



REGIONAL DISTRICT OF EAST KOOTENAY
BUILDING REGULATION BYLAW NO 1735, 2004

This is a consolidation of the original Bylaw and adopted Bylaw amendments. The amendments have been combined with the original Bylaw for convenience only. This consolidation is not a legal document.

July 15, 2011

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 1735

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BYLAW AMENDMENTS

Bylaw #	Amend. # / Yr.	Adopted	Short Citing
2049	01/2008	Feb 1/08	Installation of new wood burning appliances, furnaces and boilers and amend the Schedule of Permit Fees
2152	02/2009	April 3/09	Amend Schedule of Permit Fees
2250	07/2010	July 9/10	Amend Schedule of Permit Fees

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 1735

A bylaw for the administration and enforcement of the Building Code under Part 21 of the *Local Government Act*, R.S.B.C. 1996, C. 313

WHEREAS:

Section 694(1) of the *Local Government Act* authorizes the Regional District of East Kootenay, for the health, safety and protection of persons and property to regulate the construction, alteration, repair, or demolition of buildings and structures by bylaw;

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;

It is deemed necessary to provide for the administration of the building code;

NOW THEREFORE, THE BOARD OF THE REGIONAL DISTRICT OF EAST KOOTENAY, in open meeting assembled, enacts as follows:

1. TITLE

1.1 This bylaw may be cited for all purposes as the “Regional District of East Kootenay – Building Regulation Bylaw No. 1735, 2004.”

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.***

Authorized Agent (representative) means a person(s) designated or appointed by the registered owner(s) to act on behalf of the registered property owner(s).

Board means the Board of Directors of the Regional District.

Building Code means and includes all regulations and amendments enacted by the Minister pursuant to section 692(1) of the *Local Government Act*, as amended or re-enacted from time to time.

Building Official includes Building Inspectors, Plan Checkers, Plumbing Inspectors and Bylaw Enforcement Officers designated by the Regional District.

Complex Building means:

- (a) all ***buildings*** used for ***major occupancies*** classified as
 - (i) ***assembly occupancies,***
 - (ii) ***care or detention occupancies,***
 - (iii) ***high hazard industrial occupancies, and***

- (b) all **buildings** exceeding 600 square metres in **building area** or exceeding three stories in **building height** used for **major occupancies** classified as
- (iii) **residential occupancies,**
 - (iv) **business and personal services occupancies,**
 - (v) **mercantile occupancies,**
 - (vi) **medium and low hazard industrial occupancies.**

Construct means erect, repair, alter, add, demolish, remove, excavate and shore.

Construction means erection, repair, alteration, enlargement, addition, demolition, removal and excavation.

Health and safety aspects of the work means design and construction regulated by Part 3, Part 4, and sections 9.4, 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 9.34 of Part 9 of the **Building Code**.

Land includes the surface of water but does not include improvements, mines or minerals belonging to the Crown, or mines or minerals for which title in fee simple has been registered in the Land Title Office.

Real property means **land**, with or without improvements so affixed to the **land** as to make them in fact and law a part of it.

Regional District means the **Regional District of East Kootenay**.

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

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

Structure means anything built, placed or constructed that is fixed to, sunk into or supported by the soil or another **structure**, excluding signs, fences, concrete footings, paved surfaces and retaining walls less than 1.5 metres in height.

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 600mm (2 feet) or greater. A **swimming pool** excludes factory built hot tubs serving single and two-family dwellings.

3. PURPOSE OF BYLAW

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

3.2 This bylaw has been enacted for the purpose of regulating construction within the boundaries of the **Regional District** in the general public interest. The activities undertaken by or on behalf of the **Regional District** pursuant to this bylaw are for the sole purpose of providing a limited and interim spot-checking function for reason of health, safety and the protection of persons and property. It is not contemplated nor intended, nor does the purpose of this bylaw extend:

- (a) to the protection of **owners**, owner/builders or **constructors** from economic loss;
- (b) to the assumption by the **Regional District** or any **Building Official** of any responsibility for ensuring the compliance by any owner, his or her representatives or any employees, **constructors** or **designers** retained by him or her, with the **Building Code**, the requirements of this bylaw or other applicable enactments respecting safety;
- (c) to providing any person a warranty of design or workmanship with respect to any **building** or **structure** or **plumbing system** for which a building permit or occupancy permit is issued under this bylaw;

- (d) to providing a warranty or assurance that construction undertaken pursuant to building permits issued by the **Regional District** 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 supporting documents, nor any inspections made by or on behalf of the **Regional District** shall in any way relieve the **owner** or his or her representatives from full and sole responsibility to perform the work in strict accordance with this bylaw, the **Building Code** and or other applicable enactments respecting safety.
- 4.3 It shall be the full and sole responsibility of the **owner** (and where the **owner** is acting through a representative, the representative) to carry out the work in respect of which the permit was issued in compliance with the **Building Code** and this bylaw or other applicable enactments respecting safety.
- 4.4 Neither the issuance of a permit under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the **Regional District** constitute in any way a representation, warranty, assurance or statement that the **Building Code**, this bylaw or other applicable enactments respecting safety have been complied with.
- 4.5 No person shall rely upon any permit as establishing compliance with this bylaw or assume or conclude that this bylaw has been administered or enforced according to its terms. The person to whom the building permit is issued and his or her representative are responsible for making such determination.

5. SCOPE AND EXEMPTIONS

- 5.1 This bylaw applies to the design, construction and **occupancy** of new **buildings, structures** and **plumbing systems**, and the alteration, reconstruction, demolition, removal, relocation and **occupancy** of existing **buildings, structures** and **plumbing systems**.
- 5.2 (a) This bylaw does not apply to:
 - (i) **buildings, structures** or **plumbing systems** exempted by Part 1 of the **Building Code** except as expressly provided herein;
 - (ii) retaining **structures** less than 1.5 metres in height; or
 - (iii) the repair or replacement of a valve, faucet, fixture or sprinkler head, or stoppage cleared or a leak repaired in a **plumbing system**, if no change in piping is required.
 - (iv) sewage, water, electrical, telephone, rail or similar systems located on a highway or a public transit right-of-way;
 - (v) public utility towers and poles, television and radio or other communication aerials and towers, except for loads resulting from those located on or attached to **buildings**;
 - (vi) flood control and hydroelectric dams and **structures**;
 - (vii) mechanical or other equipment and appliances not specifically regulated in these requirements;
 - (viii) accessory **buildings** not greater than 10m² in **building** area that are sized in accordance with the applicable **Regional District** regulations;

- (ix) factory built housing and components certified prior to placing on site under CSA Z277-M1981 and/or CSA 277-M 1990 Procedures for Certification of Factory Built Houses, which conform with the requirements of the **Building Code**, or Can/CSA Z240 MH Series-M86 Mobile Homes, but the exemption does not extend to on-site preparations (foundations, basement mountings), interconnection of modules, connection to services and installation of appliances or other components;
 - (x) temporary buildings such as construction site offices, seasonal storage facilities, special events facilities, emergency facilities and such similar **structures** as authorized by the **Building Official**.
- (b) The Chief Inspector of Mines has the sole responsibility for administration and enforcement of the **Building Code** in respect of all **buildings** and **structures** used at a mine, as defined in the Mines Act of the Province of British Columbia.

