

TOWN OF GIBSONS



BUILDING & PLUMBING BYLAW NO. 822

Adopted: November 19th, 1996

Consolidated for convenience November 16, 2005

This version of this bylaw is a consolidation of amendments to the original bylaw as of the date specified. This consolidation is done for the convenience of users and accurately reflects the status of the bylaw as of the specified date but must not be construed as the original bylaw and is not admissible in Court unless specifically certified by the Director of Corporate Administration for the Town of Gibsons. Persons interested in the definitive wording of this bylaw and its amendments should view the original sealed bylaws at the Town of Gibsons.

AMENDMENTS IN THIS CONSOLIDATION

NO.	BYLAW NO.	DATE	AMENDMENT
1.	829	January 21, 1997	<ul style="list-style-type: none"> • Addition of Section D – Offences and Penalties.
2.	995	May 17, 2005	<ul style="list-style-type: none"> • Renumbering Sections A and B as Sections 1 and 2. • Replacing Sections C and D and Parts 1 through 7 with Sections 3 through 22. • Renumbering Part 8 as Section 23 and renumbering the sections within the new Section 23 accordingly. • Replacing Parts 9 through 12 with Sections 24 through 28. • Replacing Schedules A and B with Schedules A through C.
3.	1015	November 15, 2005	<ul style="list-style-type: none"> • Amending Section 27 – Penalties and Enforcement - by deleting section 27.1 and replacing with new Section 27.1. • Further amending Section 27 – Penalties and Enforcement – by adding the following new sections 27.8, 27.9, 27.10, 27.11 and 27.12. • Addition of Schedule “D” – Offences and Fines.

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TOWN OF GIBSONS

BYLAW NO. 822

A Bylaw to provide administration for and regulate the permit and construction aspects of developments in the Town of Gibsons

WHEREAS Section 740 of the “Municipal Act”, amendments thereto, and the regulations issued thereunder, provide that the B.C. Building and Plumbing Code’s, as established and adopted for the Province, shall apply to all municipalities and shall have the same force and effect as a validly enacted bylaw of the municipality;

AND WHEREAS the Municipal Act provides Municipalities with the authority to regulate matters generally associated with buildings and construction which are not included in the said codes, it is deemed desirable and expedient to make provisions for the administration and enforcement of such matters;

NOW THEREFORE the Council of the Town of Gibsons in open meeting assembled, hereby enacts as follows:

1. CITATION

This bylaw may be cited as the “Town of Gibsons Building and Plumbing Bylaw No. 822, 1996”.

2. REPEAL

Building and Plumbing Bylaw No. 452 and all amendments thereto are hereby repealed.

3. DEFINITIONS

In this Bylaw:

The following words and terms have the meanings set out in Section 1.1 of the *British Columbia Building Code 1998 edition*: **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, registered professional, and residential occupancy.**

Building Code means the *British Columbia Building Code 1998 edition* as adopted by the Minister pursuant to Section 692(1) of the *Local Government Act*, as amended or re-enacted from time to time.

Building Official includes Building Inspectors, Plan Checkers and Plumbing Inspectors designated by the Town of Gibsons.

Complex Building means:

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

Retaining Structure means a wall constructed of concrete, steel, wood, stone, masonry, or a combination thereof, designed to support, confine, retain or keep in place earth or material.

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

- (a) **residential occupancies,**
- (b) **business and personal services occupancies,**
- (c) **mercantile occupancies,** or
- (d) **medium and low hazard industrial occupancies.**

Structure means a construction or portion thereof of any kind, whether fixed to, supported by or sunk into land or water, but specifically excludes landscaping, fences and retaining structures less than 1.5 metres (5 feet) in height.

4. PURPOSE OF BYLAW

- 4.1 The Bylaw, shall, notwithstanding any other provisions herein, be interpreted in accordance with this section.
- 4.2 This Bylaw has been enacted for the purpose of regulating construction within the **Town of Gibsons** in the general public interest. The activities undertaken by or on behalf of the **Town of Gibsons** pursuant to this

Bylaw are for the sole purpose of providing a limited and interim spot checking function for reason of health, safety and the protection of persons and property. It is not contemplated nor intended, nor does the purpose of this Bylaw extend

- 4.2.1 to the protection of **owners**, owner/builders or **constructors** from economic loss;
- 4.2.2 to the assumption by the **Town of Gibsons** 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;
- 4.2.3 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;
- 4.2.4 to provide a warranty or assurance that construction undertaken pursuant to building permits issued by the **Town of Gibsons** is free from latent, or any defects.

5. PERMIT CONDITIONS

- 5.1 A permit is required whenever work regulated under this Bylaw is to be undertaken.
- 5.2 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 **Town of Gibsons** 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.
- 5.3 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.
- 5.4 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 **Town of Gibsons** 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.

- 5.5 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.

6. SCOPE AND EXEMPTIONS

- 6.1 This Bylaw applies to the design, construction and **occupancy** of new **buildings** and **structures**, and the alteration, reconstruction, demolition, removal, relocation and **occupancy** of existing **buildings** and **structures**, plumbing, fire sprinkler systems or other work related to construction unless herein exempted.

