

THE FOLLOWING DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of the following:

1. Maple Ridge Building Bylaw No. 6925-2012
2. Maple Ridge Building Amending Bylaw No. 6950-2012
3. Maple Ridge Building Amending Bylaw No. 6972-2013

Individual copies of any of the above bylaws can be obtained by contacting the Clerk's Department.

DISTRICT OF MAPLE RIDGE

Building Bylaw No. 6925 - 2012

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

WHEREAS section 692 (1) and (2) of the Local Government Act authorizes the **Corporation** of the District of Maple Ridge, for the health, safety and protection of persons and property to regulate the **Construction**, alteration, repair, or demolition of buildings and **Structures** by bylaw;

AND WHEREAS the Province of British Columbia has adopted a building code to govern standards in respect of the **Construction**, alteration, repair and demolition of buildings in municipalities and regional districts in the Province;

AND WHEREAS it is deemed necessary to provide for the administration of the building code;

NOW THEREFORE, the Council of the District of Maple Ridge enacts as follows:

1. Citation

This bylaw be cited as the "Maple Ridge Building Bylaw No. 6925 - 2012" and;

That "Maple Ridge Building Bylaw No. 6180 - 2003" as amended be repealed in its entirety.

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2. Definitions

In this bylaw:

The following words and terms have the meanings set out in the current edition of the British Columbia Building Code: **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, registered professional of**

record, and **residential occupancy**. The following term has the same meaning as set out under Section 55 of the Community Charter: **Qualified Professional**.

The words and terms in **Bold** below have the following meanings:

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

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

“B.C. Gas Safety Code” means the standards of the Canadian Gas Association and amendments thereto as adopted by the B.C. Safety Standards Act and Gas Safety Regulation pursuant thereto.

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

“Building Official” includes The **Chief Building Official**, Building Inspectors, Gas/**Plumbing** Inspectors, Electrical Inspectors, Trades Inspectors, Safety Officers and Plan Checkers designated by the **Corporation** of the District of Maple Ridge.

“CC” - means the Community Charter [SBC 2003] Chapter 26 as amended or re-enacted from time to time.

“Chief Building Official” is the Manager of Inspection Services / Local Safety Manager and includes those **Building Officials** as designated by the Manager of Inspection Services and the Director of Licensing, Permits and Bylaws.

“Complex Building” means:

2.1 all **Buildings** used for **major occupancies** classified as

2.1.1 **assembly occupancies,**

2.1.2 **care, treatment or detention occupancies,**

2.2 all **Buildings** exceeding 600 square metres in **Building area** or exceeding three storeys in **Building height** used for **major occupancies** classified as

2.2.1 **residential occupancies,**

2.2.2 **business and personal services occupancies,**

2.2.3 **mercantile occupancies,**

2.2.4 **medium and low hazard industrial occupancies;**

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

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

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

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

“Electrical Code” means all those parts of the current Canadian **Electrical Code** CSA Standard C22.1-02 including errata forming the B.C. **Electrical Code** and Electrical Safety Regulation enacted by the B.C. Safety Standards Act.

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

“Gas Equipment” shall have the same meaning as that term defined in the Gas Safety Regulation forming part of the BC Safety Standards Act.

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

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

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“Owner” means any person, firm or corporation controlling the premises under consideration during that period where the **building code** applies as indicated in the **building code**.

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

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

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“Plumbing Code” means the British Columbia Plumbing Code current edition as adopted by the Minister pursuant to section 692 (1) of the Local Government Act, as amended or re-enacted from time to time.

“Pond”- means any manufactured or constructed body of water of any size, which is installed as a landscaping feature and is not intended for the purposes of swimming bathing or human occupation.

“Pool” means any manufactured or constructed swimming **Pool** having the capacity to contain water at a depth exceeding 450mm or with a water surface area exceeding 14 square metres. A **Pool** includes any fence or other enclosing **Structure**, all **Plumbing** and appurtenances necessary or convenient to the use of the **Pool**, but does not include self-contained hot tubs with a locking cover.

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

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

- 2.3 **residential occupancies,**
- 2.4 **business and personal services occupancies,**
- 2.5 **mercantile occupancies, or**
- 2.6 **medium and low hazard industrial occupancies.**

“Structure” means a **Construction** or portion thereof of any kind, whether fixed to, supported by or sunk into land or water, without limiting the generality of the foregoing, includes any pad or base of concrete, asphalt or other material designed to support or actually supporting a mobile home; but specifically excludes landscaping, paving, decks less than 0.6 metres in height with no roofs and retaining **Structures** less than 0.6 metres in height.

