

# TOWN OF LAKE COWICHAN

## BYLAW NO. 998-2017

A Bylaw to provide for the administration of the British Columbia Building Code and to provide certain additional building regulations

**WHEREAS** the Community Charter authorizes the Town, 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 and structures in cities, municipalities and regional districts in the Province;

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

**NOW THEREFORE** the Council of the Town of Lake Cowichan, in open meeting assembled, enacts as follows:

### 1. **Title**

This bylaw shall be cited as "The Town of Lake Cowichan Building Bylaw No. 998-2017".

### 2. **Definitions**

Unless otherwise defined herein, words and terms used in this Bylaw shall have the same meanings as set out in the Building Code.

**BUILDING** means any structure used or intended for supporting any use or occupancy permitted under the Zoning Bylaw;

**BUILDING CODE** means the British Columbia Building Code;

**BUILDING INSPECTOR** means the person duly appointed to that office;

**BUILDING PERMIT** means a permit for construction required or issued pursuant to this Bylaw;

**COUNCIL** means the Council of the Town;

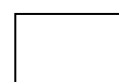
**CONSTRUCTION** includes the reconstruction, installation, erection, repair, alteration, addition, demolition, removal, excavation or shoring with respect to a building or structure;

**FEE** means the fee prescribed in Schedule "A" to this Bylaw;

**OCCUPANCY CERTIFICATE** means an Occupancy Certificate issued pursuant to this Bylaw;

**OWNER** in respect to real property means the registered owner of an estate in fee simple and includes:

- (a) the registered holder of the last registered agreement for sale;
- (b) the holder or occupier of land held in the manner mentioned in sections 228 and 228 of the *Community Charter*;
- (c) a tenant for life under a registered life state; and



- (d) a lessee with authority to build on land;

**PARCEL** means a lot, block or other area in which land is held, or into which land is legally subdivided;

**PERMIT** means a permit required or issued pursuant to this Bylaw and includes a Building Permit, a Plumbing Permit, a Demolition Permit, a Chimney Permit, a Fireplace Permit, and a Moving Permit;

**REGISTERED PROFESSIONAL** includes a qualified professional as defined in section 55(1) of the *Community Charter*;

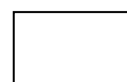
**STRUCTURE** means a construction or portion thereof of any kind, whether fixed to, supported by, sunk into or located in, land, water or airspace, and includes foundations or supporting framework for exterior signs, equipment and machinery, interior storage racking greater than 2.6 m in height and swimming pools but specifically excludes paving, fences, retaining walls and landscaping;

**SWIMMING POOL** means any structure or construction, intended primarily for recreation that is, or is capable of being, filled with water to a depth of 0.6 metres or more and for the purpose of this definition, a hot tub shall not be considered a swimming pool; and

**TOWN** means the Town of Lake Cowichan.

### 3. **Purpose**

- (1) This Bylaw must, despite any other provision it contains, be interpreted in accordance with this section.
- (2) This Bylaw's purpose is to regulate construction in the Town in the public interest.
- (3) Activities carried out under this bylaw by or on behalf of the Town are solely to provide a limited and interim spot-checking function for the health, safety, and the protection of persons and property.
- (4) This Bylaw neither contemplates nor intends doing any of the following and this Bylaw's purpose does not extend to any of the following:
  - (a) protecting any owner, owner/builder, or constructor, from economic loss;
  - (b) the Town or the Building Inspector assuming any responsibility for ensuring that an owner, owner's agent, or employee, constructor, or designer, employed by an owner, complies with the Building Code, this Bylaw, and other applicable codes, standards, and enactments;
  - (c) warranting design or quality of work respecting a building, structure, or work, for which a permit is issued under this Bylaw; and
  - (d) warranting or assuring that work done under a permit issued by the Town is free from defects, whether patent or latent.