- 6.2 This Bylaw does not apply to the following, except as expressly provided herein:

6.2.1 **buildings** and **structures** exempted by Part 1 of the Building Code;

6.2.2 retaining walls less than 1.5 metres (5 feet) in height;

6.2.3 fences, unless otherwise specified;

6.2.4 concrete or asphalt paving or similar surfacing of land, unless otherwise specified;

6.2.5 portable swimming pools that are not anchored to the ground; or

6.2.6 pools having a surface area of 15 square metres (161.5 square feet) or less or having a depth of 450mm (18 inches) or less;

6.2.7 temporary **buildings** for use during construction;

6.2.8 an uncovered deck, patio or terrace no more than 0.62 metres (2 feet) above grade, unless otherwise provided for in this Bylaw.

7. PROHIBITIONS

- 7.1 No person shall commence or continue any construction, alteration, reconstruction, demolition, removal, relocation or change the **occupancy** of any **building** or **structure**, including excavation or other work related to

construction unless a **building official** has issued a valid and subsisting permit for the work.

- 7.2 No person shall, unless exempted by sub-section 6.2, commence or continue the installation or repair or alteration of plumbing, sewers, drains, tanks, pumps and other similar works, including any fire sprinkler system, unless a building permit has been issued for the work by the **building official**.
- 7.3 No person shall demolish a **building** or **structure** unless a building permit has been issued for the demolition by the **building official**.
- 7.4 No person shall move or cause any **dwelling unit** to be moved into the Municipality except a **dwelling unit** built to Canada Standards Association standards A277 and or Z240 unless a valid and subsisting building permit authorizes the move.
- 7.5 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.
- 7.6 No person shall occupy or use any **building** or **structure** unless a valid and subsisting occupancy permit has been issued by a **building official** for the **building** or **structure**, or contrary to the terms of any permit issued or any notice given by a **building official**.
- 7.7 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.
- 7.8 No person shall, unless authorized in writing by a **building official**, revise, 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.
- 7.9 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**.
- 7.10 No person shall obstruct the entry of a **building official** or other authorized official of the **Town of Gibsons** on property in the administration of this Bylaw.

8. BUILDING OFFICIALS

8.1 Each **building official** may:

8.1.1 administer this Bylaw;

8.1.2 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 copies of such documents;

8.1.3 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**.

8.2 A **building official**:

8.2.1 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;

8.2.2 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

8.2.3 shall carry proper credentials confirming his or her status as a **building official**.

8.3 A **building official** may order the correction of any work that is being or has been done in contravention of this Bylaw.

9. APPLICATIONS

9.1 Every person shall apply for and obtain:

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

9.1.2 a building permit before moving a **building** or **structure**, as required by Section 21;

9.1.3 a building permit before demolishing a **building** or **structure**, as required by Section 22;

- 9.1.4 a building permit prior to the construction of a masonry fireplace and/or chimney or the installation of a factory built wood burning appliance or chimney.
- 9.1.5 A building permit to install a plumbing system, to add additional fixtures or for substantial alterations.
- 9.1.6 A building permit to install a fire sprinkler system, to add additional heads or for substantial alterations, as required by Section 23.3.
- 9.1.7 A building permit to construct and/or install a swimming pool, unless exempted herein;
- 9.1.8 A building permit to construct a retaining **structure**, unless exempted herein;
- 9.2 An application for a building permit shall be made in the form prescribed by the **building official**.
- 9.3 All plans submitted with permit applications shall bear the name and address of the **designer** or the **building, structure** or system.
- 9.4 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 "C" to this Bylaw.

10. APPLICATIONS FOR COMPLEX BUILDINGS

- 10.1 An application for a building permit with respect to a **complex building** shall:
 - 10.1.1 be made in the form prescribed by the **building** official signed by the **owner** or authorized agent of the **owner**, or a signing officer if the **owner** is a corporation. The **coordinating registered professional's** completed Building Code schedules shall accompany the application;
 - 10.1.2 be accompanied by the **owner's** acknowledgement of responsibility and undertakings made in the form attached as Schedule "A" to this Bylaw, signed by the **owner**, or a signing officer if the **owner** is a corporation;
 - 10.1.3 include a copy of a title search made within 30 days of the date of the application;

- 10.1.4 include a site plan prepared by a British Columbia Land Surveyor, or drawn from information based on a British Columbia Land Surveyor's drawings, showing:
- 10.1.4.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
 - 10.1.4.2 the legal description and/or civic address of the parcel;
 - 10.1.4.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
 - 10.1.4.4 the location and dimensions of all existing and proposed **buildings** or **structures** on the parcel;
 - 10.1.4.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **Town of Gibsons'** land use regulations establish siting requirements related to flooding;
 - 10.1.4.6 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 **Town of Gibsons'** land use regulations establish siting requirements related to minimum floor elevation;
 - 10.1.4.7 the location, dimension and gradient of parking, driveway access, a site grading and drainage plan and building site servicing;
 - 10.1.4.7.1 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**.
- 10.1.5 include **foundation plans** showing all proposed works, materials, details and dimensions, as required;
- 10.1.6 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;

- 10.1.7 include a **cross section(s)** through the **building** or **structure** illustrating foundations, drainage, ceiling heights and construction systems;
 - 10.1.8 include **elevations** of all sides of the **building** or **structure** showing finish details, roof slopes, windows, doors and finished grade;
 - 10.1.9 include **cross-sectional details** drawn at an appropriate scale and at sufficient locations to illustrate that the **building** or **structure** substantially conforms to the **Building Code**.
 - 10.1.10 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.
 - 10.1.11 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**;
 - 10.1.12 include letters of assurance in the forms 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**;
 - 10.1.13 include three sets of drawings at a suitable scale of the design prepared by each **registered professional** and including the information set out in Sections 10.1.5 – 10.1.8 of this Bylaw.
 - 10.1.14 include a complete **Building Code** analysis.
- 10.2 In addition to the requirements of 10.1, 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:
- 10.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a **registered professional**, in accordance with the **Town of Gibsons' Subdivision and Development Bylaw**;