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

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

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

3. Purpose of Bylaw

- 3.1 This bylaw, shall, notwithstanding any other provision herein, be interpreted in accordance with this section.
- 3.2 This bylaw is enacted and retained for the purpose of regulating **Construction** within the **Corporation** in the general public interest. The activities undertaken by or on behalf of the **Corporation** pursuant to this bylaw are for the sole purpose of providing a limited spot check for health, safety and the protection of persons and property. It is not contemplated nor intended, nor does the purpose of this bylaw extend:
 - 3.2.1 to the protection of **owners**, owner/builders or **Constructors** from economic loss;
 - 3.2.2 to the assumption by the **Corporation** of any responsibility for ensuring the compliance by any **owners**, his or her representatives or any employees,

Constructors or **designers** retained by him or her, with the **Building Code**, the requirements of this bylaw or any other applicable codes or standards;

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

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

4. **Permit Conditions**

4.1 A **permit** is required whenever work regulated under this bylaw is to be undertaken.

4.2 Neither the issuance of a **permit** under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the **Corporation** shall in any way relieve the **owner** or his or her representatives from full and sole responsibility to perform the work in strict accordance with the **Building Code**, this bylaw and all other codes, standards and applicable enactments.

4.3 It shall be the full and sole responsibility of the **owner** (and where the **owner** is acting through a representative, the representative) to carry out the work in respect of which the **permit** was issued in compliance with the **Building Code**, this bylaw and all other applicable codes, standards and enactments.

4.4 Neither the issuance of a **permit** under this bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by a **Building Official**, shall constitute a representation or warranty that the **Building Code** or the bylaw have been complied with or the **Building** or **Structure** meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the **Building Code** or this bylaw or any standard of **Construction**.

5. **Scope and Exemptions**

5.1 This bylaw applies to the design, **Construction** and **occupancy** of new **Buildings** and **Structures**, and the alteration, re-**Construction**, demolition, removal, relocation and **occupancy** of existing **Buildings** and **Structures**.

5.2 This bylaw does not apply to **Buildings** or **Structures** exempted by Division A - Part 1 of the **Building Code** except as expressly provided herein.

6. **Prohibitions**

6.1 No person shall commence or continue or suffer or permit the commencement or continuance of any **Construction**, alteration, reconstruction, demolition, removal or relocation of any **Building** or **Structure**, including excavation or other work related to **Construction** unless a **Building Official** has issued a valid and subsisting **permit** for the work.

6.2 No person shall demolish or suffer or permit the demolition of a **Building** or **Structure** unless a **Building Official** has issued a valid and subsisting demolition **permit** for the demolition.

- 6.3 No person shall move or suffer or permit the movement of a **Building** or **Structure** unless a valid and subsisting moving **permit** has been issued by a **Building Official** for the moving of the **Building** or **Structure**.
- 6.4 No person shall occupy or use or suffer or permit the occupancy or use of any **Building** or **Structure** unless a valid and subsisting occupancy **permit** has been issued by the **Chief Building Official** in accordance with sections 23.1 to 23.8 of this bylaw for the **Building** or **Structure**, or contrary to the terms of any **permit** issued or any notice given by the **Chief Building Official**.
- 6.5 No person shall or suffer or permit, unless authorized in writing by the **Chief Building Official**, reverse, alter, deface, cover, remove or in any way tamper with any notice, **permit** or certificate posted upon or affixed to a **Building** or **Structure** pursuant to this bylaw.
- 6.6 No person shall or suffer or permit any work that is substantially at variance with the approved design, plans or specifications of a **Building, Structure** or other works for which a **permit** has been issued, unless that variance has been accepted in writing by a **Building Official**.
- 6.7 No person shall or suffer or permit the obstruction of the entry of a **Building Official** or other authorized official of the **Corporation** on property in the administration of this bylaw.

7. **Building Officials**

7.1 **The Chief Building Official:**

- 7.1.1 shall administer this bylaw;
- 7.1.2 shall keep records of **permit** applications, **permits**, notices and orders issued, issues **Permits** for the purposes mentioned in this Bylaw, inspections and tests made, and shall retain copies of all documents related to the administration of this bylaw or microfilm copies of such documents, or retain by any other acceptable means, copies of such documents;
- 7.1.3 may establish, if requested to do so, whether the methods or types of **Construction** and types of materials used in the **Construction** of a **Building** or **Structure** substantially conform to the requirements of the **Building Code**;
- 7.1.4 is designated Local Safety Manager for Electrical and Gas Safety Regulations in accordance with the Safety Standards Act of BC, as amended;
- 7.1.5 may appoint **Building Officials** who shall be responsible to the **Chief Building Official** and shall assist in the administration of this bylaw.

