

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

Building Bylaw No. 6180 - 2003

A Bylaw to regulate the **Construction**, alteration, repair, demolition or moving of buildings and **Structures** and the installation, alteration or repair of plumbing, electrical working and equipment and gas piping, fittings and appliances in the Municipality of Maple Ridge

WHEREAS section 694 (1) of the *Local Government Act* authorizes the **Corporation** of the District of Maple Ridge, 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 **COUNCIL** OF the **Corporation** of the District of Maple Ridge, in open meeting assembled, enacts as follows:

1. **Citation**

This bylaw be cited as the "Maple Ridge Building Bylaw No. 6180 - 2003" and;

That "Maple Ridge Building Bylaw No. 5452 - 1996 as amended be repealed in its entirety.

2. **Definitions**

In this bylaw:

The following words and terms have the meanings set out in Section 1.1.3.2 of the British Columbia Building Code 1998: **assembly occupancy, Building, Building area, Building height, business and personal services occupancy, care or detention occupancy, Constructor, coordinating registered professional, designer, field review, high hazard industrial occupancy, industrial occupancy, low hazard industrial occupancy, major occupancy, mercantile occupancy, medium hazard industrial occupancy, occupancy, owner, plumbing system, registered professional, and residential occupancy.**

"Accessory Building" means a **Building** which is customarily incidental, subordinate and exclusively devoted to the uses contained within the principal **Building**;

"Agent" means a person appointed as an agent in writing by the owner of the **Premises** authorizing such person to make application for a **Building Permit** or Occupancy **Permit** pursuant to this Bylaw and to act for the Owner pursuant to this Bylaw;

"B.C. Gas Safety Code" means the standards of the Canadian Gas Association and amendments thereto as adopted by the B.C. Gas Safety Act and Regulations pursuant thereto;

"Building Code" means the *British Columbia Building Code 1998* 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 The **Chief Building Official**, Building Inspectors, Gas/**Plumbing** Inspectors, Electrical Inspectors, Trades Inspectors and Plan Checkers designated by the **Corporation** of the District of Maple Ridge.

“**Chief Building Official**” is the Manager of Inspection Services and includes the Director of Business Licensing, Permits and Bylaws.

“**Complex Building**” means:

- 2.1 all **Buildings** used for **major occupancies** classified as
 - 2.1.1 **assembly occupancies,**
 - 2.1.2 **care or detention occupancies,**
 - 2.1.3 **high hazard industrial occupancies,** and
- 2.2 all **Buildings** exceeding 600 square meters in **Building area** or exceeding three storeys in **Building height** used for **major occupancies** classified as
 - 2.2.1 **residential occupancies,**
 - 2.2.2 **business and personal services occupancies,**
 - 2.2.3 **mercantile occupancies,**
 - 2.2.4 **medium and low hazard industrial occupancies**

“**Construct**” includes erect, install, replace, alter, enlarge, demolish, repair or move and any excavation (excavation as defined in the B.C. **Building Code**);

“**Construction**” means the erection alteration, replacement, addition, removal, moving and demolition of **Buildings, Structures** and of all appurtenances thereto including without limitation, **Plumbing,** sewer, drainage, septic, heating, air conditioning, electrical, gas, oil and other systems, fittings, appliances and accessories of every nature and kind, and includes all site preparation, excavation, filling and grading;

“**Corporation**” means the **Corporation** of the District of Maple Ridge;

“**Council**” means the Municipal **Council** of the **Corporation**;

“**Electrical Code**” means all those parts of the Canadian **Electrical Code** nineteenth edition, CSA Standard C22.1-02 including errata forming the B.C. **Electrical Code** Regulation enacted as B.C. Reg. 258/2002 per the B.C Electrical Safety Act;

“**Electrical Equipment**” means **Electrical Equipment** as defined in the **Electrical Code**;

“**Gas Equipment**” shall have the same meaning as that term defined in the **Gas Safety Act, R.S.B.C. 1996, c. 169**;

“**Health and Safety Aspects of The Work**” means design and **Construction** regulated by Part 3, Part 4, and sections 9.1, 9.4, 9.5, 9.8, 9.9, 9.10, 9.12, 9.14, 9.15, 9.17, 9.18, 9.20, 9.21, 9.22, 9.23, 9.24, 9.31, 9.32, and 9.35 of Part 9 of the **Building Code**.

“**Non Inhabitable**” means an accessory residential **Building** which has no cooking, or kitchen counter/cupboard facilities, bathing, or sleeping facilities and which is used solely as an accessory **Building** for storage or work shop purposes

“**Permit**” includes a **Building Permit, Occupancy Permit, Gas Permit, Plumbing Permit, Electrical Permit** and all other **Permits** required by this Bylaw;

“**Plumbing**” means any system or arrangement of one or more pipes, including fittings and appliances attached thereto, in or upon any **Premises**, installed for the purpose of supplying such **Premises** with potable water or for the conducting or carrying away of waste water or of rain or surface water, including any required vent pipes and including sprinkler systems;

“Pool” means any manufactured or constructed swimming **Pool** having the capacity to contain water at a depth exceeding 450mm and with a water surface area exceeding 46 square meters. A **Pool** includes any fence or other enclosing **Structure**, all **Plumbing** and appurtenances necessary or convenient to the use of the **Pool**, but does not include self-contained hot tubs with a locking cover.

“Premises” includes any parcel of land together with all **Buildings** or **Structures** located thereon;

“Simple Building” means **Buildings** of three storeys or less in **Building height**, having a **Building area** not exceeding 600 square meters and used for **major occupancies** classified as

2.3 **residential occupancies,**

2.4 **business and personal services occupancies,**

2.5 **mercantile occupancies,** or

2.6 **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, without limiting the generality of the foregoing, includes any pad or base of concrete, asphalt or other material designed to support or actually supporting a mobile home; but specifically excludes landscaping, fences, paving and retaining **Structures** less than 0.5 meters in height.

“Temporary” means a period of time not exceeding 12 months;

“Temporary Building” means a **Building** that has been granted approval for a fixed and limited time not exceeding the expiration date of the authorizing **Building Permit**.

“Temporary Residential Use” means a **Temporary dwelling unit for the accommodation of a relative of the property Owner**

3. Purpose of Bylaw

3.1 This bylaw, shall, notwithstanding any other provision herein, be interpreted in accordance with this section.

3.2 This bylaw is enacted and retained for the purpose of regulating **Construction** within the **Corporation** of the District of Maple Ridge in the general public interest. The activities undertaken by or on behalf of the **Corporation** of the District of Maple Ridge 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:

3.2.1 to the protection of owners, owner/builders or **Constructors** from economic loss;

3.2.2 to the assumption by the **Corporation** of the District of Maple Ridge 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 standards;

3.2.3 to providing any person a warranty of design or workmanship with respect to any **Building** or **Structure** for which a building permit or occupancy permit is issued under this bylaw;

3.2.4 to providing a warranty or assurance that **Construction** undertaken pursuant to building permits issued by the **Corporation** of the District of Maple Ridge is free from latent, or any defects.