- 10.2.2 a section through the site showing grades, **buildings, structures**, parking areas and driveways;
- 10.2.3 any other information required by the **building official** or the **Building Code** to establish substantial compliance with this Bylaw, the **Building Code** and other Bylaws and enactments relating to the **building** or **structure**;
- 10.2.4 the **building official** may accept plans with less details for an application to undertake minor repairs or alterations to a **complex building**.

11. APPLICATIONS FOR STANDARD BUILDINGS

- 11.1 An application for a building permit with respect to a **standard building** shall;
- 11.1.1 be made in the form prescribed by the **building** official signed by the **owner** or authorized agent of the owner, or a signing officer if the **owner** is a corporation;
- 11.1.2 be accompanied by the **owner's** acknowledgement of responsibility and undertakings made in the form attached as Schedule "A" to this Bylaw, signed by the **owner**, or a signing officer if the **owner** is a corporation;
- 11.1.3 include a copy of a title search made within 30 days of the date of the application;
- 11.1.4 include a **site plan** prepared by a British Columbia Land Surveyor or drawn with information based on a British Columbia Land Surveyor's drawings, showing:
- 11.1.4.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
- 11.1.4.2 the legal description and/or civic address of the parcel;
- 11.1.4.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
- 11.1.4.4 the location and dimensions of all existing and proposed **building** or **structures** on the parcel;

- 11.1.4.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **Town of Gibsons'** land use regulations establish siting requirements related to flooding;
 - 11.1.4.6 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 **Town of Gibsons'** land use regulations establish siting requirements related to minimum floor elevation;
 - 11.1.4.7 the existing site elevations and contours if required, at the proposed building site; and plans showing conformance to the Town of Gibsons' Zoning Bylaw Height Limitations;
 - 11.1.4.8 the location, dimension and gradient of parking, driveway access, a site grading and drainage plan and building site servicing;
 - 11.1.4.9 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**.
- 11.1.5 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;
- 11.1.6 include a **cross section** through the **building** or **structure** illustrating foundations, drainage, ceiling heights and construction systems;
- 11.1.7 include **elevations** of all sides of the **building** or **structure** showing finish details, roof slopes, windows, doors, finished grade, and building heights;
- 11.1.8 include **cross-sectional details** drawn at an appropriate scale and at sufficient locations to illustrate that the **building** or **structure** substantially conforms to the **Building Code**;

11.1.9 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;

11.1.10 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 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**;

11.1.10.1 the requirements of Section 11.1.10 may be waived by a **building official** in circumstances where the **building official** has required a professional engineer's report pursuant to Section 699(2) of the *Local Government Act* and the building permit is issued in accordance with Sections 699(5) and (6) of the *Local Government Act*;

11.1.10.2 the requirements of Section 11.1.10 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 where the **building official** has sufficient assurances that the excavation and foundation design substantially comply with Part 9 of the **Building Code**;

11.1.11 two* sets of drawings at a suitable scale of the design including the information set out in Sections 11.1.5 – 11.1.8 and 11.1.10 of this Bylaw; (*Three sets for commercial buildings)

11.2 In addition to the requirements of Section 11.1, 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 metres 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:

11.2.1 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 **Town of Gibsons' Subdivision and Development Bylaw**;

- 11.2.2 a section through the site showing grades, **buildings, structures**, parking areas and driveways;
- 11.2.3 a roof plan and roof height calculations;
- 11.2.4 structural, electrical, mechanical or fire suppression drawings prepared and sealed by a **registered professional**;
- 11.2.5 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**;
- 11.2.6 any other information required by the **building official** or the **Building Code** to establish substantial compliance with this Bylaw, the **Building Code** and other Bylaws and enactments relating to the **building** or **structure**.

12. PROFESSIONAL PLAN CERTIFICATION

- 12.1 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 10.1.11, 11.1.10, 11.2.5, and 16.1 of this Bylaw are relied upon by the **Town of Gibsons** 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.
- 12.2 A building permit issued for the construction of a **complex building**, or for a **standard building** for which a **building official** required professional design pursuant to Section 11.2.4 and letters of assurance pursuant to Section 11.2.5 of this Bylaw shall be in the form as prescribed by the **building official**;
- 12.3 A building permit issued pursuant to Section 12.2 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, pursuant to Schedule "B" of this Bylaw.
- 12.4 When a building permit is issued in accordance with Section 12.2 and 12.3 of this Bylaw the permit fee shall be reduced by 5% of the fees payable pursuant to Schedule "C" to this Bylaw, up to a maximum reduction of \$500.00 (five hundred dollars).