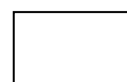


**4. Application**

- (1) This Bylaw applies to the:
  - (a) design and construction of new buildings or structures;
  - (b) alteration, reconstruction, demolition, deconstruction, removal and relocation of existing buildings and structures; and
  - (c) change in class of occupancy of existing buildings and structures.
- (2) This Bylaw does not apply to:
  - (a) buildings and structures exempted by Part 1 of the British Columbia Building Code, except as this Bylaw expressly provides; or
  - (b) retaining structures, fences, paving or landscaping.

**5. Permit Conditions**

- (1) A Permit is required to do work regulated by this Bylaw.
- (2) Complying with the Building Code, this Bylaw, and other applicable codes, standards, and enactments, in doing work for which a permit is issued, is the sole responsibility of the owner and, where the owner acts through an agent, the agent.
- (3) The following do not relieve owners in any way from the sole responsibility for complying with the Building Code, this Bylaw, and other applicable codes, standards, and enactments because of:
  - (a) the issuance of a permit under this Bylaw;
  - (b) the acceptance or review of drawings or specifications, or supporting documents;
  - (c) an inspection by or on behalf of the Town.
- (4) The Building Inspector may order work to be stopped if it is being done contrary to the permit authorizing it, a document submitted with the application for the permit, the Building Code, this bylaw, and other applicable codes, standards, and enactments.
- (5) A Permit shall not be issued for the construction of any residential, commercial, institutional or industrial building until the following essential services are provided:
  - (a) Water: A municipal water service connected to the water main distribution that is under the control of the Town;
  - (b) Sanitary Sewer: Connected to the Town sewer system;
  - (c) Storm drainage: Method of storm drainage system must be approved by the Town; and



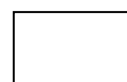
- (d) Access: A driveway of sufficient strength, grade and width for access and egress to all principal buildings by fire and emergency vehicles is provided.
- (6) A permit expires, and an owner's rights under the permit terminate, if the work authorized by the permit:
  - (a) does not start within six (6) months,
  - (b) stops for longer than one (1) year, or
  - (c) is not completed within two (2) years.

## **6. Permits**

- (1) The Building Inspector must issue a permit applied for if:
  - (a) a completed application complying with this Bylaw and including all supporting documents is submitted;
  - (b) the owner or owner's agent pays the permit fee prescribed by Schedule "A"; and
  - (c) the owner or owner's agent pays all other fees and charges and meets all requirements imposed by a statute or another Bylaw.
- (2) An applicant must pay double the permit fee prescribed by Schedule "A" if work for which this Bylaw requires a permit is begun before a permit is issued.
- (3) Permit fees are refundable to the extent prescribed by Schedule "A" if:
  - (a) reviewing drawings and specifications has not started, or
  - (b) work has not begun and inspection by or on behalf of the Town has not occurred.
- (4) A permit may be renewed, once, and for the same period as the original permit, if renewal is applied for before the original permit expires.
- (5) The building permit fees specified in Schedule "A" must again be paid where work has started but cannot be completed within two (2) years.

## **7. Building Inspector**

- (1) The Building Inspector may:
  - (a) administer this Bylaw;
  - (b) keep record of permit applications received, permits issued, notices and orders issued, inspections and tests made, and copies of documents related to the administration of this Bylaw;
  - (c) establish, or direct the owner to establish, by tests, at the owner's expense, whether methods or types of construction,



and types of materials, devices or assemblies used in the construction of a building or structure substantially conform to the requirements of the Building Code and WorkSafe guidelines established for buildings constructed prior to 1990;

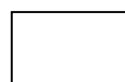
- (d) require that tests be carried out in accordance with recognized standard test methods with copies of such tests provided to the Building Inspector and be available on-site during the construction of the building or structure;
- (e) require the owner to uncover and replace at the owner's expense any construction that has been covered without inspection contrary to this Bylaw or an order issued by the Building Inspector;
- (f) enter land, buildings, and premises, at any reasonable time, to administer this Bylaw, but must, if a residence is occupied, obtain the occupant's consent to enter it or give written notice to the occupant at least twenty-four (24) hours before entering it; and
- (g) order correcting work done or being done contrary to the requirements of this Bylaw or another other legislation or enactment.