4. **Permit Conditions**

- 4.1 A permit is required whenever work regulated under this bylaw is to be undertaken.
- 4.2 Neither the issuance of a permit under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the **Corporation** of the District of Maple Ridge 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.
- 4.3 It shall be the full and sole responsibility of the owner (and where the owner is acting through a representative, the representative) to carry out the work in respect of which the permit was issued in compliance with the **Building Code**, this bylaw and all other applicable codes, standards and enactments.
- 4.4 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**.

5. **Scope and Exemptions**

- 5.1 This bylaw applies to the design, **Construction** and **occupancy** of new **Buildings** and **Structures**, and the alteration, re**Construction**, demolition, removal, relocation and **occupancy** of existing **Buildings** and **Structures**.
- 5.2 This bylaw does not apply to **Buildings** or **Structures** exempted by Part 1 of the **Building Code** except as expressly provided herein.

6. **Prohibitions**

- 6.1 No person shall commence or continue any **Construction**, alteration, reconstruction, demolition, removal or relocation 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.
- 6.2 No person shall demolish a **Building** or **Structure** unless a **Building Official** has issued a valid and subsisting demolition permit for the demolition.
- 6.3 No person shall move a **Building** or **Structure** unless a valid and subsisting moving permit has been issued by a **Building Official** for the moving of the **Building** or **Structure**.
- 6.4 No person shall occupy or use any **Building** or **Structure** unless a valid and subsisting occupancy permit has been issued by the **Chief Building Official** in accordance with sections 23.1 to 23.8 for the **Building** or **Structure**, or contrary to the terms of any permit issued or any notice given by the **Chief Building Official**.
- 6.5 No person shall, unless authorized in writing by the **Chief Building Official**, reverse, alter, deface, cover, remove or in any way tamper with any notice, permit or certificate posted upon or affixed to a **Building** or **Structure** pursuant to this bylaw.

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

7. Building Officials

7.1 The Chief Building Official:

- 7.1.1 shall administer this bylaw;
- 7.1.2 shall keep records of permit applications, permits, notices and orders issued, issues **Permits** for the purposes mentioned in this Bylaw, inspections and tests made, and shall retain copies of all documents related to the administration of this bylaw or microfilm copies of such documents.
- 7.1.3 may 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** substantially conform to the requirements of the **Building Code**.
- 7.1.4 Appoint **Building Officials** who shall be responsible to the **Chief Building Official** and shall assist in the administration of this bylaw.

7.2 A Building Official:

- 7.2.1 may enter any land, **Building** or **Premises** at any reasonable time for the purpose of ascertaining the terms of this bylaw are being observed;
- 7.2.2 shall, where any residence is occupied, obtain the consent of the occupant or provide written notice to the occupant 24 hours in advance of entry; and
- 7.2.3 shall carry proper credentials confirming his or her status as a **Building Official**.
- 7.3 A **Building Official** may order the correction of any work that is being or has been done in contravention of this bylaw.

8. Applications

8.1 Every person shall apply for and obtain:

- 8.1.1 a permit before constructing, repairing or altering a **Building**, a **Structure**, **Plumbing** works per Section 29, Gas works per Section 30, and/or Electrical works per Section 31. A permit shall be in the form provided by the **Chief Building Official** and, if applicable, to be in accordance with section 11.1 of this bylaw. 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 Appendix "A" to this bylaw.
- 8.1.2 a moving permit before moving a **Building** or **Structure**; A moving permit shall be in the form provided by the **Chief Building Official**.

- 8.1.3 a demolition permit before demolishing a **Building** or **Structure**; A demolition permit shall be in the form provided by the **Chief Building Official**.
- 8.1.4 a fireplace and chimney permit prior to the **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. A fireplace and chimney permit shall be in the form provided by the **Chief Building Official**.
- 8.2 Application Exceptions
- Except as herein specifically provided, where a **Building** or **Structure** or any part thereof has been constructed prior to the adoption of this Bylaw, such **Building** or **Structure** or part thereof shall not be required to be altered to comply herewith;
- 8.2.1 Where a **Building** or **Structure** or any part thereof is demolished or removed, this bylaw applies to any part of the **Building** or **Structure** which remains on the **Premises** and to all **Construction** done in connection with the demolition or removal thereof;
- 8.2.2 Where a **Building** or **Structure** or any part thereof is moved to a site within the **Municipality**, this Bylaw applies to any part of the **Building** or **Structure** which is moved and to all **Construction** done in connection with the relocation thereof;
- 8.2.3 Where the class of occupancy or use, as defined in the **Building Code**, of a **Building** or any part thereof is changed, this Bylaw applies to any part of the **Building** affected by the change;
- 8.2.4 Where a **Building** is damaged by any cause to the extent of more than fifty percent (50%) of its assessed value as shown on the last assessment roll upon which such **Building** was assessed, this Bylaw applies to the whole of the **Building** and to all **Construction** done in connection with the repairs thereto, and where the **Building** damage by any cause is fifty percent (50%) or less of the assessed value as shown on the last assessment roll upon which such **Building** was assessed, the Bylaw is only applicable to the damaged part;
- 8.2.5 Storage and garden sheds and other accessory **Buildings** not exceeding 10m² in floor area may be erected without a **Building Permit**, but such **Buildings** shall comply with the applicable portions of the **Building Code**, this bylaw, all other bylaws of the Corporation, and any other applicable enactment concerning safety.
- 8.2.6 Farm **Buildings** which are not used as dwellings shall comply with Part 1 of the Canadian Farm **Building Code** 1990 issued by the Associate Committee on the National **Building Code** which is hereby adopted and made a part of this Bylaw, and with all other applicable provisions of this Bylaw, all other Bylaws of the **Corporation** and any other applicable enactment concerning safety.
- 8.3 Certified Geotechnical Report for Applications
- 8.3.1 If the **Chief Building Official** considers that **Construction** would be on land that is subject to or is likely to be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche, the building inspector may require the owner of land to provide the **Chief Building Official** with a report certified by a professional engineer with experience in geotechnical engineering that the land may be used safely for the use intended.