13. FEES AND CHARGES

- 13.1 In addition to applicable fees and charges required under other Bylaws, a permit fee and security deposit, calculated in accordance with Schedule "C" to this Bylaw, shall be paid in full prior to issuance of any permit under this Bylaw.
- 13.2 An application made for a building permit shall be accompanied by the appropriate plan-processing fee as set out in Schedule "C" to this bylaw.
- 13.2.1 the plan-processing fee is non-refundable and shall be credited against the building permit fee when the permit is issued;
- 13.2.2 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 180 days (6 months) of the date of written notification to the **owner** that the permit is ready to be issued;
- 13.2.3 when an application is cancelled the plans and related documents submitted with the application may be destroyed.
- 13.3 The **owner** may obtain a refund of up to 50% of the permit fees set out in Schedule "C" to this Bylaw when a permit is surrendered and cancelled before any construction begins, provided:
- 13.3.1 the refund shall not include the plan processing fee paid pursuant to section 13.2 of this Bylaw; and
- 13.3.2 no refund shall be made where construction has begun or an inspection has been made.
- 13.4 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 "C" to this Bylaw shall be paid prior to additional inspections being performed.
- 13.5 An inspection charge, as set out in Schedule "C" 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** for which a permit is sought under this Bylaw.

14. BUILDING PERMITS

14.1 When:

- 14.1.1 a completed application including all required supporting documentation has been submitted;
- 14.1.2 the proposed work set out in the application substantially conforms with the **Building Code**, this Bylaw and all other applicable Bylaws and enactments;
- 14.1.3 the **owner** or his or her representative has paid all applicable fees set out in Section 13.1 of this Bylaw;
- 14.1.4 the **owner** or his or her representative has paid all charges and met all requirements imposed by any other enactment or Bylaw;
- 14.1.5 no enactment, covenant, agreement, or regulation in favour of, or regulation of the **Town of Gibsons** authorizes the permit to be withheld;
- 14.1.6 the **owner** has retained a professional engineer or geoscientist if required by the provisions of the *Engineers and Geoscientists Act*;
- 14.1.7 the **owner** has retained an architect if required by the provisions of the *Architects Act*;

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

- 14.2 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 Section 30(1) of the *Homeowner Protection Act* that the proposed **building**:

14.2.1 is covered by home warranty insurance, and

14.2.2 the **constructor** is a licensed residential builder.

- 14.3 Section 14.2 of this Bylaw does not apply if the **owner** is not required to be licensed and to obtain home warranty insurance in accordance with Sections 20(1) or 30(1) of the *Homeowner Protection Act*.

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

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

14.4.2 the work is discontinued for a period of 6 months.

14.5 A **building official** may, prior to the expiry date, extend the period of time set out under Sections 14.4.1 and 14.4.2 where construction has not been commenced or where construction has been discontinued due to adverse weather, strikes, material or labour shortages, or similar hardship beyond the **owner's** control.

14.6 A **building official** may renew an original expired permit provided the owner has applied for and paid the applicable fees based on the application fee and inspection charges as set out in Schedule "C" of this Bylaw.

14.7 A **building official** may issue a building permit for the excavation prior to the issuance of a complete building permit.

14.8 A **building official** may issue a building permit for a portion of a **building** or **structure** before the design, plans and specifications for the entire **building** or **structure** have been accepted, provided sufficient information has been provided to the **Town of Gibsons** 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.

14.9 When a site has been excavated under an excavation permit issued pursuant to Section 14.7 of this Bylaw and a building permit is not subsequently issued or a subsisting building permit has expired in accordance with the requirements of Section 14.4, but without the construction of the **building** or **structure** for which the building permit was issued having commenced, the **owner** shall fill in the excavation to restore the original gradients of the site within 60 days of being serviced notice of the **Town of Gibsons** to do so.

15. DISCLAIMER OF WARRANTY OR REPRESENTATION

15.1 Neither the issuance of a permit under this Bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by a **building official**, shall constitute a representation or warranty that the **Building Code** or the Bylaw have been complied with or the **building** or **structure** meets any standard of materials or

workmanship, and no person shall rely on any of those acts as establishing compliance with the **Building Code** or this Bylaw or any standard of construction.

16. PROFESSIONAL DESIGN AND FIELD REVIEW

- 16.1 When a **building official** considers that the site conditions, size or complexity of a development or an aspect of a development warrant, he or she may require 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**.
- 16.2 Prior to the issuance of an occupancy permit for a **complex building**, or **standard building** in circumstances where letters of assurance have been required, the **owner** shall provide the **Town of Gibsons** with letters of assurance in the form of Schedules A, B-1, B-2, as is appropriate, referred to in Section 2.6 of Part 1 of the **Building Code**.
- 16.3 When a **registered professional** provides letters of assurance he or she shall also provide proof of professional liability insurance to the **building official**.