## **8. Permit Applications**

- (1) A permit application must relate to one building, structure, or work.
- (2) Drawings and specifications submitted with permit applications must bear the names and business addresses of buildings, structures, and works' designers.
- (3) Permit applications and the documents submitted with them become the Town's property.

## **9. Building Permit Applications**

- (1) A person must apply for, and obtain, a building permit before constructing, altering, or reconstructing a building, structure or canopy.
- (2) An application for a building permit must:
  - (a) be made in the form prescribed by the Town and signed by the owner, or a signing officer if the owner is a corporation.
  - (b) be accompanied by the owner's signed release and indemnity, and acknowledgment of responsibility and undertakings, in the form prescribed by the Building Inspector,
  - (c) state the building or structure's intended use and, if the Building Inspector requires, provide a professionally prepared appraisal of the proposed building or structure's value,
  - (d) include, as exhibits, copies in duplicate of scale drawings



of and specifications for the building or structure respecting which work is to be done, showing:

- (A) the building or structure's dimensions,
- (B) each room or floor area's proposed use,
- (C) the dimensions of the land on which the building or structure is, or is to be, situated,
- (D) building grades,
- (E) the grades, and elevations, of streets, and sewers, abutting the land on which the building or structure is, or is to be, situated, and
- (F) the position, height, and horizontal dimensions, of all existing and proposed buildings and structures on the land on which the building or structure is, or is to be, situated,

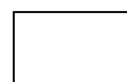
(e) a plan showing the location and size of every driveway, water service line, building drain, storm sewer, sanitary sewer, trap, and inspection piece; and

(f) a sectional drawing showing the size and location of every soil or waste pipe, trap, and vent pipe.

- (3) The exhibits referred to in the last paragraph of the previous subsection must bear their designers' names and business addresses.

## **10. Water Conservation**

- (1) Despite any other provision in this Bylaw, a permit is not required to repair or replace a valve, faucet, fixture, or water heater, clear stoppages, or repair leaks, if doing so does not involve replacing or rearranging pipes.
- (2) An application for a building or plumbing permit shall indicate on or with the permit application that the low consumption plumbing fixtures are in compliance with this bylaw will be installed. The letter "LC" must be placed beside each drawing of a water closet urinal lavatory sink, kitchen sink or shower which is submitted in support of the plumbing permit application.
- (3) No person shall install a water closet, urinal, lavatory faucet, kitchen faucet or shower head except in accordance with the following:
  - (a) all water closets, whether tank type or direct flush, shall use no more than 6.0 litres of water per flush cycle without the aid of any add-on or retrofit device and marked as follow, *6 litres per flush (LPF) or where it is equal to or less than 6;*
  - (b) direct flush urinals shall use no more than 3.8 litres of water per flush cycle, without the aid of any add-on or retrofit device, and shall be marked as 3.8 LPF;



- (c) the water supply to urinal flush tanks equipped for automatic flushing must be controlled with a timing device in order to limit operation during normal working hours;
- (d) all lavatory faucets and kitchen faucets shall have a maximum flow rate of 8.3 litres of water per minute at a test pressure 415 kPa; and
- (e) all shower heads shall have a maximum flow rate of 9.5 litres of water per minute at a test pressure of 550 kPa.

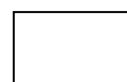
## **11. Prohibitions**

No person may:

- (a) start or continue constructing, altering, demolishing, reconstructing, relocating, or removing a building, structure, or work without a valid permit from the Building Inspector,
- (b) continue, after the Building Inspector orders work to stop, constructing, altering, demolishing, reconstructing, relocating, or removing a building, structure, or work, without the Building Inspector's written permission,
- (c) submit false or misleading information in an application for a permit under this Bylaw,
- (d) interfere with the Building Inspector or other authorized person's administration of this Bylaw,
- (e) substantially vary, in constructing a building, structure, or work, for which a permit is issued, from the drawings or specifications, or supporting documents, for the building, structure, or work, without the Building Inspector's written permission,
- (f) reverse, alter, deface, cover, remove, or tamper in any way, with a notice, permit, or certificate, posted on, or affixed to, a building or structure, or
- (g) occupy or use a building or structure
  - (i) before the Building Inspector issues an occupancy certificate for it,
  - (ii) after a change in the building or structure's occupancy classification, until the Building Inspector issues an occupancy permit for it, or
  - (iii) contrary to a permit issued, or notice given, by the Building Inspector.