6. PROHIBITIONS

6.1 No person shall, unless exempted by this bylaw or any enactment:

- (a) commence or continue any work provided for in Section 4.2 or related to a building unless a valid and subsisting permit has been issued by the **Building Official**;
- (b) occupy or use any **building** or part thereof contrary to the terms of any permit, notice or certificate given by the **Building Official**;
- (c) unless authorized by the **Building Official**, alter, deface, cover, remove, or in any way tamper with any notice or certificate posted upon or affixed to any **building** pursuant to any provisions of this bylaw;
- (d) do any work that is at variance with the description, plans, specifications for the **building, structure**, work or thing for which a permit has been issued, unless such change has been approved by the **Building Official**;
- (e) interfere with or obstruct the entry of the **Building Official** acting in the conduct of administration of this bylaw;
- (f) fail to comply with any order or notice issued by the **Building Official**;
- (g) excavate or fill any **building** site in the absence of a valid permit; or
- (h) install, or allow to be installed, either indoors or outdoors, a new or replacement solid-fuel burning appliance, furnace or boiler which is used for the space heating of a building, the heating of water or other such purpose unless it meets the emissions standards or equivalent of CAN/CSA-B415.1 standard "Performance Testing of Solid-Fuel Burning Heating Appliances" published by the Canadian Standards Association (CSA) as amended from time to time or the emissions standards of the "New Source Performance Standards, Title 40, Part 60, Sub-Part AAA of the Code of Federal Regulations (USA) (7-1-92 Edition), published by the United States Environmental Protection Agency (EPA) as amended from time to time.

BL 2049
Feb 1/08

7. BUILDING OFFICIALS

7.1 Each **Building Official** may:

- (a) administer this bylaw and prescribe the form of permits, permit applications, notices and orders, except to the extent that their form is prescribed by this bylaw;

- (b) keep records of permit applications, permits, notices and orders issued, inspections and tests made, and shall retain copies of all documents related to the administration of this bylaw or microfilm or digital copies of such documents;
- (c) establish, if requested to do so, whether the methods or types of construction and types of materials used in the construction of a **building, structure** or **plumbing system** for which a permit is sought under this bylaw substantially conform to the requirements of the **Building Code**.

7.2 A Building Official:

- (a) may enter any **land, building, structure**, or premise at any reasonable time for the purpose of ascertaining that the terms of this bylaw are being observed;
- (b) where any residence is occupied, shall obtain the consent of the occupant or provide written notice to the occupant 24 hours in advance of entry; and
- (c) shall carry proper credentials confirming his or her status as a **Building Official**.

7.3 A Building Official may:

- (a) order the correction of any work that is being or has been done in contravention of this bylaw.
- (b) direct that tests of materials, devices, **construction** methods, structural assemblies or foundation conditions be made, or sufficient evidence or proof be submitted, at the expense of the **owner**, where such evidence or proof is necessary to determine whether the material, devices, **construction** or foundation meets the requirements of this bylaw. The records of such tests shall be kept available for inspection during the **construction** of the **building** or **structure**.

8. APPLICATIONS

8.1 The application referred to in subsection 13.1 shall:

- (a) be made in the form prescribed by the **Building Official**;
- (b) be signed by the owner or authorized agent;
- (c) state the intended use of the building.

8.2 Except as outlined in Section 5.2, every person shall apply for and obtain:

- (a) a building permit before constructing, repairing or altering a **building, structure, plumbing system, swimming pool fence, fireplace, chimney or solid fuel appliance**;
- (b) a moving permit before moving a **building** or **structure**;
- (c) a demolition permit before demolishing a **building** or **structure**;
- (d) an excavation permit before excavating to **construct** a **building** or **structure**.

8.3 All plans submitted with permit applications shall bear the name and address of the **designer** of the **building, structure** or **plumbing system**.

8.4 Each **building** or **structure** to be constructed on a site requires a separate building permit and shall be assessed a separate building permit fee based on

the value of that **building** or **structure** as determined in accordance with Appendix A of this bylaw.

9. APPLICATIONS FOR COMPLEX BUILDINGS

9.1 When required by a **Building Official**, an application for a building permit with respect to a **Complex Building** shall:

- (a) be signed by the **owner**, or a signing officer if the owner is a corporation, and the **coordinating registered professional**;
- (b) be accompanied by the **owner's** acknowledgement of responsibility and undertakings made in the form attached as Appendix C to this bylaw, signed by the **owner**, or a signing officer if the **owner** is a corporation;
- (c) include a copy of a title search made within 30 days of the date of the application;
- (d) include a site plan prepared by a British Columbia Land Surveyor showing:
 - (i) the bearing and dimensions of the parcel taken from the registered subdivision plan;
 - (ii) the legal description and civic address of the parcel;
 - (iii) the location and dimensions of all statutory rights of way, easements and setback requirements;
 - (iv) the location and dimensions of all existing and proposed **buildings** or **structures** on the parcel;
 - (v) setbacks to the natural boundary of any lake, swamp, pond or watercourse where the Regional District's **land** use regulations establish siting requirements related to flooding;
 - (vi) 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 Regional District's **land** use regulations establish siting requirements related to minimum floor elevation; and
 - (vii) the location, dimension and gradient of parking and driveway access;
 - (viii) the **Building Official** may waive the requirements for a site plan, in whole or in part, where the permit is sought for the repair or alteration of an existing **building** or **structure**.
- (e) 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.
- (f) include a cross section through the **building** or **structure** illustrating foundations, drainage, ceiling heights and construction systems;
- (g) include elevations of all sides of the **building** or **structure** showing finish details, roof slopes, windows, doors, and finished grade;
- (h) include cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **building, structure** or **plumbing system** substantially conforms to the **Building Code**;

- (i) include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Ministry of Health approval;
- (j) 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**.
- (k) 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**; and
- (l) include two sets of stamped drawings at a suitable scale of the design prepared by each **registered professional** and including the information set out in sections 9.1.(e)(f)(g) and (h) 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:

- (a) 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 Regional District's Subdivision Servicing Bylaw;
- (b) a section through the site showing grades, **buildings**, **structures**, parking areas and driveways;
- (c) 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 STANDARD BUILDINGS

10.1 When required by a **Building Official** an application for a building permit with respect to a **Standard Building** shall:

- (a) be signed by the **owner**, or a signing officer if the **owner** is a corporation;
- (b) be accompanied by the **owner's** acknowledgement of responsibility and undertakings made in the form attached as Appendix C to this bylaw, signed by the **owner**, or a signing officer if the **owner** is a corporation;
- (c) include a copy of a title search made within 30 days of the date of the application;
- (d) if available survey information is not adequate to permit the **Building Official** to determine with sufficient certainty that the location of the proposed **building** or **structure** is in accordance with this bylaw and other applicable bylaws, include, except where the permit is sought for the repair or alteration of an existing **building**, **structure** or **plumbing system** and the **Building Official** waives this requirement, a site plan prepared by a British Columbia Land Surveyor showing:
 - (i) the bearing and dimensions of the parcel taken from the registered subdivision plan;
 - (ii) the legal description and civic address (if applicable) of the parcel;
 - (iii) the location and dimensions of all statutory rights of way, easements and setback requirements;

- (iv) the location and dimensions of all existing and proposed **buildings** or **structures** on the parcel;
 - (v) setbacks to the natural boundary of any lake, swamp, pond or watercourse where the Regional District's **land** use regulations establish siting requirements related to flooding;
 - (vi) 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 Regional District's **land** use regulations establish siting requirements related to minimum floor elevation; and
 - (vii) the location, dimension and gradient of parking and driveway access;
- (e) 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.
 - (f) include a cross section through the **building** or **structure** illustrating foundations, drainage, ceiling heights and construction systems;
 - (g) include elevations of all sides of the **building** or **structures** showing finished details, roof slopes, windows, doors, and finished grade;
 - (h) include cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **building, structure** or **plumbing system** substantially conforms to the **Building Code**;
 - (i) include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Ministry of Health approval;
 - (j) 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**; and
 - (k) include two sets of drawings at a suitable scale of the design including the information set out in sections 10.1.(e)(f)(g)(h) and 10.1.(j) of this bylaw.
- 10.2** The requirements of section 10.1.(j) may be waived by a **Building Official** in circumstances where the **Building Official** has required a professional engineer's report pursuant to section 56(2) of the *Community Charter* the building permit is issued in accordance with sections 56(4) & 56(5) of the *Community Charter* and a 10% fee reduction.
- 10.3** The requirements of section 10.1.(j) may be waived by a **Building Official** if documentation, prepared and sealed by a **registered professional**, is provided assuring that the foundation design substantially complies with section 9.4.4 of Part 9 of the **Building Code** and the foundation excavation substantially complies with section 9.12 of Part 9 of the **Building Code**.
- 10.4** In addition to the requirements of section 10.1, the following may be required by a **Building Official** to be submitted with a building permit application for the construction of a **Standard Building** where the project involves two or more buildings, which in the aggregate total more than 1000 square metres, or two or more buildings that will contain four or more dwelling units, or otherwise where the complexity of the proposed **building** or **structure** or siting circumstances warrant:
- (a) a roof plan and roof height calculations;

- (b) structural, electrical, mechanical or fire suppression drawings prepared and sealed by a **registered professional**;
- (c) 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**; and
- (d) 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 structure** or **plumbing system**.

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.(k), 10.1.(j), 10.4.(c), and 15.1 of this bylaw are relied upon by the Regional District and its **Building Officials** as certification that the design and plans to which the letters of assurance relate comply with the **Building Code** and other applicable enactments relating to safety.
- 11.2 A building permit issued for the construction of a **Complex Building**, or for a **Standard Building** for which a **Building Official** required professional design pursuant to section 10.4.(b) and letters of assurance pursuant to section 10.4.(c) 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.
- 11.3 When a building permit is issued in accordance with section 11.2 of this bylaw the permit fee shall be reduced by 10% 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 to this bylaw, shall be paid in full prior to issuance of any permit under this bylaw.
- 12.2 When an application is cancelled the plans and related documents submitted with the application may be destroyed or returned to the applicant.
- 12.3 The **owner** may obtain a refund of the permit fees set out in Appendix A to this bylaw when a permit is surrendered and cancelled before any construction begins, provided the permit is still valid. No refund shall be made where construction has begun or an inspection has been made.
- 12.4 Where, due to non-compliance with this bylaw, more than two inspections are necessary when one inspection is normally required, for each inspection after the second inspection, a re-inspection charge as set out in Appendix A to this bylaw shall be paid prior to additional inspections being performed.
- 12.5 For a permit inspection requested to be done after the hours during which the offices of the Regional District are normally open, an inspection charge shall be payable based on the time actually spent in making such inspection, including travel time.

13. BUILDING PERMITS

- 13.1 When:
 - (a) a completed application including all required supporting documentation has been submitted;

- (b) the proposed work set out in the application substantially conforms with the **Building Code**, this bylaw and all other applicable bylaws and enactments;
- (c) the **owner** or his or her representative has paid all applicable fees set out in section 12.1 of this bylaw;
- (d) the **owner** or his or her representative has paid all charges and met all requirements imposed by any other enactment or bylaw;
- (e) no enactment, covenant, agreement, or regulation in favour of, or regulation of, the Regional District authorizes the permit to be withheld;
- (f) the **owner** has retained a professional engineer or geoscientist if required by the provisions of the *Engineers and Geoscientists Act*; and
- (g) the **owner** has retained an architect if required by the provisions of the *Architects Act*,

a **Building Official** shall issue the permit for which the application is made. Notwithstanding any other provision of this Bylaw or any other enactment, the **Building Official** may, at its discretion, withhold the issuance of a building or occupancy permit where the **Building Official** has been notified of a deficiency to a utility service deemed essential to support the use or occupancy of the subject building.