17. RESPONSIBILITIES OF THE OWNER

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

18. INSPECTIONS

- 18.1 When a **registered professional** provides letters of assurance in accordance with the provisions of this Bylaw the Town of Gibsons will rely solely on **field reviews** undertaken by the **registered professional** and the letters of assurance submitted pursuant to Section 12.3 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.
- 18.2 Notwithstanding Section 18.1 of this Bylaw, a **building official** may attend the site from time to time during the course of construction to ascertain that the **field reviews** are taking place and to monitor the **field reviews** undertaken by the **registered professionals** and to ascertain the compliance or any other applicable regulation or Bylaw.
- 18.3 A **building official** may attend periodically at the site of the construction of **standard buildings** or **structures** to ascertain whether the health and safety aspects of the work are being carried out in substantial conformance with those portions of the **Building Code**, this Bylaw and any other applicable enactment concerning safety.
- 18.4 The **owner** or his or her representative shall give at least 24 hours notice to the **Town of Gibsons** when requesting an inspection and shall obtain an inspection and receive a **Building Official's** acceptance of the following aspects of the work prior to concealing it:
- 18.4.1 the foundation and footing forms, after a British Columbia Land Surveyor certificate has been received and before concrete is poured; the purpose of the inspection is to obtain the Engineer's inspection approval, verify the required site setbacks, check drainage, servicing requirements or other items relative to Town Gibsons concerns.
 - 18.4.2 plumbing under-slab rough-in during a required test phase prior to cover;
 - 18.4.3 the preparation of ground, including ground cover, required insulation, hydronic heating system when installed, prior to the placing of a concrete slab;
 - 18.4.4 rough-in of factory built chimneys and fireplaces and solid fuel burning appliances;
 - 18.4.5 plumbing above slab rough-in during a required test prior to cover;

18.4.6 the framing and sheathing;

18.4.7 insulation and vapour barrier;

18.4.8 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**.

18.5 No aspect of the work referred in Section 18.4 of this Bylaw shall be concealed until accepted by a **building official**.

18.6 The requirements of Section 18.4 of this Bylaw do not apply to any aspect of the work that is the subject of a **registered professional's** letter of assurance provided in accordance with Schedule "B" of this Bylaw.

19. OCCUPANCY PERMITS

19.1 No person shall occupy a **building** or **structure** or part of a **building** or **structure** until an occupancy permit has been issued.

19.2 An occupancy permit shall not be issued unless:

19.2.1 all letters of assurance have been submitted when required in accordance with this Bylaw;

19.2.2 all aspects of the work requiring inspection and acceptance pursuant to Section 18.4 of this Bylaw have both been inspected and accepted or the inspections and acceptance are not required in accordance with Section 18.6 of this Bylaw.

19.3 A **building official** may issue an occupancy permit for part of a **building** or **structure** when the part of the **building** or **structure** is self-contained, provided with essential services and the requirements set out in Section 19.2 of this Bylaw have been met with respect to it.

20. RETAINING STRUCTURES

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

21. MOVING PERMITS

- 21.1 No person shall move or cause any **building** to be moved into the corporate limits of the **Town of Gibsons** except in accordance with Section 21.4 or from one property to another in the Town with first obtaining a building permit for the site to which the **building** is to be moved.
- 21.2 Every application for a permit to move a **building** shall designate the site of the **building** to be moved and the site to which the **building** is to be moved. Permission to use the public streets shall be obtained from the proper authorities and a route map shall be provided.
- 21.3 An applicant for such a permit shall pay the disconnection fees for water and sewer services prior to the issuance of the permit.
- 21.4 No **building** that is to be used as a dwelling may be moved into the Town except for a mobile home or factory built home that meets CAN/CSA-2240 MH Series-M86 or CSA A277-M1990 standards respectively, having a width of not less than 6 metres (20 feet) when fully assembled and be installed on permanent conventional perimeter concrete foundations, complete with conventional drainage provisions.
- 21.5 No **building** shall be moved from one site to another within the Town unless the **building** will comply with the requirements of the Building Code upon completion at relocation. The proposal must comply with all Zoning Bylaw regulations and other pertinent Bylaws.
- 21.6 No building permit shall be issued until the applicant for the permit has paid building permit fees and security deposits payable under Schedule "C".

22. DEMOLITION OF BUILDINGS

- 22.1 An application for a building permit for demolition shall be made by the owner or authorized agent prior to demolition.
- 22.2 The applicant shall pay the services disconnection fee as per Schedule "A" of Bylaws 730 and 764.
- 22.3 Demolition fees and security deposits shall be paid in Accordance with Schedule "C" of this Bylaw.
- 22.4 The disposal of debris shall be in accordance with all applicable enactments and Building Code Site Safety Requirements.

- 22.5 The site shall be left in a safe, clean and sanitary condition upon completion of the demolition.
- 22.6 The applicant shall call for an inspection upon completion and clean-up of all works.

23. FIRE SAFETY

23.1 FIREPLACES / APPLIANCES

Every fireplace or appliance (requiring venting of products of combustion), shall not have rough-in installations, but shall be fully and completely installed.

23.2 FIRE-RETARDANT TREATED WOOD

In the Gibsons Landing (Revitalization) Development Permit Area No. 5, all developments using wood shingles or shake products as an exterior cladding or roofing material shall have its surface-burning characteristics, such as flame spread, rate of fuel contribution, and density of smoke developed, reduced by impregnation with fire retardant chemicals.

23.3 FIRE SPRINKLERS

For the purposes of regulating the construction of certain buildings for precautions against fire:

23.3.1 All of the area within the boundaries of the Town of Gibsons is established as a fire limit area.

23.3.2 Unless exempted in this bylaw, fire sprinklers are required to be installed in all new construction for which a permit is issued.

23.3.3 Unless exempted in this bylaw, fire sprinklers are required to be installed in all existing buildings for which a permit is issued where:

23.3.3.1 The building is renovated or altered and the construction value of the renovation or alteration exceeds \$50,000;

23.3.3.2 An addition to the building is more than 25% of the existing total gross floor area measured from the outer face of exterior walls and columns supporting roof structure; or

23.3.3.3 The permit authorizes the second addition, of any size, to the total gross floor area of the building.

23.3.4 Where fire sprinklers are required a Building Permit shall not be issued unless the applicant for the Building Permit submits a design and Letter of Assurance of Design and Field Review from a competent designer showing a minimum of:

23.3.4.1 The N.F.P.A. standard application.

23.3.4.2 The location of fire sprinklers and station, fire hydrant, fire department connections and all interior hose connections.

