTION 21 - FLOAT HOMES

- 21.1 *Float homes* shall be constructed and located in compliance with the BC Float Home Standard.

## SECTION 22 - RETAINING STRUCTURES

- 22.1 The design and *construction* of a retaining **structure**, retaining in aggregate greater than 1.2 metres in height, or a retaining structure used to support or protect a *building* or **structure**, shall have field reviews conducted by a *Registered Professional*. Sealed copies of the design plan and accompanying Letters of Assurance as referred to in Section 2.6 of the BC *Building Code* shall be prepared by the *Registered Professional* and delivered to a *Building Official* by the *owner*. All site reports and final completion records (Schedule C-B forming part of the *Building Code*) shall be submitted by the *Registered Professional* not later than 21 days after completion of the wall.

## SECTION 23 - CLIMATIC DATA

- 23.1 When climatic data is required for the design of *buildings*, it shall be the data provided by the table shown on Schedule "B" and the accompanying map.

## SECTION 24 - PENALTIES AND ENFORCEMENT

- 24.1 Every person who violates any provision of this Bylaw commits an offence punishable on summary conviction and shall be liable to a fine of not more than \$10,000 or to imprisonment for not more than six months, or both. Each day's continuation of an offence constitutes a separate and distinct violation of this Bylaw.
- 24.2 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 Order" on the property or *building* wherein such work is being undertaken.
- 24.3 Every *owner* of real property on which a "Stop Work Order" has been posted, and every other person, shall cease all *construction* work immediately and shall not do any work until all provisions of the *Building Code* and this Bylaw have been fully complied with and the "Stop Work Order" has been rescinded in writing by a *Building Official*.

- 24.4** It shall be a violation of this Bylaw for any person other than a **Building Official** to remove or cover a posted “Stop Work Order” or any other notice.
- 24.5** The **owner** of property on which a “Do Not Occupy” notice has been posted, and every other 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 complied with and the “Do Not Occupy” notice has been rescinded in writing by a **Building Official**.
- 24.6** Every person who commences work requiring a **permit** without first obtaining such a **permit** shall, if a “Stop Work Order” is issued, pay an additional charge equal to 100% of the **permit** fee prior to obtaining the required **permit**.

## **SECTION 25 - SEVERABILITY**

- 25.1** If any Section or lesser portion of this Bylaw is held invalid by a court, the invalid portion shall be severed from this Bylaw and the remainder of the Bylaw shall remain in full force and effect.

## **SECTION 26 - SCHEDULES**

- 26.1** Schedules “A” through “D” attached to this Bylaw form a part of this Bylaw.

## **SECTION 27 - TRANSITIONAL**

- 27.1** Subject to Sub-section 27.2, “**Delta Building/Plumbing Bylaw No. 4615,1990**” is hereby repealed and replaced by this Bylaw.
- 27.2** All **construction** authorized by **building permits** issued under The Corporation of Delta Building Bylaw No 4615 shall continue to be regulated pursuant to the provisions of that Bylaw until the earlier of:
- 27.2.1** a final inspection of the work authorized by the **permit** indicates the work is complete; or

27.2.2 expiration of the ***building permit***, following which any further construction shall be regulated by this Bylaw.

READ A FIRST time the **28<sup>th</sup>** day of **May**, **2002**.

READ A SECOND time the **28<sup>th</sup>** day of **May**, **2002**.

READ A THIRD time the **15<sup>th</sup>** day of **July**, **2002**.

RECONSIDERED AND FINALLY ADOPTED the **29<sup>th</sup>** day of **July**, **2002**.

