

REGIONAL DISTRICT OF CENTRAL OKANAGAN
BYLAW NO. 1287

Being a bylaw to amend the Regional District of Central Okanagan Building Bylaw No. 835.

WHEREAS the Regional District of Central Okanagan has enacted the Regional District of Central Okanagan Building Bylaw No. 835, and amended by Bylaw No. 901-2000;

AND WHEREAS the Regional District of Central Okanagan considers it necessary to further amend the Regional District of Central Okanagan Building Bylaw No. 835;

NOW THEREFORE the Regional District of Central Okanagan in open meeting assembled enacts as follows:

1. Delete the third paragraph of the Bylaw and replace it with,
“AND WHEREAS the Regional District of Central Okanagan has adopted Building Inspection as an extended service for Central Okanagan West Electoral Area and Central Okanagan East Electoral Area.”

2. **DEFINITIONS:**

Delete the definition 1.1e) “Commence construction” in its entirety and replace it with:

1.1 e) “Commence construction” shall mean to proceed with construction of a project by starting the physical work associated with the subject project, including site preparation.”

1.1 s) “Retaining Wall”

Add additional wording to the definition of Retaining Wall as follows: Where a series of structures used for retaining terrain against the forces of gravity will cause a surcharge on down slope retaining structures, retaining wall height for the purposes of this definition will be the vertical distance from the finished ground level on the low side of the lowest surcharged retaining structure to the finished ground level on the high side of the highest retaining structure causing the surcharge. A surcharge is considered to exist if a line drawn from the outer edge of the higher retaining structure footing to the inner edge of the lower retaining structure footing is greater than 45 degrees to the horizontal.

3. **CLIMATIC DATA**

4.1. Delete “The supplement to the National Building Code of Canada” and replace it with “the British Columbia Building Code.”

4. PERMITS

Delete Section 8.5. in its entirety and replace it with the following:

"8.5.1. Where a project authorized by a permit is not started and the permit is cancelled or expired, the Region will refund fees as follows:

- (a) Permits having a total permit fee of \$400.00 or less exclusive of the surcharge - no refund except the surcharge will be refunded.
- (b) Permits having a total permit fee of more than \$400.00 exclusive of the surcharge - 100% of the permit fee in excess of \$400.00 and the surcharge will be refunded.

8.5.2. Where a project authorized by a permit is started and the owner cancels the permit prior to its expiry, the Region will refund permit fees as follows:

- (a) Permits having a total permit fee of \$400.00 or less exclusive of the surcharge – no refund except the surcharge will be refunded within the time frame for rebating surcharges as noted in Schedule H Section 1(b).
- (b) Permits having a total permit fee of \$400.00 or more – the amount available for refund will be the original total permit fee minus \$400.00, however, each inspection that was done by the Region for work done on the project will reduce the remaining amount available for refund by 20%. Permits cancelled within the time frame specified in Schedule H Section 1 (b) will have 100% of the surcharge rebated."

5. APPLICATION FOR PERMITS

Delete 9.1.(b) in its entirety and replace it with the following:

"be signed by the owner, or a person authorized by the owner to obtain a permit on the owners behalf."

Delete in the 9.4. the reference "Section 2.3 of the Code" and replace it with "Part 2 of the Code."

Delete 9.6.(e) in its entirety and replace it with "(e) A Schedule B from the B.C. Building Code or S-1 and S-2 from this bylaw for structural and geotechnical aspects, signed and sealed by a Registered Professional."

6. GENERAL PROVISIONS

Delete 10.7. in its entirety and replace it with "10.7 Permit applications may be referred to the Region's other departments prior to issuance of a permit."

7. SMOKE ALARMS

Delete in 16.3. the words "CAN/ULC S.531-M87" and replace it with the words "CAN/ULC S531-02."

8. INSPECTIONS

In 19.1 (a) delete that part of the sentence from the word "deficiencies" to the end of the sentence and replace it with "non-compliance with the B.C. Building Code shall correct the non-compliance and obtain re-inspection."

In 19.1.4(d) delete the words "gas venting."

9. Delete Schedule G in its entirety and replace it with a new Schedule G, 2011, as attached to this bylaw;

10. Delete Schedule H in its entirety and replace it with a new Schedule H, 2011, as attached to this bylaw.

11. This bylaw may be cited for all purposes as the "Regional District of Central Okanagan Building Amendment Bylaw No. 1287, 2011"

READ A FIRST TIME THIS 24th DAY OF January 2011

READ A SECOND TIME THIS 24th DAY OF January 2011

READ A THIRD TIME THIS 24th DAY OF January 2011

RECONSIDERED AND ADOPTED THIS 24th DAY OF January 2011



CHAIR



DIRECTOR OF CORPORATE SERVICES

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1287 cited as "Regional District of Central Okanagan Building Amendment Bylaw No. 1287, 2011" as read a third time by the Regional Board on the 24th day of January, 2011.