23.3.4.3 The size of the water service pipe and/or water storage design.

23.3.5 Where fire sprinklers are required:

23.3.5.1 A final hydraulic design shall be submitted for approval prior to installation of the work;

23.3.5.2 All sprinklers shall be designed and installed in accordance with National Fire Protection Association Standards for the installation of fire sprinklers (N.F.P.A. 13, 13D, 13R) or as modified or varied to the equivalents as determined by the Building Inspector when special site conditions warrant;

23.3.5.3 The size, type and location of all Fire Department connections at the exterior or within buildings shall require the approval of the Fire Department.

23.3.6 The following buildings are exempt from the requirement to install fire sprinklers:

23.3.6.1 Single-family dwellings and associated accessory buildings unless they are over 3 storeys in height or Fire Department access is difficult as determined by the Building Inspector in consultation with the Fire Department;

23.3.6.2 Detached service station canopies;

23.3.6.3 Detached unheated open-sided buildings or similar structures where, excluding doors, they are a minimum of 30% open sided and they meet the spatial separation requirements of the Building Code;

- 23.3.6.4 Public utility buildings under 50 square metres (538 square feet);
- 23.3.6.5 Construction site portable offices and sheds;
- 23.3.6.6 Buildings used for “agricultural use” as defined in Town of Gibsons Zoning Bylaw, as amended.
- 23.3.6.7 Other special use buildings where fire sprinklers would be either a detriment or of no significant benefit in the opinion of and as determined by both the Building Inspector and the Fire Chief or the Local Assistant Fire Commissioner.

24. SWIMMING POOLS

- 24.1 Every application for a building permit for a swimming pool shall be accompanied with plans showing the location, fencing details, depth and dimensions of the proposed pool and all water supply piping, waste piping and appurtenances, and all structural detail. When required by the **building official**, such plans shall be prepared by a registered professional and the construction of the swimming pool supervised by a registered professional.
- 24.2 Pool waste water shall be disposed of into the sanitary sewer system.
- 24.3 Every pool must be completely enclosed within a fence or **building**, or combination of both, which is not less than 1.2 metres (4 feet) in height. The fence or building or both must form a continuous enclosure around the pool except at points of access. No openings shall exceed 100mm (4 inches) diameter. The fence shall be constructed either on the property line or surrounding the pool in such a manner as to render the pool secure from unauthorized entry. All gates to a pool shall be operated by a spring hinge and latch mounted on the inside of the gate.
- 24.4 Every fence enclosing a swimming pool shall be maintained by the owner or occupier of real property in good order. All sagging gates, loose parts, worn latches and locks and broken or binding members shall be promptly replaced or repaired.
- 24.5 The swimming pool plumbing shall be so designed that pool water cannot be siphoned into the fresh water line, making it impossible for water, once drained from the pool, to be returned to the pool without filtering or so as to allow sewage from any sanitary sewer from entering the swimming pool or swimming pool filtering system.
- 24.6 Permit fees shall be as per Schedule “C”.

25. CLIMATIC DATA

25.1 Climatic data for the design of **buildings/structures** in the Town of Gibsons shall be:

DESIGN ELEMENT		IMPERIAL	METRIC
January	- 2-1/2% design dry bulb temperature	19° F	-7° C
January	- 1% design dry bulb temperature	16° F	-9° C
July	- 2-1/2% design dry bulb temperature	77° F	25° C
July	- 2-1/2% design wet bulb temperature	66° F	19° C
Annual total degree-days below 18° C		64° F	3100
Maximum fifteen minute rainfall		.25 inch	6mm
Maximum one day rainfall		2.91 inch	74mm
Annual total precipitation		4.92 feet	1.500mm
Ground snow load, snow component S (s)		46 P.S.F.	2.2 kPa
Ground snow load, rain component S ®		8.35 P.S.F.	0.4kPa
Hourly wind pressure, 1/10		7.5 P.S.F.	0.36 kPa
Hourly wind pressure, 1/30		10 P.S.F.	0.48 kPa
Hourly wind pressure, 1/100		13 P.S.F.	0.63 kPa
Earthquake factor ZA = acceleration/seismic zone		4	4
Earthquake factor Zv = velocity/seismic zone		4	4

25.2 GROUND FROST

The depth of construction for ground frost shall provide a minimum earth cover or backfill of:

- 460mm (18") for foundations and footings
- 600m (24") for water pipes

26. PERMITS

26.1 Moving permits, demolition permits, fireplace and chimney permits and all ilding permits shall be made in the form prescribed by the **building official**.