- 8.3.2 If a professional engineer with experience in geotechnical engineering determines that land may not be used safely for the use intended, the **Chief Building Official** must refuse to issue a building permit.
- 8.3.2.1 the **Chief Building Official** may issue a building permit in accordance with 8.3.4 if a professional engineer with experience in geotechnical engineering determines and certifies that the land may be used safely for the use intended if the land is used in accordance with the conditions specified in the professional's report
- 8.3.4 A building permit under 8.3.3 may only be issued on the following conditions:
- 8.3.4.1 the owner of the land covenants with the municipality or regional district to use the land only in the manner determined and certified by the engineer as enabling the safe use of the land for the use intended,
- 8.3.4.2 the covenant contains conditions respecting reimbursement by the covenantor for any expenses that may be incurred by the covenantee as a result of a breach of a covenant under paragraph (a), and
- 8.3.4.3 the covenant be registered under section 219 of the Land Title Act.
- 8.4 Private Wells and Septic Systems
- 8.4.1 Except as hereinafter specifically provided, no **Building Permit** shall be issued for the **Construction** of any **Building** where the property on which the proposed **Building** is to be located has not been occupied during the previous 12 month period and is not served by a community water system until a certificate of well water quantity and potability in the form provided by the **Chief Building Official**, certifying that the well or wells on the **Premises** will be capable of supplying at least 2,250 litres of potable water per day on a year round basis, has been submitted to the **Chief Building Official**.
- 8.4.2 Where a certificate of well water quantity has been executed by a Professional Engineer certifying that the well or wells on the **Premises** will be capable of supplying at least 2,250 litres of water per day on a year round basis, the **Chief Building Official** may issue a **Building Permit** prior to receiving a certificate of well water potability provided that the applicant enters into an agreement with the **Corporation** to install any water treatment system necessary to render the well water potable to the satisfaction of the Authorizing Officer as designated by the Health Authority prior to the occupancy of the **Building** and, as security for the carrying out of the said agreement, deposits with the **Corporation**, in the form of cash, term deposit or an irrevocable letter of credit issued by a financial institute acceptable to the **Corporation**, a sum of money in the amount of Two Thousand Dollars (\$2,000).
- 8.4.3 This Section does not apply where a proposed new **Building** is to replace an existing **Building** on the same **Premises** and where there is an existing proven source of potable ground water yielding 2,250 litres per day on a year round basis.
- 8.4.4 Except as hereinafter specifically provided, no **Building Permit** shall be issued for the **Construction** of any **Building** where the **Premises** on which the proposed **Building** is to be located is not served by a public

sanitary sewer system until approval in writing from the Health Authority for the installation of a septic sewage disposal system has been submitted to the **Chief Building Official**.

- 8.4.5 Where an alternate method of sewage disposal is required due to soil conditions and where approval has been obtained in writing from the Health Authority to allow **Construction** to proceed prior to the installation of the alternate sewage disposal system. The **Chief Building Official** may issue a **Building Permit** prior to the installation of the alternate sewage disposal system provided that the applicant enters into an agreement with the **Corporation** providing that the alternate sewage system shall be installed to the satisfaction of the Health Authority, prior to the occupancy of the **Building** and, as security for the carrying out of the said agreement, deposits with the **Corporation**, in the form of cash, term deposit or an irrevocable letter of credit issued by a financial institute acceptable to the **Corporation**, a sum equal to the estimated cost of installing the alternate sewage disposal system but in no case shall be less than Two Thousand Dollars (\$2,000) minimum.

9. **Applications for Complex Buildings**

- 9.1 An application for a building permit with respect to a **Complex Building** shall;
- 9.1.1 be made in the form provided by the **Chief Building Official**, signed by the owner, or a signing officer if the owner is a **Corporation**, and the **coordinating registered professional**;
- 9.1.2 be accompanied by the owner's acknowledgment of responsibility and undertakings made in the form provided by the **Chief Building Official**, signed by the owner, or a signing officer if the owner is a **Corporation**;
- 9.1.3 include a site plan showing:
- 9.1.3.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
- 9.1.3.2 the legal description and civic address of the parcel;
- 9.1.3.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
- 9.1.3.4 the location and dimensions of all existing and proposed **Buildings** or **Structures** on the parcel;
- 9.1.3.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **Corporation** of the District of Maple Ridge's land use regulations establish siting requirements related to flooding;
- 9.1.3.6 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 **Corporation** of the District of Maple Ridge's land use regulations establish siting requirements related to minimum floor elevation; and
- 9.1.3.7 the location, dimension and gradient of parking and driveway access;
- 9.1.4 include floor plans showing the dimensions and uses of all areas: the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall,

and ceiling finishes; **Plumbing** fixtures; structural elements; and stair dimensions.

- 9.1.5 include a cross section through the **Building** or **Structure** illustrating foundations, drainage, ceiling heights and **Construction** systems;
 - 9.1.6 include elevations of all sides of the **Building** or **Structure** showing finish details, roof slopes, windows, doors, and finished grade;
 - 9.1.7 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**;
 - 9.1.8 include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Health Authority approval;
 - 9.1.9 include a letter of assurance in the form of Schedule A as referred to in section 2.6 of Part 2 of the **Building Code**, signed by the owner, or a signing officer of the owner if the owner is a **Corporation**, and the **coordinating registered professional**.
 - 9.1.10 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**;
 - 9.1.11 include two copies of specifications and three sets of drawings at a scale of $\frac{1}{4}":1'-0"$, 1:50, or another suitable scale of the design prepared by each registered professional and including the information set out in sections 9.1.4 – 9.1.7 of this bylaw;
- 9.2 In addition to the requirements of section 9.1, the following may be required by a **Building Official** to be submitted with a building permit application for the **Construction** of a **Complex Building** where the complexity of the proposed **Building** or **Structure** or siting circumstances warrant:
- 9.2.1 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's** subdivision servicing bylaw;
 - 9.2.2 a section through the site showing grades, **Buildings**, **Structures**, parking areas and driveways;
 - 9.2.3 any other information required by the **Building Official** or the **Building Code** to establish substantial compliance with this bylaw, the **Building Code** and other bylaws and enactments relating to the **Building** or **Structure**.

10. **Applications for Simple Buildings**

- 10.1 An application for a building permit with respect to a **Simple Building** shall;
 - 10.1.1 be in the form provided by the **Chief Building Official**, signed by the owner, or a signing officer if the owner is a **Corporation**;
 - 10.1.2 be accompanied by the owner's acknowledgment of responsibility and undertakings made in the form provided by the **Chief Building Official**, signed by the owner, or a signing officer if the owner is a **Corporation**;

- 10.1.3 include a site plan showing:
 - 10.1.3.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
 - 10.1.3.2 the legal description and civic address of the parcel;
 - 10.1.3.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
 - 10.1.3.4 the location and dimensions of all existing and proposed **Buildings** or **Structures** on the parcel;
 - 10.1.3.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **Corporation** of the District of Maple Ridge's land use regulations establish siting requirements related to flooding;
 - 10.1.3.6 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 **Corporation** of the District of Maple Ridge's land use regulations establish siting requirements related to minimum floor elevation; and
 - 10.1.3.7 the location, dimension and gradient of parking and driveway access;
 - 10.1.3.8 the comprehensive lot grading required to establish **Building** or **Structure** height compliance with the District of Maple Ridge's Zoning Bylaw;
- 10.1.4 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.
- 10.1.5 include a cross section through the **Building** or **Structure** illustrating foundations, drainage, ceiling heights and **Construction** systems;
- 10.1.6 include elevations of all sides of the **Building** or **Structure** showing finish details, roof slopes, windows, doors, and finished grade;
- 10.1.7 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**;
- 10.1.8 include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Health Authority approval;
- 10.1.9 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**, unless;
 - 10.1.9.1 the requirements of section 10.1.9 are waived by a **Building Official** because the **Building Official** required a professional engineer's report pursuant to section 56 of the Community

Charter and the building permit is issued in accordance with section 56 of the Community Charter, (see section 8.3) or;