Dated at Kelowna, B.C. this
26th day of January 2011



DIRECTOR OF CORPORATE SERVICES

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1287 cited as "Regional District of Central Okanagan Building Amendment Bylaw No.1287, 2011" as adopted by the Regional Board on the 24th day of January 2011.

Dated at Kelowna, B.C. this
26th day of January 2011



DIRECTOR OF CORPORATE SERVICES

**Building Bylaw No. 835
(Amendment Bylaw 1287, 2011)**

Schedule 'G', 2011

Valuation Schedule for the purpose of assessing permit fees.

A) Single and Two Family Dwellings	
One storey, no basement or crawl space	\$100.00 / Square foot
One storey on a crawl space	\$110.00 / Square foot
One storey with an unfinished lower floor	\$120.00 / Square foot
Two Storey, no basement	\$140.00 / Square foot
Two Storey on a crawl space	\$145.00 / Square foot
Two Storey on an unfinished basement	\$155.00 / Square foot
Additional storey (number of square foot of storey area)	\$50.00 / Square foot
Finishing of unfinished area (area to be finished)	\$25.00 / Square foot
B) Open roofed areas/carport/decks	\$20.00 / Square foot
C) Garages/small accessory buildings (garages within a lower floor of a dwelling will be considered as finishing an unfinished space)	\$25.00 / Square foot
D) Multiple Family Dwellings, Commercial, Industrial, Institutional and all other projects	Actual construction contract value of project

**BUILDING BYLAW NO. 835
(Amendment Bylaw 1287, 2011)**

SCHEDULE 'H' 2011

SCHEDULE OF FEES

- 1) The fees charged for permits under this bylaw shall be in conformance with the following:
 - a) For construction, addition, alteration, repair, removal or demolition of a building or part thereof, the fee shall be 1.2 percent of the valuation of the project (\$12.00 per \$1,000.00 of valuation) plus a surcharge of:
 - i) \$50.00 – where the valuation is less than \$10,000.00 or;
 - ii) \$100.00 – where the valuation is from \$10,000.00 to \$50,000.00 or;
 - iii) \$200.00 – where the valuation is in excess of \$50,000.00.
 - b) When a building permit is completed within 24 months of the date of issue, the Regional District of Central Okanagan will rebate permit fees as follows:
 - i) Where the valuation is less than \$10,000.00 a rebate of \$50.00 will be given.
 - ii) Where the valuation is from \$10,000.00 to \$50,000.00 a rebate of \$100.00 will be given.
 - iii) Where the valuation is in excess of \$50,000.00 a rebate of \$200.00 will be given.
 - c) Where a project includes plumbing, a fee of \$10.00 per plumbing fixture shall be charged. Each trap, roof drain, floor drain and yard or parking lot drain shall be considered to be a plumbing fixture.
 - d) For placing a moved on dwelling (CSA Z240, CSA A277 or other relocated dwelling) on a property, the permit fee shall be \$400.00 plus 1.2 percent of the construction cost of those other portions of the project which are necessary for final completion of the project.

SCHEDULE 'H' 2011
(Amendment Bylaw 1287, 2011)

- e) For construction of retaining walls, pool fences, sign structures, mobile home parks, campgrounds, site services and other projects controlled by this bylaw, the permit fees shall conform to Section 1(a) of this Schedule.
- 2) Notwithstanding Sections 1(a) to 1(e) of this Schedule, the minimum permit fee shall be \$100.00.
- 3) The fee for processing a strata title conversion of an existing building shall be \$200.00 plus \$75.00 per hour for any time an inspector takes to evaluate the building(s) in accordance with this bylaw.
- 4) The fee for renewal of a temporary mobile home permit as specified in Article 8.7 of this bylaw shall be \$100.00 per year.
- 5) The fee for evaluation of an existing building to be moved in accordance with this bylaw shall be a minimum of \$200.00, plus \$75.00 per hour for each additional hour beyond the first hour, plus any travel costs where it is necessary to travel outside the Regional District of Central Okanagan to carry out the evaluation.
- 6) The re-inspection fee specified by Section 19.14 of this bylaw shall be \$75.00.
- 7) For the purpose of determining the valuation of a project for calculating permit fees, the following shall be used:
 - a) For single family dwellings, two family dwellings, residential additions and accessory buildings the value shall be based on Schedule 'G' of this bylaw.
 - b) For projects not specified in 7(a) of this Schedule the actual cost of the project including all aspects of construction including site preparation, driveways and site services or as determined by the Marshall Valuation System, whichever is greater.
- 8) The deposit required upon application for a permit under this bylaw shall be \$100.00 for projects with valuation of less than \$500,000.00 and \$500.00 for projects with a valuation over \$500,000.00.
- 9) An additional fee of \$400.00 is required where new plans are submitted for a project after a plan review has been completed.
- 10) The fee for providing a property status letter, as specified by Section 10.11 of this bylaw, shall be \$100.00.
- 11) The fee for transferring a permit to a new owner or new contractor shall be \$50.00.