"Lois E. Jackson"

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Lois E. Jackson  
Mayor

"Gil Mervyn"

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Gil Mervyn  
Municipal Clerk

**SCHEDULE “A”**

Delta Building/Plumbing Bylaw No. 6060, 2002

**BUILDING PERMIT FEES**

1. The following Plan Processing Fee shall be paid by the applicant for a building Permit:
 

(a)	For all single and two-family dwelling unit construction and related accessory structures	\$150.00
(b)	For all construction having a market value of \$8,000.00 or less	\$50.00
(c)	For all construction having a market value of more than \$8,000.00 but less than \$150,000.00	\$100.00
(d)	For all construction other than single or two-family dwelling units having a market value of \$150,000.00 or more	\$1,000.00
(e)	Cash-in-Lieu fee for street tree planting, per tree	\$500.00

2. The following fees shall be paid by the applicant for a permit upon issuance of the permit:

<u>Market Value of Work Applied for</u> <i>(see note below)</i>	<u>Building Permit Fee Payable</u>
\$0 - \$1,000	\$50.00
\$1,001 - \$75,000	\$50.00 plus \$8.00 for each additional \$1,000.00 or part thereof over \$1,000.00.
\$75,001 - \$150,000	\$642.00 plus \$6.50 for each additional \$1,000.00 or part thereof over \$75,000.00.
Over \$150,000	\$1,129.50 plus \$6.00 for each additional \$1,000.00 or part thereof over \$150,000.00

NOTE: The current edition of the Marshal Valuation Service of the Marshal and Swift Residential Cost Handbook may be used by the Building Official to determine the market value for the purpose of assessing permit fees.

3. The following fees shall be paid pursuant to this Bylaw:

- (a) re-inspection fee \$50.00
- (b) building demolition permit \$50.00
- (c) building permit assignment or transfer fee \$50.00
- (d) building mover application fee – (non-refundable for all buildings under Section 17 of this Bylaw) \$75.00
- (e) for inspections not specifically described herein, a fee, per inspection, of \$55.00
- (f) for each submission of revisions
  - for single, detached dwelling unit(s) and structure(s) \$50.00
  - accessory to single detached dwelling unit(s)
  - for all other types of construction \$50.00 base plus \$50.00 per hour
- (g) for occupancy permit where no Building Permit is required. \$100.00

**PLUMBING PERMIT FEES**

The following fees shall be paid by the applicant for a permit to install, alter or repair plumbing:

- 1. (a) Minimum fee for any plumbing permit \$50.00
- (b) Add to minimum fee in 1(a) for plumbing work which involves the installation of fixtures: \$17.00 per fixture
- (c) For the purpose of this section, “fixture” shall include, but is not limited to a pool, interceptor, hot water storage tank, automatic washer, floor drain, built-in dishwasher, vacuum breaker, back-flow prevention device, hydraulic equipment and any similar device.
- 2. A permit fee for finished plumbing only (installation of fixtures only where rough-in plumbing exists) Shall be 50% of the above fees

3.	For plumbing work which involves the installation of a fire sprinkler system:	
	(a) for up to 6 sprinkler heads	\$35.00
	(b) for each additional sprinkler head	\$1.35
4.	For plumbing work which involves the installation of a standpipe, fire hose connection or a fire hydrant	\$21.50 each
5.	For plumbing work which involves the installation of a storm sewer, sanitary sewer or water service line:	
	(a) for single or two-family dwelling units	\$30.00
	(b) for other than single or two-family dwelling units	
	(i) first 30 metres or part thereof	\$30.00
	(ii) each additional 30 metres or part thereof	\$18.00
	(iii) each sump, catch basin or manhole	\$20.00
6.	Re-inspection fee	\$50.00

One additional inspection for each required inspection will be allowed at no additional cost, after which a re-inspection fee will be charged for each additional inspection.

Re-inspection fees are required to be paid prior to any further inspections.