- 10.1.9.2 documentation, prepared and sealed by a **registered professional**, is provided certifying that the foundation design substantially complies with section 9.4.4 of Part 9 the **Building Code** and the foundation excavation substantially complies with section 9.12 of Part 9 of the **Building Code**.
- 10.1.10 include two copies of specifications and two sets of drawings at a scale of ¼": 1'-0", 1:50, or another suitable scale of the design including the information set out in sections 10.1.4 to 10.1.9 of this bylaw.
- 10.2 In addition to the requirements of section 10.1, the following may be required by a **Building Official** to be submitted with a building permit application for the **Construction** of a **Simple Building** where the project involves two or more buildings, which in the aggregate total more than 1000 square meters of building area, or two or more buildings that will contain four or more dwelling units, or otherwise where the complexity of the proposed **Building** or **Structure** or siting circumstances warrant:
 - 10.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a **registered professional**, in accordance with the **Corporation** of the District of Maple Ridge's subdivision servicing bylaw;
 - 10.2.2 a section through the site showing grades, **Buildings**, **Structures**, parking areas and driveways;
 - 10.2.3 a roof plan and roof height calculations;
 - 10.2.4 structural, electrical, mechanical or fire suppression drawings prepared and sealed by a **registered professional**;
 - 10.2.5 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**;
 - 10.2.6 any other information required by the **Building Official**, **Building Code**, **B.C. Gas Safety Code** or the **Electrical Code** to establish substantial compliance with this bylaw, the **Building Code** and other bylaws and enactments relating to the **Building** or **Structure**.

11. **Professional Plan Certification**

- 11.1 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 9.1.10, 10.1.9, 10.2.5, and 19.1 of this bylaw are relied upon by the **Corporation** of the District of Maple Ridge 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.
- 11.2 A building permit issued for the **Construction** of a **Complex Building**, or for a **Simple Building** for which a **Building Official** required professional design pursuant to section 10.2.4 and letters of assurance pursuant to section 10.2.5 of this bylaw, shall be in the form provided by the **Chief Building Official**.
- 11.3 A building **Permit** issued pursuant to section 11.1 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.

- 11.4 When a building permit is issued in accordance with section 11.1 of this bylaw the permit fee shall be reduced by 5% of the fees payable pursuant to Appendix "A" to this bylaw, up to a maximum reduction of \$500.00 (five hundred dollars).

12. Fees and Charges

- 12.1 In addition to applicable fees and charges required under other bylaws, a permit fee, calculated in accordance with Appendix "A", "D", "E" and "F" to this bylaw, shall be paid in full upon issuance of any permit under this bylaw.
- 12.2 The appropriate plan-processing fee as set out in Appendix "A", "D", "E" and "F" shall accompany an application made for a building permit to this bylaw.
- 12.3 Where, due to non-compliance with this bylaw, more than two inspections are necessary when one inspection is normally required, for each inspection after the second inspection, a re-inspection fee as set out in Appendix "A", "D", "E" and "F" to this bylaw shall be paid prior to additional inspections being performed.
- 12.4 Where a required permit inspection is requested to be done after the hours during which the offices of the **Corporation** of the District of Maple Ridge 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 Appendix "A", "D", "E" and "F" to this bylaw.

13. Building Permits

- 13.1 When:
- 13.1.1 a completed application in compliance with section 9 or 10 of this bylaw, including all required supporting documentation has been submitted;
 - 13.1.2 the owner or his or her representative has paid all applicable fees set out in 12.1 of this bylaw;
 - 13.1.3 the owner or his or her representative has paid all charges and met all requirements imposed by any other statute or bylaw;
 - 13.1.4 no covenant, agreement, or regulation of **Corporation** of the District of Maple Ridge authorizes the permit to be withheld;
- a **Building Official** shall issue the permit for which the application is made.
- 13.2 When the application is in respect of a **Building** that includes, or will include, a **residential occupancy**, the building permit must not be issued unless the owner provides evidence pursuant to section 30 (1) of the *HomeOwner Protection Act*, SBC 1998 Chapter 31, and amendments thereto, that the proposed **Building**:
- 13.2.1 is covered by home warranty insurance, and
 - 13.2.2 the **Constructor** is a licensed residential builder.
- 13.3 Section 13.2 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*, SBC 1998 Chapter 31, and amendments thereto.

14. Change of Plans:

- 14.1 The plans and specifications for any **Building, Structure, Plumbing, Electrical Equipment** or gas **Construction** for which a **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** has been issued shall not be

altered unless such alteration is approved in writing by the **Chief Building Official**.

- 14.2 No person shall do any **Construction** that is at variance with the description, plans and specifications submitted with the application for a **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** which has been issued pursuant to this Bylaw, unless such change has been approved in writing by the **Chief Building Official**.

15. Revocation of Permit:

- 15.1 Where an applicant fails to obtain a **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** within 60 calendar days of being notified that the same is ready for issuance, unless an extension has been granted by the **Chief Building Official**, the application shall be deemed null and void and any fees paid in respect of such application shall be forfeited and any documentation submitted may be destroyed.

- 15.2 Every **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** is issued subject to the following conditions:

15.2.1 the **Construction** shall commence within 6 months from the date the **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** is issued;

15.2.2 the **Construction** shall not be discontinued or suspended for a period in excess of 12 months;

15.2.3 the **Construction** shall be completed within 24 months from the date the **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** is issued; and

15.2.4 In the event that any conditions in clauses 15.2.1, 15.2.2 or 15.2.3 of this subsection are breached, the **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** authorizing the **Construction** shall forthwith expire and shall be without force and effect.

- 15.3 The **Chief Building Official** may revoke a **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** if;

15.3.1 there is a contravention of any condition under which that **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** was issued;

15.3.2 the **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** was issued on the basis of incorrect information provided by the owner, his agent, his contractor or a *Registered Professional*; or

15.3.3 there is a violation of this Bylaw or other relevant Bylaws and any other applicable enactment concerning safety.

16. Permit Fee Refund

- 16.1 Where an Owner or his agent applies in writing for the cancellation of a **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** issued under this Bylaw, 75% of any **Permit** fee paid in excess of \$50.00 may be refunded to the holder of the **Permit**, provided;

16.1.1 the **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** had not expired at the time the application for cancellation was received; and

16.1.2 no **Construction** had commenced under that **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit**.

17. Permit Transfer and Limitations

17.1 No **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** issued pursuant to this Bylaw shall be transferred or assigned until the holder of the **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** has received in writing:

17.1.1 approval from the **Chief Building Official** for the transfer or assignment; and

17.1.2 has paid the prescribed transfer fee as set out in Schedules "A, D, E, & F" hereto.

17.2 A **Building Official** may extend the period of time set out under sections 15.2.1 and 15.2.2 where **Construction** has not been commenced or has been discontinued due to adverse weather, strikes, material or labour shortages, or similar hardship beyond the owner's control.

17.3 A **Building Official** may issue a foundation permit in the form provided by the **Chief Building Official**, prior to the issuance of a building permit.

17.4 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 **Corporation** 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.

17.5 When a site has been excavated under a foundation permit issued pursuant to section 17.3 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 15.2, 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 served notice by the **Corporation** to do so.

18. Disclaimer of Warranty or Representation

18.1 Neither the issuance of a permit under this bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by a **Building Official**, shall constitute a representation or warranty that the **Building Code** or 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**.