- 13.2** Every permit is issued upon the condition that the permit shall expire and the rights of the **owner** under the permit shall terminate:
- (a) if the work authorized by the permit is not commenced within 6 months from the date of issuance of the permit; or
 - (b) if work is discontinued for a period of 12 months; or
 - (c) 24 months from date of issuance.
- 13.3** A **Building Official** may extend the period of time set out under sections 13.2 and where construction has not been commenced or where construction has been discontinued due to adverse weather, strikes, material or labour shortages, or similar hardship beyond the **owner's** control.
- 13.4** A **Building Official** may issue an excavation permit prior to the issuance of a building permit.
- 13.5** A **Building Official** may issue a building permit for a portion of a **building, structure, or plumbing system**, before the design, plans and specifications for the entire **building, structure or plumbing system** have been accepted, provided sufficient information has been provided to the Regional District to demonstrate to the **Building Official** that the portion authorized to be constructed substantially complies with this and other applicable bylaws and the permit fee applicable to that portion of the **building, structure or plumbing system** has been paid. The issuance of the permit notwithstanding, the requirements of this bylaw apply to the remainder of the **building, structure or plumbing system**, as if the permit for the portion of the **building, structure or plumbing system** had not been issued.
- 13.6** When a site has been excavated under an excavation permit issued pursuant to section 13.4 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 13.2, 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 Regional District to do so.

14. DISCLAIMER OF WARRANTY OR REPRESENTATION

- 14.1 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, structure** or **plumbing system** 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.

15. PROFESSIONAL DESIGN AND FIELD REVIEW

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

Prior to the issuance of an occupancy permit for a **Complex Building**, or **Standard Building** in circumstances where letters of assurance have been required in accordance with sections 10.1.(e), 10.4.(c), or 15.1 of this bylaw, the owner shall provide the Regional District with letters of assurance in the form of Schedules C-A or C-B, as is appropriate, referred to in section 2.6 of Part 2 of the **Building Code**.

16. RESPONSIBILITIES OF THE OWNER

- 16.1 Every **owner** shall ensure that all construction complies with the **Building Code**, this bylaw and other applicable enactments respecting safety.
- 16.2 Every **owner** to whom a permit is issued shall be responsible for the cost of repair of any damage to municipal works that occurs in the course of the work authorized by the permit.
- 16.3 Every **owner** to whom a permit is issued shall, during construction:
- (a) post and maintain the permit in a conspicuous place on the property in respect of which the permit was issued;
 - (b) keep a copy of the accepted designs, plans and specifications on the property; and
 - (c) post the civic address on the property in a location visible from any adjoining streets.
- 16.4 Every owner to whom a permit is issued shall determine and incorporate within the building plans submitted, the proper climatic information for building design as included in "Climatic Information for Building Design in Canada", Supplement #1 to the **Building Code** and included as "Appendix B" attached to and forming part of this bylaw.

17. INSPECTIONS

- 17.1 When a **registered professional** provides letters of assurance in accordance with sections 9.1.(k), 10.1.(j), 10.4(c), 15.1 or 15.2 of this bylaw, the **Regional District** will rely solely on **field reviews** undertaken by the **registered professional** and the letters of assurance submitted pursuant to section 15.2 of this bylaw as assurance that the construction substantially conforms to the design and that the construction substantially complies with the **Building Code**, this bylaw and other applicable enactments respecting safety.

- 17.2 Notwithstanding section 17.1 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 professional**.
- 17.3 A **Building Official** may attend periodically at the site of the construction of **Standard Buildings** or **structures** to ascertain whether the **health and safety aspects of the work** are being carried out in substantial conformance with those portions of the **Building Code**, this bylaw and any other applicable enactment concerning safety.
- 17.4 The owner or his or her representative shall give at least 72 hours notice to the **Regional District** when requesting an inspection and shall obtain an inspection and receive a **Building Official's** acceptance of the following aspects of the work in **Standard Buildings, structures** or **plumbing systems** prior to concealing them:
- (a) **foundation** – after removal of formwork from a concrete foundation and installation of perimeter drain tiles and damp-proofing, but prior to back-filling against the foundation;
 - (b) **framing** – when framing, sheathing and roofing of the building are complete but before any insulation, lath or other interior or exterior finish is applied which could conceal such work;
 - (c) **sub slab plumbing** – before a building drain is covered, and if any part of a plumbing system is covered before it is inspected it shall be uncovered if the **Building Official** so directs, and when considered necessary, underground building drains, branches may be required to be retested after the completion of all backfilling and grading by heavy equipment;
 - (d) **wood burning appliance** – upon connection to the chimney;
 - (e) **fireplace and/or chimney**
 - (i) upon completion of the first course of the flue liner above the smoke chamber; and
 - (ii) prior to capping chimney;
 - (f) **insulation and vapour barrier** – when insulation and vapour barrier are complete but prior to placement of any finish thereon;
 - (g) when such tests as may be required by the Plumbing Code or this bylaw are being carried out on a **plumbing system**;
 - (h) when the **building** water supply system has been completed and is under normal operating pressure;
 - (i) **rough plumbing** – when all fixtures, devices, attachments and appurtenances of the **plumbing system** are complete;
 - (j) **prior to occupancy** – after the **building** or **structure** or portion thereof is substantially complete and ready for occupancy, but before occupancy takes place of the whole or a portion of the **building** or **structure**; and
 - (k) **final** – when all work is complete.
- 17.5 No aspect of the work referred in section 17.4 of this bylaw shall be concealed until a **Building Official** has accepted it in writing.
- 17.6 The requirements of section 17.4 of this bylaw does 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.(k), 10.1.(j), 10.4.(c), 15.1 and 15.2 of this bylaw.

- 17.7 When required by the **Building Official**, in **Standard Buildings** or **structures** every **owner** shall uncover and replace at his or her own expense any work that has been covered prior to inspection or contrary to an order issued by the **Building Official**.
- 17.8 A Survey Certificate prepared by a British Columbia Land Surveyor shall be submitted to the Regional District of East Kootenay after the foundation walls have been poured or after the foundations have been assembled and before pouring unless deemed unnecessary by the **Building Official**.

18. OCCUPANCY

- 18.1 No person shall occupy a **building** or **structure** or part of a **building** or **structure** until occupancy of a **building** or **structure** has been approved by a **Building Official**.
- 18.2 Occupancy of a building shall not be approved unless:
- (a) all letters of assurance have been submitted when required in accordance with sections 9.1.(k), 10.1.(j), 10.4.(c), 15.1 and 15.2 of this bylaw.
 - (b) all aspects of the work requiring inspection and acceptance pursuant to section 17.4 of this bylaw have both been inspected and accepted or the inspections and acceptance are not required in accordance with section 17.6 of this bylaw.

A **Building Official** may approve occupancy for part of a **building** or **structure** when the part of the **building** or **structure** is self-contained, provided with essential services and the requirements set out in section 18.2 of this bylaw have been met with respect to it.