7.2 **A Building Official:**

- 7.2.1 may enter any land, **Building** or **Premises** at any reasonable time for the purpose of ascertaining the terms of this bylaw are being observed;
- 7.2.2 shall, where any residence is occupied, obtain the consent of the occupant or provide written notice to the occupant twenty four (24) hours in advance of entry; and

7.2.3 shall carry proper credentials confirming his or her status as a **Building Official**.

7.3 A **Building Official** may order the correction of any work that is being or has been done in contravention of this bylaw.

8. Applications

8.1 Every person shall apply for and obtain:

8.1.1 a **permit** before constructing, repairing or altering a **Building**, a **Structure**, **Plumbing** works per Section 29, Gas works per Section 30, and/or Electrical works per Section 31. A **permit** shall be in the form provided by the **Chief Building Official** and, if applicable, to be in accordance with section 11.1 of this bylaw. Each **Building** or **Structure** to be constructed on a site requires a separate building **permit** and shall be assessed a separate building **permit** fee based on the value of that **Building** or **Structure** as determined in accordance with Schedule "A" to this bylaw;

8.1.2 a moving **permit** before moving a **Building** or **Structure**; A moving **permit** shall be in the form provided by the **Chief Building Official**;

8.1.3 a demolition **permit** before demolishing a **Building** or **Structure**; A demolition **permit** shall be in the form provided by the **Chief Building Official**;

8.1.4 a fireplace and chimney **permit** prior to the **Construction** of a masonry fireplace or the installation of a wood burning appliance or chimney unless the works are encompassed by a valid building **permit**. A fireplace and chimney **permit** shall be in the form provided by the **Chief Building Official**.

8.2 Application Exceptions

Except as herein specifically provided, where a **Building** or **Structure** or any part thereof has been constructed prior to the adoption of this Bylaw, such **Building** or **Structure** or part thereof shall not be required to be altered to comply herewith:

8.2.1 Where a **Building** or **Structure** or any part thereof is demolished or removed, this bylaw applies to any part of the **Building** or **Structure** which remains on the **Premises** and to all **Construction** done in connection with the demolition or removal thereof;

8.2.2 Where a **Building** or **Structure** or any part thereof is moved to a site within the **Municipality**, this Bylaw applies to any part of the **Building** or **Structure** which is moved and to all **Construction** done in connection with the relocation thereof;

8.2.3 Where the class of occupancy or use, as defined in the **Building Code**, of a **Building** or any part thereof is changed, this Bylaw applies to any part of the **Building** affected by the change;

8.2.4 Where a **Building** is damaged by any cause to the extent of more than fifty percent (50%) of its assessed value as shown on the last assessment roll upon which such **Building** was assessed, this Bylaw applies to the whole of the **Building** and to all **Construction** done in connection with the repairs thereto, and where the **Building** damage by any cause is fifty percent (50%) or less of

the assessed value as shown on the last assessment roll upon which such **Building** was assessed, the Bylaw is only applicable to the damaged part;

- 8.2.5 Storage and garden sheds and other accessory **Buildings** not exceeding 10 m² in floor area may be erected without a **Building Permit**, but such **Buildings** shall comply with the applicable portions of the **Building Code**, this bylaw, all other bylaws of the Corporation, and any other applicable enactment concerning safety;
- 8.2.6 Farm **Buildings** which are not used as dwellings shall comply with Part 1 of the Canadian Farm **Building Code** current edition issued by the Associate Committee on the National **Building Code** which is hereby adopted and made a part of this Bylaw, and with all other applicable provisions of this Bylaw, all other Bylaws of the **Corporation** and any other applicable enactment concerning safety.

8.3 Certified Geotechnical Report for Applications

8.3.1 If the **Chief Building Official** considers that **Construction** would be on land that is subject to or is likely to be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche, the **Building Official** may require the owner of land to provide the **Chief Building Official** with a report certified by a professional engineer with experience in geotechnical engineering that the land may be used safely for the use intended.