19. Professional Design and Field Review

19.1 When a **Building Official** considers that the site conditions, size or complexity of a development or an aspect of a development warrant, he or she may require a **registered professional** to provide design and plan certification and **field review** supported by letters of assurance in the form of Schedules B-1, B-2 and C-B referred to in section 2.6 of Part 2 of the **Building Code**.

19.2 Prior to the issuance of an occupancy permit for a **Complex Building, or Simple Building** in circumstances where letters of assurance have been required in

accordance with sections 10.1.9, 10.2.5, or 19.1 of this bylaw, the owner shall provide the **Corporation** of the District of Maple Ridge with letters of assurance in the form of Schedules C-A or C-B, as is appropriate, referred to in section 2.6 of Part 2 of the **Building Code**.

- 19.3 When registered professional provides letters of assurance in accordance with sections 9.1.10, 10.1.9, 10.2.5, or 19.2 of this bylaw, he or she shall also provide proof of professional liability insurance to the **Building Official** in the form provided by the **Chief Building Official**

20. Responsibilities of the Owner

- 20.1 Every owner shall ensure that all **Construction** complies with the **Building Code, B.C. Gas Safety Code, the Electrical Code**, this bylaw, other Municipal Bylaws and other applicable enactments respecting safety.
- 20.2 Every owner to whom a permit is issued shall be responsible for the cost of repair of any damage to municipal works and property that occurs in the course of the work authorized by the permit. (see Section 22)
- 20.3 Every owner to whom a permit is issued shall, during **Construction**:
- 20.3.1 keep a copy of the accepted designs, plans and specifications on the property and keep inspection records in a conspicuous place
- 20.3.2 post the civic address on the property in a location visible from any adjoining streets.

21. Surveyor's Certificate:

- 21.1 Where the market value of a proposed **Building** will exceed \$1,000.00 and such **Building** is being constructed or will be constructed upon a concrete foundation or pad, the **Chief Building Official** may require that the applicant submit a Surveyor's Certificate showing the geodetic elevations of the forms and the location of the forms in relation to the boundaries of the parcel upon which the **Building** is being or will be constructed.
- 21.2 No **Building** or **Structure** shall be constructed on any parcel in such a manner that it encroaches upon any adjoining parcels, crosses any parcel boundary.

22. Inspections

- 22.1 When a **registered professional** provides letters of assurance in accordance with sections 9.1.9, 10.1.9, 10.2.5, or 19.2 of this bylaw, the **Corporation** of the District of Maple Ridge will rely solely on **field reviews** undertaken by the **registered professional** and the letters of assurance submitted pursuant to section 19.2 of this bylaw as certification that the **Construction** substantially conforms to the design, plans and specifications and that the **Construction** complies with the **Building Code**, this bylaw and other applicable enactments respecting safety.
- 22.2 Notwithstanding section 22.1 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**.
- 22.3 A **Building Official** may attend periodically at the site of the **Construction** of **simple Buildings** or **Structures** to ascertain whether the **health and safety aspects of the work** are being carried out in substantial conformance with the applicable portions of the **Building Code**, this bylaw and any other applicable enactment concerning safety.

Building

- 22.4 The owner, or his or her representative, shall give at least 24 hours notice to the **Corporation** of the District of Maple Ridge 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:
- 22.4.1 the foundation and footing forms, before concrete is poured;
 - 22.4.2 installation of perimeter drain tiles and damp-proofing, prior to backfilling;
 - 22.4.3 the preparation of ground, including ground cover, when required, prior to the placing of a concrete slab;
 - 22.4.4 rough in of factory built chimneys and fireplaces and solid fuel burning appliances;
 - 22.4.5 the framing and sheathing;
 - 22.4.6 insulation and vapour barrier;
 - 22.4.7 the **health and safety aspects of the work** when the **Building or Structure** is substantially complete and ready for **occupancy**
- 22.5 No aspect of the work referred in section 22.4.1-6 of this bylaw shall be concealed until a **Building Official** has accepted it in writing.
- 22.6 The requirements of section 22.4.2-7 of this bylaw do not apply to any aspect of the work that is the subject of a **registered professional's** letter of assurance provided in accordance with sections 9.1.10, 10.1.9, 10.2.5, paragraph 19.1 and 19.2 of this bylaw.

Electrical

- 22.7 The holder of an electrical permit shall give at least 24 hours notice to the Corporation of District of Maple Ridge when requesting an inspection and shall obtain an inspection and receive and building officials acceptance of the following aspects of the electrical work prior to concealing them.
- 22.7.1 after all underground electrical **Construction** is complete, but prior to the placing of any concrete;
 - 22.7.2 after electrical rough-in wiring but prior to framing;
 - 22.7.3 electrical final inspection must be performed prior to the final **Building** inspection,

Plumbing

- 22.8 The holder of an plumbing permit shall give at least 24 hours notice to the Corporation of District of Maple Ridge when requesting an inspection and shall obtain an inspection and receive and building officials acceptance of the following aspects of the plumbing work prior to concealing them.
- 22.8.1 after the installation of foundation drains, dampproofing and drain rock, sanitary sewer lines, storm sewer lines, water lines, sumps, is complete, but prior to the backfilling of foundations;
 - 22.8.2 after all underground **Plumbing Construction** is complete, but prior to the placing of any concrete;

- 22.8.3 after the installation of in slab radiant heat piping where required, but prior to the pouring of concrete slabs;
- 22.8.4 after **Plumbing** rough-in, but prior to framing;
- 22.8.5 **Plumbing** final inspection must be performed prior to the final **Building** inspection,

Gas

- 22.9 The holder of an gas permit shall give at least 24 hours notice to the Corporation of District of Maple Ridge when requesting an inspection and shall obtain an inspection and receive and building officials acceptance of the following aspects of the gas work prior to concealing them.
 - 22.9.1 after all underground gas **Construction** is complete, but prior to the placing of any concrete;
 - 22.9.2 after heating duct installations, gas venting installations but prior to framing;
 - 22.9.3 gas final inspection must be performed prior to the final **Building** inspection,

23. Occupancy Permits

- 23.1 No person shall occupy a **Building** or **Structure** or part of a **Building** or **Structure** until an occupancy permit has been issued, in the form set out in schedule "C" to this bylaw, by the **Chief Building Official**
- 23.2 An occupancy permit shall not been issued unless:
 - 23.2.1 all letters of assurance have been submitted when required in accordance with sections 9.1.10, 10.1.9, and 10.2.5, of this bylaw, or
 - 23.2.2 all aspects of the work requiring inspection and an acceptance pursuant to section 22.4 of this bylaw have been inspected and accepted and;
 - 23.2.3 All the requirements of this Bylaw, other relevant Bylaws of the District and any other applicable enactment concerning safety as evidenced by inspection approvals pursuant to sections 22.7, 22.8 and 22.9.
- 23.3 The type of occupancy or use of a Building for which an Occupancy **Permit** has been issued shall not be changed to any other type of occupancy or use which is not specifically approved in the occupancy **Permit** until a new occupancy **Permit** therefore has been issued by the **Chief Building Official**.
- 23.4 The site must be identified in accordance with the Maple Ridge House Numbering Bylaw for emergency vehicle and inspection purposes during **Construction**. Permanent address must be in place prior to occupancy.
- 23.5 Before an occupancy **Permit** is granted, all Provisional Occupancy **Permit** fees and any other Municipal fees shall be paid.