19. PLUMBING

- 19.1 Application for a permit shall be in writing on the form provided by the **Building Official**, and shall:
- (a) be signed by the **owner** or his authorized agent;
 - (b) state the number of fixtures to be installed in the building;
 - (c) include specifications and suitable drawings made to a scale of not less than 1:100, for the **plumbing system** with respect to multi-family, institutional, commercial and industrial buildings showing:
 - (i) site services, size and location of pipes;
 - (ii) site drainage, size and location of pipes, catch basins and dry wells;
 - (iii) total fixture load on sanitary sewer and water supply systems;
 - (iv) sanitary riser diagram complete with fixture loads at the base of stacks; and
 - (v) rain water leaders, size of pipe and area of roof drained;
 - (d) contain any and all other information necessary to establish compliance with this bylaw; and
 - (e) include mechanical drawings designed by a Professional Engineer registered in the province of British Columbia, for institutional buildings, buildings over three storeys in height and buildings with complex plumbing systems as determined by the **Building Official**.

- 19.2 Except where specifically required by the **Regional District** and where a legal right-of-way has been obtained and such plans are approved by the **Building Official**, no **plumbing system**, drainage system, house sewer, private sewage disposal system or parts thereof, shall be located in any lot other than the property which is the site of the **building, structure**, or premises serviced by such facilities.
- 19.3 Where a building is demolished or removed from its site the **Building Official** shall determine the extent of work and the costs involved to seal, remove or leave in place the sanitary, storm sewer and water service connections. Any work required shall be carried out by the **Regional District** work crews at the owner's expense.

20. RETAINING STRUCTURES

- 20.1 The **Building Official** may require:
- (a) the design of any retaining wall to be prepared, sealed and signed by a registered **British Columbia Professional Engineer** and the drawing submitted for permit;
 - (b) the supervision of the permitted work be carried out by the person/persons responsible for the design;
 - (c) that a **registered professional** undertake the design and conduct **field reviews** of the construction of a retaining structure greater than 1.5 metres in height. Sealed copies of the design plan and **field review** reports prepared by the **registered professional** for all retaining structures greater than 1.5 metres in height be submitted to a **Building Official** prior to acceptance of the work.

21. SWIMMING POOL FENCES

- 21.1 Every **swimming pool** shall be totally enclosed by a fence (as described herein) a **building** or a combination of fence and building.
- 21.2 Fences shall be not less than 1.5m (4.9 ft) high. The base of every fence shall be not more than 100mm (4 in) above ground or adjacent grade.
- 21.3 No horizontal or angled framing member shall be located on the outside of the fence between 200mm (8 in) and 1.0m (3.3 ft) 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 100mm (4 in). Fences composed of angle members shall have no openings between adjacent members greater than 13mm (1/2 in). Notwithstanding the provisions of this subsection, standard chain link wire mesh fence that meets the minimum height requirements indicated in subsection 20.1 provided the mesh size does not exceed 50mm (2 in) and the wire is not less than No. 11 gauge.
- 21.4 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 1.0m (3.3 ft) above grade or on the outside of the fence at 1.5m (4.9 ft) above grade.
- 21.5 The **swimming pool** fence enclosure shall be completed in accordance with the approved plans and specifications. It shall be the owner's responsibility to ensure that the **swimming pool** area is maintained in a safe, secure condition during the construction period and until a permanent enclosure approved by the **Building Official** is in place.
- 21.6 The owner shall give a minimum of 72 hours notice to the **Building Official** requesting a final inspection when the permanent fencing and gate(s) are in place.

22. MOVING PERMITS

22.1 No person shall:

- (a) move or cause to be moved any **building** or **structure** from one parcel to another without first obtaining a permit issued by the Regional District; or
- (b) relocate a residential **building** or **structure** or part of it to another parcel of land within the Regional District unless it can be shown to the satisfaction of the Regional District that the dwelling, once re-established on the new site, will not downgrade surrounding property values.

22.2 Every application for a permit to move a **building** or **structure** shall identify the existing location of the **building** or **structure** and the proposed location to which the **building** or **structure** is to be moved.

22.3 The **Building Official** may require that an application for a **building** or **structure** relocation be accompanied by security in a form and amount acceptable to the **Building Official**.

22.4 An application for a moving permit shall be in the form of Appendix C to this bylaw.

22.5 Should a building which has been relocated subject to the provisions of this bylaw not be completed to occupancy stage within two years from the date of issuance of the permit, the **Building Official** may send a written notice to the **owner** stating that the building does not comply with this bylaw or other enactment and direct the **owner** to remedy the noncompliance within thirty (30) days from the date of service of the notice. If the noncompliance is not remedied within the period of thirty (30) days, the **Building Official** may draw upon the security on deposit and take whatever action is necessary to effect completion of the building and site.

23. DEMOLITIONS

23.1 An application for a demolition permit shall be in the form of Appendix C to this bylaw.

23.2 The demolition of any **building** or **structure** requires a permit prior to commencement of work.

23.3 Every person making application for a permit to demolish a **building** or **structure** shall, as part of his application, provide the **Building Official** with satisfactory evidence that:

- (a) no unsafe condition will be created or permitted; and
- (b) all utility services to the **building** or **structure** have been disconnected and all such disconnections have been approved by the appropriate authority.

23.4 Before issuing a permit to demolish any **building** or **structure**, the **Building Official** may demand, as a condition of issuance that security be provided in a form satisfactory to the **Building Official** to ensure that the site of the demolition will be left in a safe, neat condition, free from debris or dust, and compatible with neighbouring properties. The amount of the security shall be equal to the estimated cost of site restoration and shall be acceptable to the **Building Official**. In the event that the site is not properly restored to a standard satisfactory to the **Building Official**, the **Building Official** may send written notice to the owner requiring that the site be properly restored within thirty (30) days from the date of service of the notice. If the restoration is not carried out within the period of thirty (30) days the **Building Official** may draw upon the security on deposit and take whatever action is necessary to effect restoration of the site.

24. EQUIVALENTS

24.1 The provisions of this bylaw are not intended to limit the appropriate use of materials, equipment or methods of construction not specifically authorized herein. An owner desirous of providing an equivalent material, equipment or method of construction not specifically authorized herein must present to the **Building Official** sufficient evidence to satisfy the **Building Official** that the proposed equivalent will provide the level of performance required by this bylaw.

25. PERMITS

25.1 A building permit shall be in the form of Appendix C to this bylaw.

26. PENALTIES AND ENFORCEMENT

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

26.2 Every person who fails to comply with any order or notice issued by a **Building Official**, or who allows a violation of this bylaw to continue, contravenes this bylaw.

26.3 A **Building Official** may order the cessation of any work that is proceeding in contravention of the **Building Code** or this bylaw by posting a Stop Work notice in the form of Appendix D to this bylaw.

26.4 The owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction work immediately and shall not do any work until all applicable provisions of this bylaw have been substantially complied with and the Stop Work notice has been rescinded in writing by a **Building Official**.