## **12. Building Permit Applications for Standard (Part 9) Buildings**

The Building Inspector may require submitting one or more of the following with a building permit application respecting a standard (part 9) building if the Building Inspector considers that the building's size or complexity, or site conditions, warrant:



- (a) structural, electrical, mechanical, or fire suppression drawings prepared and sealed by a registered professional;
- (b) letters of assurance, in the form of Schedules B-1 and B-2 to the *British Columbia Building Code*, signed by a registered professional.

### **13. Building Permit Applications for Complex (Part 3) Buildings**

In addition to meeting the requirements of section 9, an application for permit respecting a complex (Part 3) building must:

- (a) be signed by the coordinating registered professional, and
- (b) include:
  - (i) a letter of assurance in the form of Schedule A to the *British Columbia Building Code*, signed by the owner, or a signing officer if the owner is a corporation, and the coordinating registered professional, and
  - (ii) letters of assurance in the form of Schedules B-1 and B-2 to the *British Columbia Building Code*, signed by the registered professional required by the Building Code or Building Inspector to design and conduct field reviews of the building or structure's construction.

### **14. Professional Plan Certification**

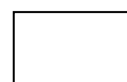
- (1) The Town and its Building Inspectors rely on the letter of assurance provided under this Bylaw as certification that the designs to which the letters relate comply with the Building Code and other applicable codes, standards, and enactments.
- (2) A building permit issued for:
  - (a) a complex (Part 3) building, or
  - (b) a standard (Part 9) building for which a Building Inspector requires professional design and letters of assurance;

must notify the owner that the permit is issued in reliance on the registered professional's certifying that the designs and plans submitted in support of the permit application comply with the Building Code and other applicable codes, standards, and enactments.

- (3) The fee for a building permit referred to in the previous subsection must be reduced by ten percent (10%) of the fees prescribed by Schedule "A" – Permit Fees.

### **15. Professional Design and Field Review**

- (1) If the Building Inspector considers that a project's size or complexity, or a site condition, warrants, the Building Inspector may require a registered professional's design and plan certification, and field review, supported by letters of assurance in the form of Schedules:
  - (a) A, B-1, B-2, and C-a; or





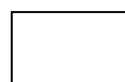
- (b) B-1, B-2, and C-b;

of the *British Columbia Building Code*.

- (2) An owner must provide the Town with letters of assurance in the form of Schedules C-a or C-b to the *British Columbia Building Code* before an occupancy permit is issued for a:
  - (a) complex (Part 3) building, or
  - (b) standard (Part 9) building where letters of assurance are required.

## **16. Owner's Responsibilities**

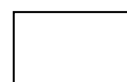
- (1) Before construction commences, the owner shall:
  - (a) determine that the building site is safe and will not be affected by flooding waters caused by surface run-off or otherwise, or by other hazards;
  - (b) if applicable, obtain elevation and construction requirements relative to Provincial Flood Plain restrictions from the Ministry responsible for regulating these; and
  - (c) obtain from the Town, or other authority having jurisdiction where applicable all necessary permits relating to demolition, excavation, building, repair of buildings, relocation of buildings, zoning, change in classification of occupancy, swimming pools, plumbing, canopies, awnings, marquees, blasting, water service, sanitary sewer service and plumbing, access, electrical installations and all other permits required in connection with the proposed work prior to the commencement of any construction work.
- (2) An owner must ensure that all construction complies with the Building Code, this Bylaw, and other applicable codes, standards, and provincial enactments.
- (3) An owner to whom a permit is issued under this Bylaw is responsible for the cost of repairing damage to Town property occurring in the course of the work authorized by the permit.
- (4) An owner to whom a permit is issued under this Bylaw is required to leave with the Town a security in the amount prescribed in Schedule "A" to repair and replace municipal property damaged during the course of construction.
- (5) An owner to whom a permit is issued must:
  - (a) during construction, post in a conspicuous place, on the real property respecting which a permit is issued, the street address of the building or structure to be constructed;
  - (b) before occupying a building, structure, or part of a building or structure, or after a change in the occupancy classification of a building, structure, or part of a building or structure, obtain an occupancy certificate from the Building Inspector;