Provisional Occupancy Permit

- 23.6 The **Chief 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 23.2 of this bylaw. Upon the written request of the holder of a **Building Permit** or the owner of a **Building** for which a **Building Permit** has been issued, and on payment of fees required as per schedules A, D, E and F the **Chief**

Building Official may issue a provisional occupancy **Permit** where such provisional occupancy will not jeopardize the health or safety of the occupants of the **Building**. Planning and Engineering department approvals are necessary prior to the granting of the provisional occupancy **Permit**.

No Provisional Occupancy **Permit** may be issued unless:

- 23.6.1 The exterior finishes of the **Building** are substantially complete;
 - 23.6.2 A permanent address pursuant to Maple Ridge House Numbering Bylaw has been assigned and posted on the **Building**;
 - 23.6.3 It sets out the date of expiry of the Provisional Occupancy Permit; and
 - 23.6.4 Where *Registered Professionals* are engaged in the inspection process a certified statement from them that the provisional occupancy applied for will not jeopardize the health or safety of occupants of the **Building**.
- 23.7 The **Chief Building Official** may require as a condition of issuance of a Provisional Occupancy **Permit** that the owner provide security equal to the value of part or all of outstanding **Construction** required to complete the **Building**.
- 23.8 The site identified as per the Maple Ridge House Numbering Bylaw for emergency vehicles and inspection purposes during **Construction**. Permanent address must be in place prior to provisional occupancy.

Where other items, not of health or safety concerns, relating to **Building** or site issues not covered by security already deposited with the District of Maple Ridge, the Director may require an amount of security equal to the value of outstanding **Construction**.

24. Site Grades:

- 24.1 Where the natural grade of any land is altered for any reason, all slopes shall be suitably landscaped or retained to prevent soil erosion and escape of water to or from adjacent **Premises**. Existing slopes, which are adequately retained by trees, shrubs, turf, rock or any combination thereof shall not require further treatment.
- 24.2 All walls, grade transitions and methods of soil retention shall be shown on the site plan including all details of **Construction**. Any wall (method of soil retention) over 1 metre high shall be structurally engineered except that in geotechnically sensitive areas, the **Chief Building Official** may require a Geotechnical Engineer to design and inspect the method of retention. A **registered professional** shall supervise the design and **Construction** of a retaining **Structure** greater than 1.0 meters in height. Sealed copies of the design plan and **field review** reports prepared by the **registered professional** for all retaining **Structures** greater than 1.0 meters in height shall be submitted to a **Building Official** prior to acceptance of the works.
- 24.3 Any retaining wall (method of soil retention) or grade alteration over 0.50 metres will require a **Permit** for grade alteration or retaining wall(s) except that where the retaining wall(s) have been identified on the initial **Building Permit** application, no separate retaining wall **Permit** will be required.

25. Design Data

25.1 The following climatic design data shall be utilized for the design of **Buildings** in the Municipality:

- 25.1.1 January 2 1/2 percent Design Temperature: - 9°C
- 25.1.2 January 1 percent Design Temperature: -11°C
- 25.1.3 July 2 1/2 percent Design Drybulb Temperature: 30°C
- 25.1.4 July 2 1/2 percent Design Wetbulb Temperature: 20°C
- 25.1.5 Annual Total Degree-days below 18°C: 3050
- 25.1.6 Maximum Fifteen-minute rainfall: 10mm
- 25.1.7 Maximum One-day rainfall: 125mm
- 25.1.8 Annual Total Precipitation: 1950mm
- 25.1.9 Ground snow load (kPa):

0-45 metres elevation: $S_S = 2.1 \text{ kPa}$ (design weight based on snow depth)
 $S_R = 0.2 \text{ kPa}$ (design weight added for rain)
 $S_S + S_R = 2.3 \text{ kPa}$ calculated ground snow load

Above 45 Metres: $0.008 \times (\text{Site elev. in Metres}) + 1.8 \text{ kPa} = S_S$
 $0.001 \times (\text{Site elev. in Metres}) + 0.2 \text{ kPa} = S_R$
 $S_S + S_R = \text{calculated ground snow load}$

- 25.1.10 Hourly Wind Pressures: Probability 1/10 = 0.36kN/m²
Probability 1/30 = 0.43kN/m²
Probability 1/100 = 0.52kN/m²
- 25.1.11 Seismic Data $Z_S = 4$
 $Z_V = 4$
Zonal Velocity Ratio = 0.20

26. Temporary Buildings

26.1 Application for a **Building Permit** for a **Temporary Building** shall be in writing, signed by the applicant and shall be accompanied by:

- 26.1.1 plans showing the location of the proposed **Temporary Building** or **Structure** and **Construction** details thereof;
- 26.1.2 an explanation of the intended use for the proposed **Temporary Building** or **Structure**;
- 26.1.3 an agreement with the **Corporation** executed by the applicant, that the applicant will remove the **Temporary Building** or **Structure** from the **Premises** and leave the site in a safe, tidy and sanitary condition upon the expiration of the **Temporary Building Permit**, and
- 26.1.4 cash, term deposit or an irrevocable letter of credit issued by a financial institute acceptable to the **Corporation** in the amount \$1,000.00 minimum up to a maximum of \$10,000.00, based on a value of 25% of the **Building** as security for the carrying out of the agreement to remove the **Temporary Building** or **Structure**.

26.2 If, upon the expiration of the **Temporary Building Permit**, the **Permit** holder does not remove the **Temporary Building** or **Structure** from the **Premises** and

leave the site in a satisfactory condition, the **Corporation** may do so at the **Permit** holder's expense and may deduct the cost of so doing from the security deposit. If the security deposit is not adequate to cover the said cost the **Permit** holder shall pay to the **Corporation** any cost in excess of the security deposit.

- 26.3 Notwithstanding the foregoing, a **Temporary Building** or **Structure** which is rendered **Non Inhabitable** and which conforms with all Bylaws of the **Corporation** and the Provincial regulations may be allowed to remain on the **Premises** after the expiration of the **Temporary Building Permit** upon the **Permit** holder applying for and receiving an occupancy **Permit** for the said **Building** or **Structure**.
- 26.4 In addition to the requirements of Sections 26.6 to 26.13 of this Bylaw all **Temporary** mobile homes except those to be occupied for **Temporary Residential Use** pursuant to the provisions of Maple Ridge Zoning Bylaw No. 3510 - 1985, shall comply with Canadian Standards Association Z240(1979) structural requirements for mobile homes;
- 26.5 All **Temporary** mobile homes to be occupied for **Temporary Residential Use** pursuant to the provisions of Maple Ridge Zoning Bylaw No. 3510 - 1985, and all other **Temporary Buildings** or **Structures** shall comply with all provisions of the Provincial regulations and all Bylaws of the **Corporation**. Prior to occupancy the owner shall obtain an inspection by the **Chief Building Official** or an **Building Official** to determine compliance with all applicable Codes and Bylaws and shall pay an inspection fee of \$100.00 to the **Corporation**.