26.5 To account for additional administrative time and costs to the Regional District that are incurred as a result of the start of construction without a valid building permit, the **Building Official** may double the fees for a building permit where construction has commenced prior to issuance of the required building permit.

27. SEVERABILITY & APPLICATION

27.1 The provisions of this bylaw are severable and the invalidity of any part of this bylaw shall not affect the validity of the remainder of this bylaw.

27.2 This Bylaw shall apply to all unincorporated areas of the **Regional District**.

28. FORMS AND APPENDIX

28.1 Forms and Appendix attached to this bylaw form a part of this bylaw.

29. REPEAL

29.1 Bylaw No. 1400 cited as "Regional District of East Kootenay – Building Regulation Bylaw No. 1400, 1998" and all bylaws enacted in amendment thereto are hereby repealed.

READ A FIRST TIME the 9th day of July 2004.
READ A SECOND TIME the 9th day of July 2004.
READ A THIRD TIME the 9th day of July 2004.

ADOPTED the 9th day of July 2004.

“Gregory Deck”
CHAIR

“Lee-Ann Crane”
MANAGER OF ADMINISTRATIVE SERVICES

*Amendment of Permit Fees
Adopted July 9, 2010 – BL 2250*

**SCHEDULE A
SCHEDULE OF PERMIT FEES**

A. BUILDING PERMIT FEES

* Declared or Assessed Value)	\$1,000 or less	\$ 50.00
)		
Construction, reconstruction, addition, extension, alteration and repair of any building or any other work requiring a permit and not specifically listed here.)	For each additional \$1,000 or fraction thereof up to \$50,000	10.00
)		
)	For each additional \$1,000 or fraction thereof over \$50,000	7.00
Minimum Fee			50.00
Re-inspection Fee			50.00

* As determined by the *Building Official*, based on evaluation of current construction costs for the area or firm contract price.

B. RELATED PERMIT FEES

1. Separate chimney/fireplace construction	\$ 75.00
2. Demolition permit	150.00
3. Moving permit	150.00
4. Temporary building permit per unit	* 75.00
5. Swimming Pool Fencing	75.00
6. Single-wide or double-wide manufactured home placement	* 150.00
7. Building permit renewal (minimum) Or \$2.00 per \$1,000 of value of work to be completed, whichever is highest.	75.00
8. Minimum inspection fee (insurance purposes)	75.00
9. Notice on Title (Registration/Cancellation)	500.00

* Plus construction values of new work on-site, such as foundations, basements, additions, and plumbing.

C. PLUMBING PERMIT FEES

Each plumbing fixture	\$50 Basic Plus \$10/fixture
-----------------------	---------------------------------

APPENDIX B**TO BYLAW NO. 1735****CLIMATIC INFORMATION FOR BUILDING DESIGN****DESIGN SNOW LOADS**

There have been significant changes to design snow loads for buildings in some locations in the province. This is the result of the collection of an additional ten years of data as well as the addition of more measuring stations through the province. Suggested snow loads for various BC locations are listed in the supplement to the 1990 NBC. However, values established by a political jurisdiction such as a municipality or *Regional District*, by a local building bylaw, take precedent over values listed in the Supplement.

Snow loads are specified as "ground snow loads." For building roof design these ground loads must be converted to roof loads. A new method of calculating roof snow loads has been incorporated in the 1992 BC *Building Code*. This new method accounts for the fact that the total snow loading has two components:

1. A snow component, $S(s)$ which is based on a 30-year probability; and
2. A rain component, $S(r)$ which accounts for an additional loading due to wetting of the snow by rain.

As before, a reduction factor to account for drifting snow is applied to the ground snow load to determine the roof snow load. This factor is not applied to the rain component since rain does not "drift." This results in the following formula for calculating roof snow load:

$$S = C(b) \times S(s) + S(r)$$

Where $C(b)$ = the basic snow load roof factor, 0.5 for the entire width of a roof less than 4.3m and 0.6 for all other roofs.

Example:

What is the design snow load for a house (over 4.3m in width) located in Cranbrook? Use data from the Supplement.

From the Supplement, $S(s) = 2.7$ kPa $S(r) = 0.2$

$$S = (0.6 \times 2.7) + 0.2$$

$$S = 1.82 \text{ kPa}$$

MUNICIPAL or RURAL AREA	GROUND SNOW LOAD (kPa)		TOTAL	GROUND SNOW/RAIN LOAD	DESIGN LOAD		ELEVATION		LATITUDE and LONGITUDE	
	S(s)	S(r)			psf	kPa	psf	Metres	Feet	
BRISCO	2.8	0.2	3.0	63	1.7	36	794	2605	50° 116°	50°N 16°W
BULL RIVER	2.7	0.2	2.9	61	1.7	35	754	2478	49° 115°	28°N 27°W
CANAL FLATS	2.5	0.2	2.7	56	1.6	33	818	2683	50° 115°	9°N 49°W
COLUMBIA LAKE	2.5	0.2	2.7	56	1.6	33	810	2657	50° 115°	25°N 55°W
CRANBROOK	3.0	0.2	3.2	67	1.8	39	918	3013	49° 115°	30°N 46°W
EDGEWATER	2.7	0.2	2.9	61	1.7	35	797	2614	50° 116°	42°N 8°W
ELKFORD	3.7	0.3	4.0	84	2.3	49	1273	4175	50° 114°	1°N 55°W
ELKO	3.6	0.2	3.8	79	2.2	46	941	3086	49° 115°	18°N 7°W
FAIRMONT	2.5	0.2	2.7	56	1.6	33	810	2658	50° 115°	19°N 52°W
FERNIE	4.5	0.2	4.7	98	2.7	56	1012	3320	49° 115°	30°N 4°W
FERNIE SKI HILL	5.8	0.3	6.1	127	3.5	73	1372	4502	49° 115°	30°N 10°N
FORT STEELE	2.5	0.2	2.7	56	1.6	33	770	2525	49° 115°	37°N 38°W
GALLOWAY	3.3	0.2	3.5	73	2.0	42	869	2850	49° 115°	22°N 14°W
GRASMERE	2.7	0.2	2.9	61	1.7	35	832	2730	49° 115°	5°N 6°W
HOSMER	4.1	0.2	4.3	90	2.5	51	1049	3440	49° 114°	35°N 57°W
INVERMERE	2.5	0.2	2.7	56	1.6	33	825	2707	50° 116°	31°N 2°W
JAFFRAY	2.7	0.2	2.9	61	1.7	35	825	2705	49° 115°	22°N 18°W
KIMBERLEY	4.4	0.2	4.6	96	2.6	54	1300	4265	49° 115°	41°N 59°W
MEADOWBROOK	3.8	0.2	4.0	84	2.3	48	1219	3984	49° 115°	41°N 59°W
MOYIE	2.7	0.2	2.9	61	1.7	35	930	3050	49° 115°	17°N 50°W
NATAL	3.8	0.2	4.0	84	2.3	48	1134	3720	49° 114°	43°N 51°W
PANORAMA	2.8	0.2	3.0	63	1.7	36	1067	3501	50° 116	32°N 8°W
RADIUM HOT SPRINGS	2.7	0.2	2.9	61	1.7	35	900	2953	50° 116	38°N 4°W
ROOSEVILLE	2.7	0.2	2.9	61	1.7	35	823	2700	49° 115°	0°N 3°W
SKOOKUMCHUCK	2.4	0.2	2.6	54	1.5	32	797	2615	49° 115°	55°N 44°W
SPARWOOD	3.8	0.2	4.0	84	2.3	48	1140	3740	49° 114°	43°N 53°W
SPILLIMACHEEN	2.8	0.2	3.0	63	1.8	37	793	2600	50° 116	54°N 22°W
TA TA CREEK	2.4	0.2	2.6	54	1.5	32	884	2900	49° 115°	47°N 46°W
WARDNER	2.7	0.2	2.9	61	1.7	35	750	2460	49° 115°	24°N 26°W
WASA	2.4	0.2	2.6	54	1.5	32	773	2535	49° 115°	46°N 44°W
WILMER	2.7	0.2	2.9	61	1.7	35	878	2880	50° 116°	32°N 4°W
WINDERMERE	2.5	0.2	2.7	56	1.6	33	857	2810	50° 115°	28°N 58°W
WYCLIFFE	3.0	0.2	3.2	67	1.8	39	884	2900	49° 115°	36°N 51°W