27. PENALTIES AND ENFORCEMENT

- 27.1 Every person who contravenes any provision of this Bylaw is guilty of an offence under the *Offence Act* and is liable on summary conviction to a fine of not less than \$200.00 and not more than \$10,000 or imprisonment of not more than six months.
- 27.2 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.
- 27.3 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.
- 27.4 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**.
- 27.5 Where a person occupies a **building** or **structure** or part of a **building** or **structure** in contravention of Section 7.6 of this Bylaw a **building official** may post a Do Not Occupy notice on the affected part of the **building** or **structure**.
- 27.6 The **owner** of property on which a Do Not Occupy notice has been posted, and every person, shall cease **occupancy** of the **building** or **structure** immediately and shall refrain from further **occupancy** until all applicable provisions of the **Building Code** and this Bylaw have been substantially complied with and the Do Not Occupy notice has been rescinded in writing by a **building official**.
- 27.7 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 equal to 100% of the building permit fee prior to obtaining the required building permit, but the maximum penalty amount shall not exceed \$5,000 or as outlined in 27.1.
- 27.8 This bylaw may be enforced by means of a ticket in the form prescribed for the purpose of Section 264 of the *Community Charter*.
- 27.9 Pursuant to Section 264(1)(b) of the *Community Charter*, Building Officials are designated to enforce this bylaw.

27.10 Pursuant to Section 264(1)(c) of the *Community Charter*, the words or expression in Column 2 of Schedule “D” to this bylaw designate the offence committed under the bylaw section number appearing in Column 1 opposite the respective words or expression.

27.11 Pursuant to Section 265(1)(a) of the *Community Charter*, the fine amount in Column 3 of Schedule “D” to this bylaw is the fine amount that corresponds to the section number and words or expression set out in Columns 1 and 2 opposite the fine amount.

27.12 Each day that a contravention of the provisions of this Bylaw exists or is permitted to exist shall constitute a separate offence.

28. SEVERABILITY

28.1 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.

READ a First time this the 15th day of October 1996

READ a Second time this the 5th day of November 1996

READ a Third time this the 5th day of November 1996

FINALLY CONSIDERED AND ADOPTED this the 19th day of November 1996

"Eric Small"
Mayor

"Terry Lester"
Municipal Clerk

Certified a true copy of Building
And Plumbing Bylaw No. 822, 1996

Municipal Clerk

SCHEDULE "A"

OWNERS ACKNOWLEDGEMENT OF RESPONSIBILITIES

RE: Property Address: _____

Legal Description: _____

Building Permit No: _____ Folio No: _____

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 the Town of Gibsons will rely on same.

I confirm that I have applied for a Building Permit pursuant to "Town of Gibsons Building and Plumbing Bylaw No 822 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 the Town of Gibsons or the **Building Officials** of the Town of Gibsons, as defined under the Bylaw, to protect the owner or any other persons as set out in Sections 10.1.2 and 11.1.2 of the Bylaw and I will not make any claim alleging any such responsibility or liability on the part of the Town of Gibsons or its **Building Officials**.

OWNER'S INFORMATION:

Name: _____

Address: _____

Owner and/or Signing Officer: _____

Telephone: _____ Date: _____

Signature: _____



SCHEDULE "B"

NOTICE OF RELIANCE ON REGISTERED PROFESSIONALS
(Section 12.3)

TO: (OWNER'S INFORMATION)

Name: _____

Address: _____

Owner and/or Signing Officer: _____

Telephone: _____ Date: _____

RE:

Property Address: _____

Legal Description: _____

Building Permit No: _____ Folio No: _____

Pursuant to Section 290 of the *Local Government Act* and the Town of Gibsons Building and Plumbing Bylaw No. 822, take notice that the Town of Gibsons in issuing the **Building Permit** cited herein has relied upon the Letters of Assurance issued by **Registered Professionals** cited below that their components of the plans and supporting documents substantially comply with the **BC Building Code** and other applicable enactments respecting safety and the Town of Gibsons will rely solely on the field reviews undertaken by these **Registered Professionals** as certification that the construction work complies with the Code, the Town of Gibsons Building and Plumbing Bylaw No. 822 and other applicable enactments respecting safety.

Dated

Building Official – Town of Gibsons

SCHEDULE "C"

PERMIT FEES and SECURITY DEPOSITS

The fees, charges and security deposits applicable to this Bylaw shall be as set out in this Schedule.

ALL FEES SHALL BE ROUNDED TO THE NEAREST DOLLAR

1) PERMIT FEES (see text)

VALUE OF WORKS	FEES
\$ 0 to \$5,000	\$ 70 Minimum Permit Fee
\$5,001 to \$20,000	\$ 70 Plus \$7 for each \$1,000 or part thereof over \$5,000
\$20,001 to \$50,000	\$ 175 Plus \$6 for each \$1,000 or Part thereof over \$20,000
\$50,001 to \$100,000	\$ 355 Plus \$5 for each \$1,000 or part thereof over \$50,000
\$100,001 to \$500,00	\$ 605 Plus \$5 for each \$1,000 or part thereof over \$100,000
\$500,001 and Over	\$2,605 Plus \$5 for each \$1,000 or part thereof over \$500,000