All Temporary Mobile Homes Shall:

- 26.6 be directly serviced by a water supply capable of supplying at least 2,250 litres of potable water per day on a year round basis;
- 26.7 be serviced by a separate sewage disposal system approved by the Health Authority;
- 26.8 be serviced by an electrical subfeed from the main dwelling or, with the approval of the **Chief Building Official**, a separate electrical service, when it can be shown that it would be an extreme hardship due to location; a security deposit must be posted as per section 26.1.4 to cover the removal;
- 26.9 have any oil tank placed in accordance with the British Columbia Fire Code and totally screened from view from any highway;
- 26.10 be equipped with stairs and handrails;
- 26.11 have a skirting around the mobile home between the underside of the frame and the ground at its exterior perimeter;
- 26.12 be set true, square and level on the lot; and
- 26.13 have any support pad or base or any material which is in contact with the ground, consist of concrete **Construction** designed and constructed in accordance with the provisions of the B.C. **Building Code**.
- 26.14 Where an application for a **Building Permit** is made for the **Construction** of a residential dwelling on **Premises** where an existing residential dwelling is situated, and only one residential dwelling is **Permitted** by the Bylaws of the **Corporation**, the **Chief Building Official** may issue the **Building Permit** provided that the owner of the **Permit** grants to the **Corporation** in registerable form a restrictive covenant pursuant to Section 219 of the Land Title Act providing that:

- 26.14.1 Use and occupancy of the existing residential dwelling shall be prohibited upon occupancy of the new residential dwelling;
 - 26.14.2 The existing residential dwelling shall be wholly removed from the **Premises** within 60 days of commencement of occupancy of the new residential dwelling; and
 - 26.14.3 Security be deposited with the **Corporation** to secure all the obligations of the Covenantor.
- 26.15 Where a **Temporary Building Permit** has been issued for the **Construction** of a **Building** for a **Temporary Residential Use** pursuant to the provisions of Maple Ridge Zoning Bylaw No. 3510 - 1985, and where the **Temporary Building** complies with the provisions of the Provincial regulations and all Bylaws of the **Corporation**, the **Chief Building Official** may issue a **Temporary Residential Use** agreement **Permit** to allow occupancy of the **Temporary Building** for a **Temporary Residential Use** provided that the owner of the **Permit** grants to the **Corporation** in registerable form a restrictive covenant pursuant to Section 219 of the Land Title Act.
- 26.16 Applications for **Temporary** second dwelling or **Temporary Residential Use** agreement **Permits** shall be in writing, signed by the applicant and shall be accompanied by:
- 26.16.1 for **Buildings** to be occupied during the **Construction** of a new dwelling, plans showing the location of the existing dwelling and the proposed location of the new dwelling on the **Premises**; Such drawings shall conform to the requirements of Section 10;
 - 26.16.2 a restrictive covenant pursuant to Section 219 of the Land Title Act executed by the Owner in registerable form an agreement with the **Corporation**, that the applicant will remove the **Temporary** second dwelling from the **Premises** and leave the site in a safe, tidy and sanitary condition upon the expiration of the **Temporary** second dwelling **Permit**; Such a restrictive covenant shall be registered with the Land Titles Office; and
 - 26.16.3 cash, term deposit or an irrevocable letter of credit issued by a financial institute acceptable to the **Corporation** in the amount of \$2,000.00, as security to secure all the obligations of the Covenantor under the restrictive covenant;
- 26.17 If, upon the expiration of the **Temporary** second dwelling **Permit**, the **Permit** holder does not remove the **Temporary** second dwelling from the **Premises** and does not leave the site in a satisfactory condition, the **Corporation** may do so at the **Permit** holder's expense and may deduct the cost of so doing from the security deposit. If the security deposit is not adequate to cover the said cost the **Permit** holder shall pay to the **Corporation** any cost in excess of the security deposit, prior to the issuance of an occupancy **Permit** for the new dwelling.
- 26.18 Notwithstanding the foregoing, a **Temporary** second dwelling which is rendered **Non Inhabitable** and which conforms with all Bylaws of the **Corporation** and the Provincial regulations may be allowed to remain on the **Premises** as an accessory **Building** after the expiration of the **Temporary** second dwelling **Permit** provided that the **Permit** holder applies for and is issued an occupancy **Permit** for use of the **Building** as an accessory **Building**.

27. **Moving of Buildings**

- 27.1 No person shall move any **Building** from one parcel of land to another parcel of land without first obtaining a **Building Permit** therefore.

- 27.2 Every application for a **Building Permit** to move a **Building** shall show the existing site of the **Building** and the proposed site to which it is to be moved.
- 27.3 No **Building Permit** to move a **Building** shall be issued until the time and the route of the moving have been approved by the Officer in Charge of the local Detachment of the R.C.M.P., all utility companies having overhead wires along the proposed route, the Municipal Engineering Department and the **Chief Building Official**.
- 27.4 No **Building Permit** required under Section 26 shall be issued unless the application for the **Building Permit** includes all **Construction** necessary to complete the **Building** or **Structure** in compliance with all Bylaws of the **Corporation** and of the **Building Code**;
- 28. Pools**
- 28.1 No person shall construct a **Pool** on any **Premises** without first obtaining a **Building Permit** to do so.
- 28.2 Every application for **Construction** of a **Pool** shall be accompanied by a plan showing:
- 28.2.1 the location of the proposed **Pool** in relation to all existing **Buildings** on the **Premises** and the parcel boundaries;
 - 28.2.2 the type of **Construction**;
 - 28.2.3 the water supply and proposed method of drainage;
 - 28.2.4 septic approval from the Health Authority if not serviced by Municipal Sanitary Sewer; and
 - 28.2.5 the proposed method of fencing.
- 28.3 Every **Pool**, whether filled with water or empty, shall be completely enclosed with a fence or other **Structure** which is not less than 1.2 metres in height, which has no opening or gap with its largest dimension being less than 5 cm and which is designed and constructed so that it does not provide footholds or grips on the outside which would assist children in climbing the **Structure** to gain access to the **Pool**. The fence or other **Structure** shall be continuous except for points of access which shall, except for access from doors of the residence, be equipped with self-closing gates which are designed so that they will return to a latched or locked position when not in use, and which are secured by a latch or lock located not less than 150 mm from the top of the gate and not less than 1 metre above grade, on the **Pool** side of the fence or other **Structure**.
- 28.4 Every fence or other **Structure** enclosing a **Pool**, whether filled with water or empty, shall be maintained by the owner or occupier of the **Premises** upon which the same is located, in good order and repair so that it is adequate to perform its intended function; and all sagging gates, loose parts, worn latches or locks and all broken or binding members shall be promptly and adequately replaced or repaired.
- 28.5 Every gate in a fence or other **Structure** which provides access to a **Pool** shall be kept in a latched or locked closed position and shall only be open for the purpose of entry to or exit from the **Pool** area during such period.
- 28.6 Every **Pool** and hot tub shall be drained into a sanitary sewer system or, where a sanitary sewer system of adequate capacity is not available, into a septic dry well or rock pit approved by the Health Authority.