DEFINITIONS: Snow Component - S(s)

Rain Component- (S(r))

Kilopascal – kPa

Pounds per Square Foot - psf

- * The Fernie area displays a different climatology from other sites ascending the Rockies from the Columbia-Kootenay River Valley. Observations from this area (and perhaps to the south) indicate higher snow loads than might otherwise be expected; in addition, snow loads above 1100m increase with elevation more rapidly than farther north. As a result, we would need more data than currently available to be confident in defining the increase of snow load with elevation for the area. Based on three sets of observations from Fernie and three sets from the Morrissey Ridge area, it appears that snow loads might increase about .0089 kPa/m of elevation rise above about 1100m.

Atmospheric Environment Service, Environment Canada, would prefer that clients contact them for site specific recommendations when working with the Fernie area. The National Building Code of Canada value for Fernie at 1012m is 4.1 kPa with 0.2 kPa for the rain load component.

- ** The Kimberley and Marysville area snow loads can be calculated as follows:

$$S(s) = 1.16 \times (-2.3 + .0031 \times \text{elevation} + .00000103 \times \text{elevation}^2)$$

This equation should not be applied to mountain top sites.

Thus:	Elevation (m)	S(s) (kPa)
	1100	2.7
	1150	3.0
	1200	3.4
	1250	3.7
	1300	4.0

- *** For the Panorama area, a ground snow load of 2.5 kPa is recommended below 1100m. Above 1100m, snow loads can be calculated as follows:

$$S(s) = 0.79 \times (18.02 - .026 \times \text{elevation} + .0000114 \times \text{elevation}^2)$$

This equation should not be applied to mountain top sites.

Thus:	Elevation (m)	S(s) (kPa)
	1100	2.5
	1150	2.5
	1200	2.6
	1250	2.6
	1300	2.8
	1350	2.9
	1400	3.1
	1450	3.4
	1500	3.7
	1600	4.4

The rain component of the snow load can be calculated according to:

S(s) = .0002 x elevation above sea level and varies as follows:

Thus:	Elevation (m)	S(s) (kPa)
	1100	0.2
	1200	0.2
	1300	0.3
	1400	0.3
	1500	0.3
	1600	0.3

CLIMATE INFORMATION DESIGN DATA FOR SELECTED LOCATIONS

MUNICIPAL OR RURAL AREA	DESIGN TEMPERATURE JANUARY JULY 2 ½				DEGREE DAYS BELOW 18C *	15 MIN. RAIN		ONE DAY RAIN		ANNUAL PRECIPITATION		GROUND SNOW/RAIN LOAD (kPa)		HOURLY WIND PRESSURES						SEISMIC ZONE	ELEVATION		
	DEGREE C					mm	in.	mm	in.	mm	in.	S(s)	S(r)	1/10 kn/m ²	1/10 psf	1/30 kn/m ²	1/30 psf	1/100 kn/m ²	1/100 psf			Metres	Feet
	2½ %	1%C	DRY%	WET%																			
Canal Flats	-26	-29	32	18	4557	11	0.43	41	1.61	369	14.53	2.5	.2	0.25	5.22	0.32	6.68	0.41	8.56	.05	818	2683	
Cranbrook	-27	-30	32	19	4762	10	0.39	43	1.69	438	16.85	3.0	.2	0.22	4.60	0.29	6.07	0.37	7.73	.05	918	3013	
Elko	-28	-31	29	19	4900	13	0.51	54	2.13	580	22.83	3.6	.2	0.27	5.64	0.37	7.73	0.50	10.44	.05	941	3086	
Fernie	-29	-32	29	19	4980	13	0.51	106	4.17	1082	42.60	4.5	.2	0.33	6.89	0.43	8.98	0.55	11.49	.05	1012	3320	
Golden	-28	-31	29	17	4950	8	0.31	59	2.32	473	18.62	3.7	.2	0.27	5.64	0.32	6.68	0.38	7.94	.05	790	2590	
Invermere	-29	-31	30	16	5100	11	0.43	49	1.93	410	16.14	2.5	.2	0.25	5.22	0.32	6.68	0.41	8.56	.05	825	2707	
Kimberley	-26	-29	31	19	4890	10	0.39	49	1.39	378	14.88	4.4	.2	0.22	4.60	0.29	6.07	0.37	7.73	.05	1219	3984	
Radium Hot Springs	-30	-32	30	16	5200	11	0.43	50	1.97	420	16.54	2.7	.2	0.27	5.64	0.32	6.68	0.39	8.14	.05	900	2953	
Windermere	-28	-30	30	16	5100	11	0.43	49	1.93	410	16.14	2.5	.2	0.25	5.22	0.32	6.68	0.41	8.56	.05	857	2810	