7.	Plumbing permit assignment or transfer fee	\$50.00
8.	For inspections not specifically described herein, a fee, per inspection, of	\$55.00
9.	For hot water heating systems	\$50.00

**SCHEDULE "B"**Amend  
Schedule 'B'  
Bylaw 6524,  
2007

Delta Building/Plumbing Bylaw No. 6060, 2002

**Climatic Data**

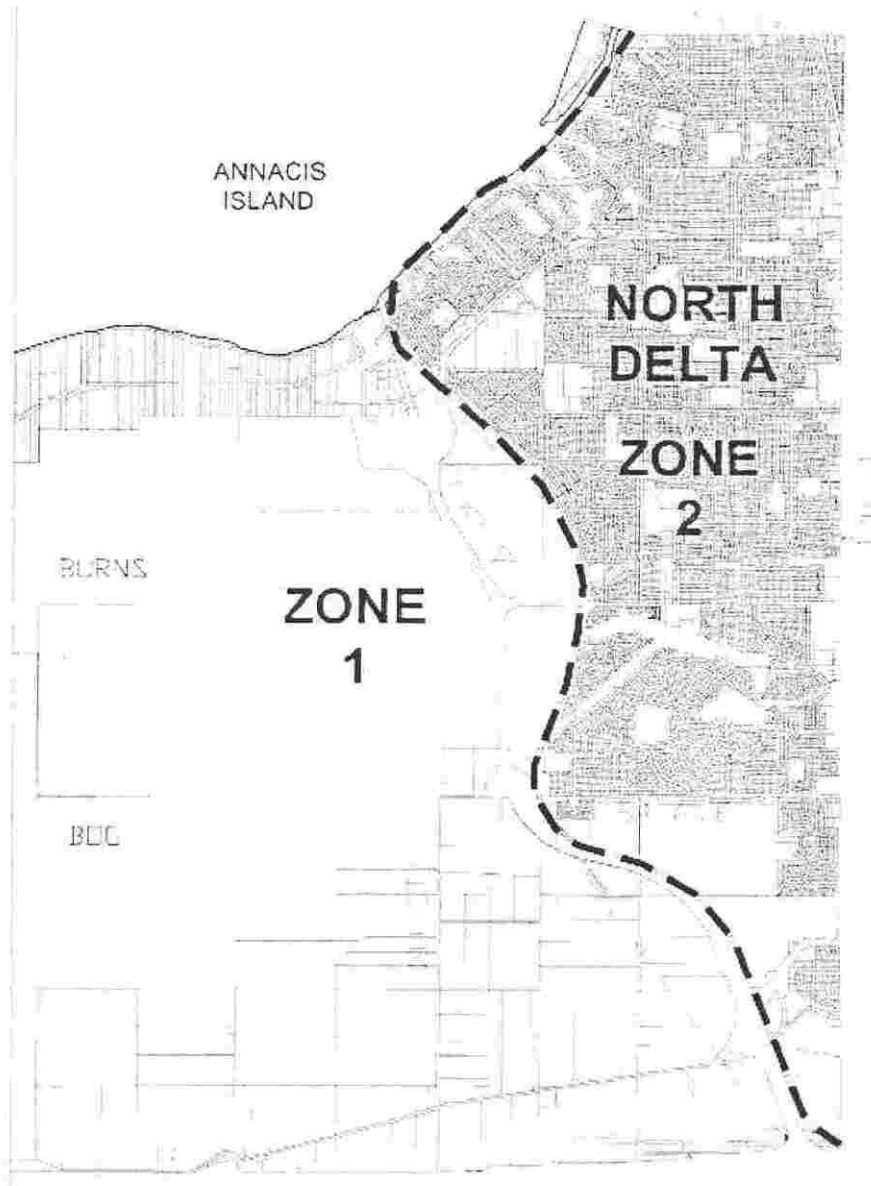
For the purposes of this Section, Zone 1 is all of the Municipality to the west of the dashed line and Zone 2 is all of the *Municipality* east of the dashed line shown on the map forming part of this Schedule.