ADD \$1 PER M (THOUSAND) VALUE FOR COMMERCIAL, MULTI-FAMILY, INDUSTRIAL, INSTITUTIONAL AND ASSEMBLY PROJECTS

- a) Building Permit Plan Processing Fee \$ 70
- b) The minimum fee for a Building Permit for a new dwelling \$ 600
- c) Double Permit Fee (see text) \$5,000 Maximum
- d) Permit Extension/Renewal 20% of Original Fee (\$100 Min.)
- e) Permit Transfer (to new Owner/Agent) \$ 100
- f) Occupancy Permit resulting from:
 - new active permit No Charge
 - re-activated permit \$ 100 Minimum plus hourly review/inspection rate

g)	Inspections:	
-	Extra inspection or re-inspection of faulty work	\$ 50 Each
-	Inspections not specifically described herein, or hourly	
-	Fire Damage (per suite or dwelling)	\$ 50 or \$50/hour
-	Change of tenant or pre-Business Licence Inspection	\$ 100
		\$ 50 Each
h)	Change of use / occupancy (basic minimum) or as per contract price, whichever greater	\$ 100 Per Suite
i)	Demolitions: (basic minimum)	\$ 100 Each unit, tank, building or structure
-	Basic minimum or contract price, whichever greater	
-	Product storage tanks, underground or above ground, basic minimum or as per contract price, whichever greater	
j)	Product storage tanks, installation (underground or above ground)	\$ 100 Each Tank
k)	Swimming Pools (based on value)	\$ 150 Minimum
l)	Sprinklers System - Min. per installation	\$ 100
m)	Fireplaces - (all types) includes chimneys, vents, space heaters or appliances	\$ 50
-	Additional chimney or vents	\$ 30 Each
n)	Heating (all types of heating)	
-	Single-Family dwelling	\$ 50 Each
-	Multi-suite Buildings	\$ 100 Min and \$20 each suite
-	All other buildings	\$ 100
o)	Moving buildings on Municipal roads	\$ 200 Each move
p)	Portable classrooms (includes value)	\$ 300 Each
q)	Plumbing - basic minimum permit fee	\$ 50
-	Alteration of existing system (plus any added fixtures)	\$ 50 Minimum
-	Single-Family dwelling (basic 2 bath group, 12 fixtures max.)	\$ 144 Minimum
-		

Plus additional fixtures including:

Water storage tanks, sumps, internal R.W.L., catch basins, manholes, interceptors, water meter or reducing station, water distribution, backflow preventors, floor drains, urinals, bidets, water closets, bathtubs, showers, sinks/basins, laundry machines, dishwashers and any other @

\$ 12 each
\$ based on value

- On-Site plumbing works

r) Subsoil drainage:

- Single and two family dwelling	\$ 30
- Commercial, Multi-Family, Institutional, Industrial	\$ 100

2) SECURITY DEPOSITS

A. GENERAL

- a) Security deposits may be in the form of cash, cheque, or letter of credit acceptable to the Municipal Collector.
- b) Security deposits will not accrue any interest of the applicant while being held on account by the municipality.
- c) Security deposits are for the purpose of recovering any costs or expenses to secure payment for injury, destruction, defacement, disturbance, make good any damages to any of the public services or amenities, clean up, maintain safety around a construction site, removal of temporary buildings shelters or structures or for any expenses incurred to the municipality as a result of works related to the permit whether such works have failed to be carried out or otherwise.
- d) The Municipality may apply or claim any part or the full amount of the security for extra expenses incurred to the Municipality and carry out any works or service considered neglected or necessary.
- e) Forfeiture of security deposit monies in no way relieves the owner of full responsibility to carry out all requirements and of the total costs of all works required or remedial expenses incurred. Should the costs exceed the security deposit amount, the amount over will be billed to the owner at cost + 15% to cover the Municipality's indirect and administrative costs incurred in acting in default under this bylaw and if not paid by December 31st in any year, shall be added to the taxes payable (on property subject to the permit) as taxes in arrears.

f) Refund of Security Deposits

Where all works have been satisfactorily completed, inspected and accepted, the applicant may apply for a refund on the form provided. The Inspector or the collector may authorize the disbursement of any charges or expenses incurred and refund the balance accordingly.

B. DEPOSIT AMOUNTS

- | | | |
|----|---|-------------------|
| a) | Temporary building / shelter / use / structure | \$2,000 |
| b) | Swimming Pools | As Determined |
| c) | For a Permit to erect, alter, repair, demolish or add to a building or structure, based on value and as follows: | |
| | Basic: | |
| - | Under \$25,000 | As Determined |
| - | Over \$25,000 in value | \$500 Minimum |
| | Single or Two-Family Dwelling (new) | \$1,000 |
| | Multi-Family Residential | As Determined |
| - | | \$5,000 Maximum |
| | Commercial, Industrial, Institutional | |
| - | \$1,000 minimum or 2% of permit value, whichever is greater | \$5,000 Maximum |
| d) | Demolitions: | |
| | In addition to above, to ensure the demolition of an existing building is carried out where required to comply with the Zoning Bylaw and as a condition of a Building Permit: | |
| - | Dwelling unit | \$1,000 Maximum |
| - | Others (as determined by Inspector) | Prescribed Amount |
| e) | Difficult or steep land | Prescribed Amount |
| f) | Move buildings on Municipal roads | \$1,000 Maximum |

END OF SCHEDULE "C"

SCHEDULE "D"
TO TOWN OF GIBSONS
BUILDING AND PLUMBING BYLAW NO. 822, 1996

OFFENCES AND FINES

Section	Designated Expression	Fine
7.1	No Building Permit	\$200
7.2	No Plumbing Permit	\$200
7.3	No Demolition Permit	\$200
7.6	No Occupancy Permit or Contrary to Occupancy Permit	\$200
7.8	Tamper with Posted Notice/Permit/Certificate	\$200
7.9	Work at Variance with Permit	\$200
7.10	Obstruct Building Official	\$300
27.4	Failure to Obey Stop Work Order	\$300