- (c) before occupying the building or structure, permanently in accordance with the street numbering guidelines of the Town:
    - (i) affix its street address to it, or
    - (ii) post its street address at the entrance to the driveway serving the real property on which the building or structure is located;
  - (d) if conducting the waste from plumbing fixtures, trade waste, or surface or roof water, to a public sewer, is proposed:
    - (i) make certain that the sewer's depth and capacity are sufficient to receive the waste, and
    - (ii) arrange plumbing to suit the location of the sewer connection provided for the lot; and
  - (e) if connecting a building or storm sewer is proposed, supply the Municipal Engineer with drawings and specifications showing that the proposed sewer will be laid at the depth and position necessary to connect the property with the building or storm sewer extension.
- (6) An owner must have completed by a registered British Columbia Land Surveyor, at the stage described in section 15 (5) (b), a survey of non-encroachment that shows the location of the building or structure's foundation relative to lot lines.

## **17. Inspections**

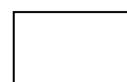
- (1) If a registered professional provides letters of assurance, the Town relies solely on the field reviews undertaken by the registered professional and the letters of assurance submitted under section 14 (2) as assurance that construction
- (a) substantially conforms to the design, and
  - (b) substantially complies with the Building Code, this Bylaw, and other applicable codes, standards, and enactments,
- although the Building Inspector may attend at a construction site from time to time to determine if field reviews are occurring and to monitor them.
- (2) The Building Inspector may attend at a standard (Part 9) building or structure's construction site to determine whether design and construction are being carried out in substantial conformance to the Building Code, this Bylaw, and other applicable codes, standards, and enactments.
- (3) The owner, or the owner's agent, must notify the Building Inspector at least 24 hours before work is ready to be inspected and ensure that the Building Inspector inspects and accepts work:
- (a) after completing the foundation and footing forms, before pouring concrete in them;



- (b) after removing the forms from the foundation, installing perimeter drain tiles and roof drains, and damp-proofing, before backfilling against the foundation;
  - (c) when framing and sheathing the building or structure, before insulating, lathing, or applying an interior or exterior finish, that would hide the building or structure's framing and sheathing;
  - (d) after completing the plumbing rough-in:
    - (i) under slab,
    - (ii) for the water supply system under test, and
    - (iii) for the drainage system under test;
  - (e) after insulating and installing the vapour barrier, before applying drywall;
  - (f) before covering water service, or a building drain or sanitary or storm sewer;
  - (g) while constructing a masonry fireplace, before completing the smoke chamber;
  - (h) after completing the rough-in of new:
    - (i) prefabricated fireplaces and chimneys; and
    - (ii) solid fuel-burning appliances, before covering clearances to combustibles in them, and chimneys; and
  - (i) after completing the building or structure, but before occupying it.
- (4) The previous subsection does not apply to work that is the subject of a registered professional's letter of assurance regarding field reviews.

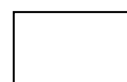
## **18. Occupancy Certificates**

- (1) No person may occupy a building or structure, or part of a building or structure, until the Building Inspector issues an occupancy certificate in the form prescribed by the Town.
- (2) An occupancy certificate must not be issued unless
  - (a) all required letters of assurance have been submitted, or
  - (b) all aspects of the work requiring inspection and acceptance under section 17 have been inspected and accepted.
- (3) A Building Inspector may issue an occupancy certificate for part of a building or structure if the part is self-contained, supplied with water and sanitary sewer services and storm drainage and meets the requirements of the previous subsection.