The following climatic values shall be utilized for the design of *buildings* in this *Municipality*:

	<b>Zone 1</b>	<b>Zone 2</b>
(a) January 2½ percent Design Temperature	-6°C	-8°C
(b) January 1 percent Design Temperature	-8°C	-10°C
(c) July 2-½ percent Design Drybulb Temperature	27°C	29°C
(d) July 2-½ percent Design Wetbulb Temperature	19°C	20°C
(e) Annual Total Degree - days below 18°C	3000	3050
(f) Maximum Fifteen-minute rainfall	10mm	10mm
(g) Maximum One-day rainfall	80mm	128mm
(h) Annual Total Precipitation	1050mm	1575mm
(i) Maximum Snow Load on the Ground	Ss=1.3kPa Sr=0.2kPa	Ss=2.4kPa Sr=0.3kPa
(j) Wind Effects: Probability 1/10	0.37kPa	0.36kPa
Probability 1/50	0.49kPa	0.47kPa
(k) Depth of Frost Penetration	450 mm.	



**Schedule "B"**



**SCHEDULE "C"**

Delta Building/Plumbing Bylaw No. 6060, 2002

**Owner's Undertaking**

Re: Property Address \_\_\_\_\_

Legal Description: \_\_\_\_\_

Building Permit # \_\_\_\_\_

This undertaking is given by the undersigned, as the owner of the property described above, with the intention that it be binding on the owner and that Delta will rely on same.

I confirm that I have applied for a building permit pursuant to "Delta Building/Plumbing Bylaw No. 6060, 2002" and that I have carefully reviewed and fully understand all of the provisions of the Bylaw and in particular, understand, acknowledge and accept the provisions describing the purpose of the Bylaw, the conditions under which permits are issued, the disclaimer of warranty or representation and the limited extent of the scope of the Bylaw and inspections thereunder.

Without in any way limiting the foregoing, I acknowledge fully that it is my responsibility, whether or not any work to be performed pursuant to the permit applied for is done by me, a contractor or a registered professional, to ensure compliance with the Building Code and the Bylaw.

I am not in any way relying on Delta or the **Building Officials** of Delta, as defined under the Bylaw, to protect the owner or any other persons as set out in Section 1.2 of the Bylaw and I will not make any claim alleging any such responsibility or liability on the part of Delta or its **Building Officials**.

**Owner's Information:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**SCHEDULE "D"**

Delta Building/Plumbing Bylaw No. 6060, 2002

The Corporation of Delta  
Community Planning & Development  
4500 Clarence Taylor Crescent  
Delta, BC V4K 3E2

**Attention:** \_\_\_\_\_

Fax: 604-946-4148 or 604-946-2759

**Re: Property Address:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

I am the owner of the above referenced property and hereby authorize:

**Representative:** \_\_\_\_\_ PRINT NAME

**To represent me in an application for** *(please check ✓ where applicable):*

- Building Permit (Application # ) \_\_\_\_\_
- Demolition Permit (Application # ) \_\_\_\_\_
- Land Use Application (Application # ) \_\_\_\_\_
- Subtrade Permit \_\_\_\_\_

**To view or receive copies of:**

- Correspondence And/or Permits
- Permit Plans

**To receive a building permit:**

- As the owner of the subject property prior to transfer of title

**Owner's Information:**

Name: \_\_\_\_\_  
PRINT NAME

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
PRINT NAME

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

THE CORPORATION OF DELTA

**“Delta Building/Plumbing Bylaw No. 6060, 2002”**

Consolidation of Bylaw No. 6060  
incorporating amendments pursuant to  
Bylaw No. 6128 and 6524

February 26, 2007

**THIS CONSOLIDATION IS FOR CONVENIENCE AND REFERENCE PURPOSES ONLY.** If there is any discrepancy between this consolidation and the original bylaw and any amending bylaws, the original Bylaw No. 6060 and any amending bylaws are correct. For confirmation of the exact terms of the bylaw, you must consult the original Bylaw No. 6060 and the amending bylaws.

Print May 7, 2007