8.3.2 Should the lands be of sufficient complexity the Chief Building Official may require a third party review of the aforementioned report. The costs incurred for this report will be born solely by applicant.

8.3.3 If a professional engineer with experience in geotechnical engineering determines that land may not be used safely for the use intended, the **Chief Building Official** must refuse to issue a building permit.

8.3.3.1 the **Chief Building Official** may issue a building permit in accordance with 8.3.3 if a professional engineer with experience in geotechnical engineering determines and certifies that the land may be used safely for the use intended if the land is used in accordance with the conditions specified in the professional's report.

8.3.4 A building permit under 8.3.2 may only be issued on the following conditions:

8.3.4.1 the owner of the land covenants with the municipality to use the land only in the manner determined and certified by the engineer as enabling the safe use of the land for the use intended;

8.3.4.2 the covenant contains conditions respecting reimbursement by the covenanter for any expenses that may be incurred by the covenantee as a result of a breach of a covenant under paragraph (a); and

8.3.4.3 the covenant be registered under section 219 of the Land Title Act.

8.4 Private Wells and Septic Systems

- 8.4.1 Except as hereinafter specifically provided, no **Building Permit** shall be issued for the **Construction** of any **Building** where the property on which the proposed **Building** is to be located has not been occupied during the previous 12 month period and is not served by a community water system until, a certificate of well water quantity and potability in the form provided by the **Chief Building Official**, certifying that the well or wells on the **Premises** will be capable of supplying at least 2,250 litres of potable water per day per dwelling unit on a year round basis, has been submitted to the **Chief Building Official**.
- 8.4.2 Where a certificate of well water quantity has been executed by a Professional Engineer certifying that the well or wells on the **Premises** will be capable of supplying at least 2,250 litres of water per day per dwelling unit on a year round basis, the **Chief Building Official** may issue a **Building Permit** prior to receiving a certificate of well water potability provided that the applicant enters into an agreement with the **Corporation** to install any water treatment system necessary to render the well water potable to the satisfaction of the Authorizing Officer as designated by the Health Authority prior to the occupancy of the **Building** and, as security for the carrying out of the said agreement, deposits with the **Corporation**, in the form of cash, term deposit or an irrevocable letter of credit issued by a financial institute acceptable to the **Corporation**, a sum equal to the estimated cost of installing the water treatment system but in no case shall be less than Five Thousand Dollars per well (\$5,000).
- 8.4.3 This Section does not apply where a proposed new **Building** is to replace an existing **Building** on the same **Premises** and where there is an existing proven source of potable ground water yielding 2,250 litres per day on a year round basis.
- 8.4.4 Except as hereinafter specifically provided, no **Building Permit** shall be issued for the **Construction** of any **Building** where the **Premises** on which the proposed **Building** is to be located is not served by a public sanitary sewer system until a filing has been received by the Health Authority for the installation of a septic sewage disposal system. Confirmation is required to be submitted to the **Chief Building Official** by an "Authorized Person", as defined in the Sewerage System Regulation of BC - relating to small building additions and accessory buildings - has provided written assurances that the **Construction** is not impacting on the existing septic sewage disposal system.
- 8.4.5 Where an alternate method of sewage disposal is required due to soil conditions and where a filing has been registered at the Health Authority to allow **Construction** to proceed prior to the installation of the alternate sewage disposal system, the **Chief Building Official** may issue a **Building Permit** prior to the installation of the alternate sewage disposal system provided that the applicant enters into an agreement with the **Corporation** assuring that the alternate sewage system shall be installed in accordance with the filing made at the Health Authority, prior to the occupancy of the **Building** and, as security for the carrying out of the said agreement, deposits with the **Corporation**, in the form of cash, term deposit or an irrevocable letter of credit issued by a financial institute acceptable to the **Corporation**, a sum equal to the estimated cost of installing the alternate sewage disposal system but in no case shall be less than Five Thousand Dollars (\$5,000) minimum.