**19. Relocation of Buildings**

- (1) No person shall:
  - (a) move or cause to be moved any building or structure from one parcel of land to another without first obtaining a moving permit and providing a detailed hazardous materials report in compliance with WorkSafe guidelines; and
  - (b) move or cause to be moved any building or structure unless it has been certified by a professional engineer or architect as meeting the requirements of the Building Code, or the applicant provides detailed plans and specifications certified by a professional engineer or architect showing any and all upgrading necessary to meet the requirements of this bylaw;
  - (c) move or cause to be moved a residential building or part of it to a parcel of land within the Town, unless it can be shown by a qualified appraiser that the appraised value after relocation will be at least equal to the average assessed value of all residential buildings within 61 meters (200 feet) of the parcel of land to which the building is to be moved. For comparative purposes, the assessed values of surrounding residential buildings will be those values given by the British Columbia Assessment Authority;
  - (d) move or cause to be moved any building that was constructed prior to 1990;
  - (e) move or cause to be moved a building or structure unless the Town has been provided proof of liability insurance of not less than five million dollars (\$5,000,000) with the Town endorsed as an added insured and a security in the amount prescribed in Schedule "A" to insure against damage or injury arising out of the building, structure or part thereof.
- (2) A person who applies for a permit to move a building or structure either within or into the Town shall deposit with the Town an Irrevocable Letter of Credit, money order or bank draft in favour of the town in an amount equal to five percent (5%) of the appraised value of the rehabilitated building. This is to ensure that the building or structure shall be completely re-erected on the new parcel of land within six (6) months of the date of issuance of the permit. If the building or structure, or part thereof, is not completed within six (6) months of the issuance of the permit, the Town may send a written notice to the owner stating that the building does not comply with this bylaw and direct the owner to remedy the non-compliance within thirty (30) days from the date of service of the notice. If the non-compliance is not remedied within thirty (30) days, the security shall be forfeited to the Town.
- (3) Every person relocating a building or structure from a parcel of land within the Town shall ensure that the site shall be left in a neat, clean, and safe condition after the removal.
- (4) The provisions of the "*Motor Vehicle Act*", R.S.B.C. c.288, and the "*Commercial Transport Act*", R.S.B.C. C.55, and any amendments thereto pertaining to the movement of buildings and large structures shall apply on all roads within the Town".



**20. Demolishing Buildings and Structures**

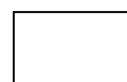
- (1) A person must apply for, and obtain, a demolition permit before demolishing a building or structure.
- (2) A hazardous materials declaration must be provided in the format prescribed by the Building Inspector.
- (3) A demolition permit application must be made in the form prescribed by the Town.
- (4) As a condition of issuing a demolition permit, an applicant must provide a security in the amount prescribed in Schedule "A" to repair and replace town property as provided in Section 694.1(3) of the *Local Government Act*.

**21. Swimming Pools and Fences**

- (1) No person shall commence or continue any work related to the installation, construction and alteration of a swimming pool or related ancillary equipment unless a valid permit has been obtained pursuant to this Bylaw.
- (2)
  - (a) Fences shall be constructed around the perimeter of swimming pools and shall not be less than 1.5 metres (4.92 feet) high. The base of every fence shall be not more than 100 millimetres (4 inches) above ground or adjacent grade.
  - (b) No horizontal or angled framing member shall be located on the outside of the fence between 200 millimetres (8 inches) and 900 millimetres (36 inches) above ground level or adjacent finished grade. Fences composed of vertical members shall have no openings of a size, which will permit the passage of a spherical object having a diameter of 100 millimetres (4 inches). Fences composed of angle members shall have no openings between adjacent members greater than 13 millimetres (1/2 inch).
  - (c) Notwithstanding the provisions of this Section, standard chain link wire mesh may be acceptable provided that such fence is a minimum of 1.5 metres (4.921 feet) in height.
  - (d) Access through required fences shall be by means of self-closing gates so designed as to cause the gates to become secured with self-latching devices located on the swimming pool side of the fence and at a height of at least 1 metre (3.281 feet) above grade at the outside of the fence, or on the outside of the fence at 1.5 metres (4.921 feet) above grade.

**22. Penalty**

- (1) A person who violates a provision of this Bylaw is guilty of an offence and liable on conviction to:
  - (a) a fine not exceeding two thousand dollars (\$2,000) plus the cost of prosecution.