29. **Plumbing**

- 29.1 No **Plumbing System**, as defined in the **Building Code** shall be installed, altered or repaired except in accordance with the provisions of this Bylaw and the **Building Code** and Regulations.
- 29.2 No **Plumbing**, including drainage systems, septic tanks, sewers and sewer connections, or any part thereof, shall be located outside of the lot being served by such **Plumbing**, except where an easement has been registered in the Land Title Office charging the lands burdened by the easement and benefiting the lands served by such **Plumbing System**.
- 29.3 No **Plumbing** storm drainage system shall be installed without gravity drainage to a Municipal or other approved drainage system unless a written request is made, including engineering details and auxiliary electrical backup power specifications or other equivalent emergency systems. Such details must be provided and approved by the **Chief Building Official** prior to the commencement of any **Building** or drainage **Construction**.

Permit Required

- 29.4 Except as hereinafter specifically provided, no **Plumbing** shall be installed, altered or repaired until a **Building Permit** to do so has first been obtained pursuant to this Bylaw.
- 29.5 No **Building Permit** shall be required for the repair of leaks in water pipes or the replacing of **Plumbing** fixtures, provided that such fixtures and the installation thereof conform with all other requirements of this Bylaw and the provincial regulations, or for the removal of blockages in sewer or drain pipes provided that clean-outs are utilized for such purpose and it is not necessary to cut any sewer or drain pipe.
- 29.6 Where **Construction** has commenced prior to issuance of the **Plumbing Permit**, the **Permit** fee shall be doubled up to a maximum of \$2,000.00 per **Building**.
- 29.7 A **Plumbing Permit** shall only be issued to a plumber holding a valid British Columbia Journeyman Plumber qualification and a valid Maple Ridge Business Licence or, where the installation, alteration or repair of **Plumbing** is to be carried out within a single family dwelling and entirely by the owner and occupier or intended occupier of the **Premises** for which the **Permit** is sought.
- 29.8 where the **Construction** is done under a homeowner **Permit** and that person is found to be incompetent or to have violated a condition under which the **Permit** was issued, that **Permit** will be revoked by the **Chief Building Official** and a qualified plumber will be required to review the project and complete it under a new **Permit** prior to occupancy being issued relevant to this **Permit**.
- 29.9 Every application for a **Plumbing Permit** shall:
- 29.9.1 be made in the form provided for such purposes;
 - 29.9.2 be signed by the applicant; and
 - 29.9.3 be accompanied by plans and specifications sufficient to describe the proposed **Construction** and establish compliance with the **Building Code**, this Bylaw and all other Bylaws of the **Corporation**.
- 29.10 Where an application has been made for a **Plumbing Permit** pursuant to this Bylaw and:
- 29.10.1 the proposed **Construction** as shown in the application conforms with the **Building Code** and Regulations, this Bylaw and all other Bylaws of the **Corporation**;

- 29.10.2 the applicant has shown proof that he is the holder of a valid British Columbia tradesman's qualification certification as a plumber or, where the applicant is the owner and occupier or intended occupier of a single family dwelling for which the **Permit** is sought, he has delivered a signed declaration that he will be carrying out the **Construction** himself; and
- 29.10.3 the applicant has paid the prescribed fee as set out in Schedule "D" hereto; the **Chief Building Official** shall issue the **Plumbing Permit** for which the application was made.
- 29.11 The holder of a **Plumbing Permit** shall obtain an inspection by the **Chief Building Official** or **Building Official** to determine compliance with the provisions of this Bylaw and the **Building Code** and Regulations:
- 29.11.1 after the rough **Plumbing** is complete, but prior to the installation of any fixtures or the covering thereof by insulation, lath or other interior or exterior finish which would conceal such **Construction**; and
- 29.11.2 when the **Plumbing** is complete and ready for use, but before the **Plumbing** is put into use by the owner or occupier of the **Premises**.
- 29.12 Provided however, that where a Professional Engineer registered to practice Mechanical Engineering in the Province of British Columbia has been engaged by the owner for the inspection of the **Plumbing** and where the prior written approval of the **Chief Building Official** has been obtained, sealed certificates of compliance with the approved plans and the provincial regulations, submitted by that Engineer, may be accepted in lieu of inspections made by the **Chief Building Official** or a **Building Official**.
- 29.13 The holder of a **Plumbing Permit** shall, during the installation, alteration or repair of the **Plumbing Constructions**, keep a copy of the **Permit** documentation approved drawings and specifications, which accompanied the **Permit** application on the **Premises**. These drawings and specifications shall be kept on site and available to the **Building Official** in order for him to be able to complete his inspections. Failure to have the drawings on site will be deemed an offence under this bylaw and will require a re-inspection fee and re-inspection to verify that the **Construction** complies with the **Permit**.

30. Gas

- 30.1 Parts 1 to 9 of the CSA B149.1-00 Standard; Natural Gas and Propane Installation Code is hereby adopted and forms part of this Bylaw.
- 30.2 Every person who obtains a **Permit** for the installation or alteration of gas **Construction** pursuant to the B.C. Gas Safety Act shall pay to the **Corporation** the fees prescribed in Schedule "E" hereto prior to obtaining the **Permit**.
- 30.3 Every person who obtains a **Permit** pursuant to this Section 30 shall maintain and keep a copy of the **Permit** and all documentation and plans pertaining thereto on the **Premises** on which the **Construction** authorized by the said **Permit** is being done. Failure to have the **Permit** documentation on site will be deemed an offence under this Bylaw and will require a re-inspection fee and re-inspection to verify that the **Construction** complies with the **Permit**.

31. Electrical

- 31.1 Parts 1 and 2 of the Canadian **Electrical Code** are hereby adopted and form part of this Bylaw.

- 31.2 Every person who obtains a **Permit** for the installation or alteration of **Electrical Equipment** pursuant to the **Electrical Code** shall pay to the **Corporation** the fees prescribed in Schedule "F" hereto prior to obtaining the **Permit**.
- 31.3 Every person who obtains a **Permit** pursuant to this Section 31 shall maintain and keep a copy of the **Permit** and all documentation and plans pertaining thereto on the **Premises** on which the **Construction** authorized by the said **Permit** is being done. Failure to have the **Permit** documentation on site will be deemed an offense under this Bylaw and will require a re-inspection fee and inspection to verify that the **Construction** complies with the **Permit**.

32. Penalties and Enforcement

- 32.1 Every person who contravenes any provision of this bylaw commits an offence punishable on summary conviction and shall be liable to a fine of not more than \$10,000.00 (Ten Thousand Dollars) or to imprisonment for not more than six months.
- 32.2 The **Chief Building Official** may order the cessation of any work that is proceeding in contravention of the **Building Code, B.C. Gas Safety Code** and **Electrical Code**, this bylaw, any other bylaw of the **Corporation** or any other applicable enactment concerning safety, by posting a Stop Work notice in the form provided by the **Chief Building Official**.
- 32.3 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**.
- 32.4 Where a person occupies a **Building** or **Structure** or part of a **Building** or **Structure** in contravention of section 6.4 of this bylaw the **Chief Building Official** may post a Do Not Occupy notice in the form provided by the **Chief Building Official** on the affected part of the **Building** or **Structure**.
- 32.5 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 the **Chief Building Official**.

33. Severability

- 33.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.