9. Applications for Complex Buildings

- 9.1 An application for a building permit with respect to a **Complex Building** shall:
- 9.1.1 be made in the form provided by the **Chief Building Official**, signed by the **owner**, or a signing officer if the **owner** is a corporation, and the **coordinating registered professional**;
 - 9.1.2 be accompanied by the **owner's** acknowledgment of responsibility and undertakings made in the form provided by the **Chief Building Official**, signed by the **owner**, or a signing officer if the **owner** is a corporation;
 - 9.1.3 include a site plan showing:
 - 9.1.3.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
 - 9.1.3.2 the legal description and civic address of the parcel;
 - 9.1.3.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
 - 9.1.3.4 the location and dimensions of all existing and proposed **Buildings** or **Structures** on the parcel;
 - 9.1.3.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **Corporation's** land use regulations establish siting requirements related to flooding;
 - 9.1.3.6 the existing and finished ground levels to an established datum at or adjacent to the site and the geodetic elevation of the underside of the floor system of a **Building** or **Structure** where the **Corporation** of the District of Maple Ridge's land use regulations establish siting requirements related to minimum floor elevation; and
 - 9.1.3.7 the location, dimension and gradient of parking and driveway access.
 - 9.1.4 include floor plans showing the dimensions, heights and uses of all areas: the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall, and ceiling finishes; **Plumbing** fixtures; structural elements; and stair dimensions.
 - 9.1.5 include a cross section through the **Building** or **Structure** illustrating foundations, drainage, ceiling heights and **Construction** systems.
 - 9.1.6 include elevations of all sides of the **Building** or **Structure** showing finish details, roof slopes, windows, doors, proposed and finished grades at and beyond the building face to provide an accurate representation of finished grade levels and their impact on building elements and access points.
 - 9.1.7 include cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **Building** or **Structure** substantially conforms to the **Building Code**.

- 9.1.8 include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Health Authority approval.
 - 9.1.9 include a letter of assurance in the form as provided in Division C - Part 2 of the **Building Code**, signed by the owner, or a signing officer of the owner if the owner is a corporation, and the **coordinating registered professional**.
 - 9.1.10 include letters of assurance in the form provided in Division C - Part 2 of the current edition of the **Building Code**, each signed by such **registered professionals of record** as the **Building Official** or **Building Code** may require to prepare the **design** for and conduct **field reviews** of the **Construction** of the **Building** or **Structure**.
 - 9.1.11 include two copies of specifications and three sets of drawings at a scale of $\frac{1}{4}":1'-0"$, 1:50, or another suitable scale of the design prepared by each **registered professional of record** and including the information set out in sections 9.1.4 – 9.1.7 of this bylaw.
 - 9.1.12 may require structural drawings sealed by a **Qualified Professional** as provided for under Section 55 (1)(d) of the **CC** for all new construction or additions to existing buildings.
- 9.2 In addition to the requirements of section 9.1, the following may be required by a **Building Official** to be submitted with a building **permit** application for the **Construction** of a **Complex Building** where the complexity of the proposed **Building** or **Structure** or siting circumstances warrant:
- 9.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a **registered professional**, in accordance with the **Corporation's** subdivision servicing bylaw;
 - 9.2.2 a section through the site showing grades, **Buildings**, **Structures**, parking areas and driveways;
 - 9.2.3 any other information required by the **Building Official** or the **Building Code** to establish substantial compliance with this bylaw, the **Building Code** and other bylaws and enactments relating to the **Building** or **Structure**.

10. Applications for Simple Buildings

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

- 10.1.3.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
- 10.1.3.2 the legal description and civic address of the parcel;
- 10.1.3.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
- 10.1.3.4 the location and dimensions of all existing and proposed **Buildings or Structures** on the parcel;
- 10.1.3.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the **Corporation** of the District of Maple Ridge's land use regulations establish siting requirements related to flooding;
- 10.1.3.6 the existing and finished ground levels to an established datum at or adjacent to the site and the geodetic elevation of the underside of the floor system of a **Building or Structure** where the **Corporation** of the District of Maple Ridge's land use regulations establish siting requirements related to minimum floor elevation;
- 10.1.3.7 the location, dimension and gradient of parking and driveway access; and
- 10.1.3.8 the comprehensive lot grading required to establish **Building or Structure** height compliance with the District of Maple Ridge's Zoning Bylaw;
- 10.1.4 include floor plans showing the dimensions, heights and uses of all areas: the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall, and ceiling finishes; **Plumbing** fixtures; structural elements; and stair dimensions.
- 10.1.5 include a cross section through the **Building or Structure** illustrating foundations, drainage, ceiling heights and **Construction** systems.
- 10.1.6 include elevations of all sides of the **Building or Structure** showing finish details, roof slopes, windows, doors, proposed and finished grades at and beyond the building face to provide an accurate representation of finished grade levels and their impact on building elements and access points.
- 10.1.7 include cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the **Building or Structure** substantially conforms to the **Building Code**.
- 10.1.8 include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Health Authority approval.
- 10.1.9 include a foundation design prepared by a **registered professional** in accordance with Part 4 of the **Building Code**, accompanied by letters of assurance in the form provided in Division C - Part 2 of the current edition of the **Building Code**, signed by the **registered professional of record**, unless.