* Average over 50-year period



**REGIONAL DISTRICT OF EAST KOOTENAY
BUILDING & PROTECTIVE SERVICES
PERMIT APPLICATION**

CRANBROOK OFFICE
19 – 24th Avenue South
Cranbrook BC V1C 3H8
Ph: 250 489-2791 · Fx: 250 489-1287
Toll Free 1-888-478-7335

COLUMBIA VALLEY OFFICE
Box 2319, 4956 Athalmer Road
Invermere BC V0A 1K0
Ph: 250 342-0063 · Fx: 250 342-0064

Web Site: www.rdek.bc.ca

OFFICE USE ONLY
BP No. _____
Area/Yr _____

SECTION 1 – APPLICANT INFORMATION

Registered Owner(s): _____	Contractor / Agent: _____
Mailing Address: _____ _____	Mailing Address: _____ _____
Phone: _____ (home) _____ (work) Fax: _____ email: _____	Phone: _____ Fax: _____

SECTION 2 – LAND UNDER APPLICATION

Legal Description:

Lot _____ Block _____ Plan _____ District Lot _____

Extended legal description: _____

Street Address: _____

Parcel Identifier Number (PID): _____ Folio Number: _____

SECTION 3 – PURPOSE OF APPLICATION [check appropriate box(es)]

To construct a _____ **in accordance with attached plans.**
(dwelling unit, garage, shop, accessory buildings, commercial structure, etc.)

Main floor area (sq ft or sq m): _____ Estimated Cost: _____

No. of storeys: _____ No. of plumbing fixtures: _____

To place a manufactured home

Year: _____ Size: _____ No. of bedrooms _____

Other

(wood burning appliance, renovations, plumbing, demolition, moving permit, swimming pool fencing, etc.)

SECTION 4 – ENSURE THE FOLLOWING DOCUMENTS ARE INCLUDED WITH THE APPLICATION

Two (2) sets of construction plans showing:

- dimensions of building
- scale
- foundation details
- floor plans showing
 - proposed use of each room
 - elevations
 - structural & mechanical details
 - building sections
- list of all building materials

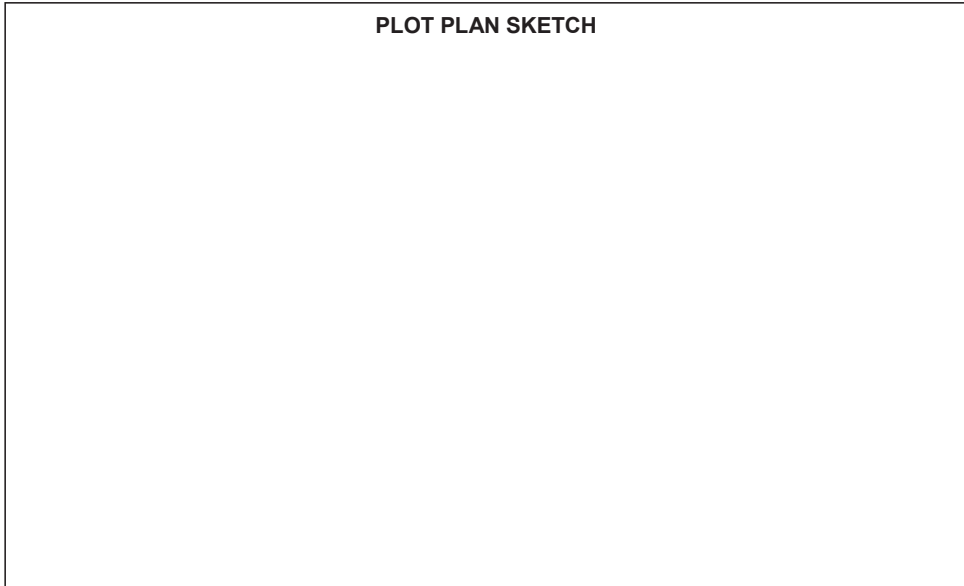
One set of plans will be returned to you with RDEK comments upon the issuance of the permit.

- Homeowner Protection Office** (provide one of the following)
 - Owner/Builder Declaration and Disclosure Notice (completed with seal/signature)
 - HPO Registered form (completed with warranty provider seal/signature)
(For information contact HPO at 1-800-407-7757 or www.hpo.bc.ca)

- Sewage / Septic filing form** (obtained from a certified practioner/installer)
 - For a list of certified practioners phone: (604) 585-2788 extension 238 or the ASTTBC website: owrp.asttbc.org

- Plot Plan** – provide plot plan sketch below, which includes the following:
 - north arrow
 - lot lines with dimensions
 - location of proposed structure with distances indicated from each structure to each property line
 - access (roads, driveways)
 - all existing buildings on property including the square footage of each structures (if applicable)
 - distances from & elevations above watercourses (creeks, rivers, ponds, lakes)

PLOT PLAN SKETCH



SECTION 5 – DECLARATION AND AUTHORIZATION

If the permit applied for is granted, I / we agree:

- (a) to conform and be bound by the requirements of all relevant statutes, regulations, rules, orders in council and bylaws of the Province of British Columbia and the Regional District of East Kootenay (RDEK), including but not limited to, the BC Building Code and the RDEK Building Regulation Bylaw.
- (b) 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 & Protective Services official, shall constitute a representation or warranty that the Building Code or the Bylaw have been complied with or the building, structure or plumbing system 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.

I / we have read the above agreement, release and indemnify and understand it.

Signature of Applicant(s): _____ Date: _____

If the application is submitted by an Agent, the owner(s) must sign the following statement or provide separate written authorization:

I / we consent to this application filed by the person or company whose name appears as the agent on page 1.

Signature of Owner(s): _____ Date: _____

APPENDIX D

LEGAL NOTICE OF

STOP WORK ORDER

Pursuant to the “Regional District of East Kootenay – Building Regulation Bylaw No. 1735, 2004” and amendments thereto, adopted under Section 694 of the *Local Government Act of BC*, as amended from time to time, a “STOP WORK ORDER NOTICE” has been placed on this construction.

Section _____ of the said Bylaw has been violated and shall be corrected within **THIRTY (30) DAYS FROM THE DATE OF THIS NOTICE.**

This “**STOP WORK ORDER**” shall not be removed by any person or persons until the Building Inspector has satisfied himself that the violation(s) has/have been corrected.

DATE: _____

BUILDING INSPECTOR

REGIONAL DISTRICT OF EAST KOOTENAY

MAIN OFFICE
19 – 24TH AVENUE SOUTH
CRANBROOK BC V1C 3H8
PHONE: (250) 489-2791

COLUMBIA VALLEY OFFICE
BOX 2319, 4956 ATHALMER ROAD
INVERMERE BC VOA 1K0
PHONE: (250) 342-0063