- (2) A separate offence is considered to be committed on each day during which a violation continues.

**23. Repeal**

“Town of Lake Cowichan Building Bylaw No. 987-2017” being the Building Bylaw is hereby repealed.

READ A FIRST TIME this 19<sup>th</sup> day of December, 2017.

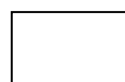
READ A SECOND TIME this 19<sup>th</sup> day of December, 2017.

READ A THIRD TIME this 19<sup>th</sup> day of December, 2017.

RECONSIDERED, FINALLY PASSED AND ADOPTED by the Municipal Council of the Municipal Council of the Town of Lake Cowichan on the 30<sup>th</sup> day of January, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE "A"**  
**Attached to and forming part of Bylaw No. 998-2017**  
**SCHEDULE OF PERMIT FEES AND DEPOSITS FOR BUILDING**  
**CONSTRUCTION**

**ALL CONSTRUCTION**

**PERMIT FEE**

The Building Department may require the applicant, at his/her own expense, to provide a professionally prepared appraisal of the value of the construction prior to issuing a permit or the value of the proposed residential construction can be based on the valuation as provided in Schedule "B".

Value not exceeding \$5,000 .....	\$ 50.00
Value exceeding \$5,000 but not exceeding \$100,000 .....	\$ 50.00 for first \$5,000 Plus \$ 8.00 for each additional \$1,000
Value over \$100,000 .....	\$ 800.00 for first \$ 100,000 Plus \$ 5.00 for each additional \$ 1,000
Construction without a valid permit .....	DOUBLE FEE

**PLUMBING**

**PERMIT FEE**

**(a) Number of Fixtures**

Minimum fee (One or two fixtures) .....	\$ 24.00
Three to 100 fixtures .....	\$ 12.00 per fixture
Over 100 fixtures .....	\$ 1,000

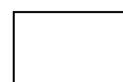
**(b) Inspection**

Water lines on private property .....	\$ 10.00
Sewer lines on private property .....	\$ 10.00
Fire sprinkler system (per sprinkler head) .....	\$ 2.00
Lawn sprinkler system (residential or commercial) (per zone).....	\$ 25.00
Fire protection system (per standpipe hydrant or hose connection)....	\$ 25.00
Sanitary or storm sewer (connection to or alteration of) .....	\$ 30.00
Connection of water service .....	\$ 30.00
Maintenance holes, interceptors and catch basins .....	\$ 30.00
Storm drain or sanitary sewer larger than four inches or longer than 250 feet (per 100 feet) .....	\$ 30.00
Callback inspection.....	\$ 30.00

**OTHER**

**PERMIT FEE**

Reviewing plans before inspection .....	\$ 100.00
Building permit fee reduction for plans certified by an Architect and provided with Schedule A, B-1, B-2 .....	10 percent (10 %)
Demolition of building or structure .....	\$ 100.00
Permit to move building .....	\$500.00
Each re-inspection, each woodstove installation .....	\$ 50.00
Building permit application refund if no work has begun.....	70 percent (70 %)
Building file review .....	\$ 50.00
Security for moving building or structure .....	\$ 10,000
Security for demolishing building or structure .....	\$ 5,000
Security for Damage to Town Property .....	\$ 2,000
Any construction without a valid permit.....	DOUBLE FEE



**SCHEDULE "B"****Attached to and forming part of Bylaw No. 998-2017****CONSTRUCTION VALUATION SCHEDULE****Valuation Rate –  
Expressed in Dollars per Square Foot (ft<sup>2</sup>) of Gross Floor Area**

	<b><u>CONSTRUCTION VALUE</u></b>
Main floor with full basement	150.00
Main floor with crawlspace	120.00
Main floor slab on grade	120.00
Second floor	70.00
Suite in a principal residence	70.00
Garage (finished) (attached or detached)	40.00
Garage (unfinished) (attached or detached)	25.00
Carport (attached or detached)	20.00
Deck	20.00
Finished basement	22.00