- 10.1.9.1 the requirements of section 10.1.9 are waived by a **Building Official** because the **Building Official** required a professional engineer's report pursuant to section 56 of the **CC** and the building permit is issued in accordance with section 56 of the **CC**, (see section 8.3); or
 - 10.1.9.2 documentation, prepared and sealed by a **registered professional**, is provided certifying that the foundation design substantially complies with section 9.4.4 of Part 9 the **Building Code** and the foundation excavation substantially complies with section 9.12 of Part 9 of the **Building Code**.
- 10.1.10 include two copies of specifications and two sets of drawings at a scale of $\frac{1}{4}$ " : 1'-0", 1:50, or another suitable scale of the design including the information set out in sections 10.1.4 to 10.1.9 of this bylaw.
- 10.2 In addition to the requirements of section 10.1, every new dwelling of residential occupancy must be constructed with the ability to install a solar domestic hot water heating system. The current "Solar Hot Water Ready Regulation" as amended, is hereby adopted and form part of this Bylaw. Construction pursuant to this regulation shall follow the form as prescribed in Schedule B of this bylaw.
- 10.3 In addition to the requirements of section 10.1, the following may be required by a **Building Official** to be submitted with a building **permit** application for the **Construction** of a **Simple Building** where the project involves two or more **buildings**, which in the aggregate total more than 1000 square metres of building area, or two or more **buildings** that will contain four or more dwelling units, or otherwise where the complexity of the proposed **Building** or **Structure** or siting circumstances warrant:
 - 10.3.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a **registered professional**, in accordance with the **Corporation** of the District of Maple Ridge's subdivision servicing bylaw;
 - 10.3.2 a section through the site showing grades, **Buildings**, **Structures**, parking areas and driveways;
 - 10.3.3 a roof plan and roof height calculations;
 - 10.3.4 structural, electrical, mechanical or fire suppression drawings prepared and sealed by a **registered professional**;
 - 10.3.5 letters of assurance in the form provided in Division C - Part 2 of the current edition of the **Building Code**, signed by the **registered professional of record**;
 - 10.3.6 any other information required by the **Building Official**, **Building Code**, **B.C. Safety Standards Act** including the **B.C. Gas Safety Regulation and Code** or the **Electrical Safety Regulation and Code** to establish substantial compliance with this bylaw, the **Building Code** and other bylaws and enactments relating to the **Building** or **Structure**.
- 10.4 In addition to the requirements of section 10.1, the following shall be required by a **Building Official** to be submitted with a building **permit** application for the **Construction** of a **Simple Building** where the project involves an infill lot in an already established subdivision:

10.4.1 include a current posting and topographic survey of the land prepared by a land surveyor registered in the Province of B.C.;

10.4.2 include invert elevations of the municipal connections at the property line and establish the minimum building elevation to ensure gravity feed of the storm and sanitary sewers to the municipal connections. Should storm outfall be to a ditch then invert elevation is to be 250mm from crest of ditch or as determined by the Municipal Engineer.

11. Professional Plan Certification

11.1 The letters of assurance in the form provided in Division C - Part 2 of the current edition of the **Building Code**, and provided pursuant to sections 9.1.10, 10.1.9, 10.3.5, and 19.1 of this bylaw are relied upon by the **Corporation** and its **Building Officials** as certification that the design and plans to which the letters of assurance relate comply with the **Building Code** and other applicable enactments relating to safety.

11.2 A building permit issued for the **Construction** of a **Complex Building**, or for a **Simple Building** for which a **Building Official** required professional design pursuant to section 10.3.4 and letters of assurance pursuant to section 10.3.5 of this bylaw, shall be in the form provided by the **Chief Building Official**.

11.3 A building **Permit** issued pursuant to section 11.1 of this bylaw shall include a notice to the **owner** that the building **Permit** is issued in reliance upon the certification of the **registered professionals of record** that the design and plans submitted in support of the application for the building **Permit** comply with the **Building Code** and other applicable enactments relating to safety.

11.4 When a building permit is issued in accordance with section 11.1 of this bylaw the permit fee shall be reduced by 5% of the fees payable pursuant to Schedule "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 Schedule "A", "D", "E" and "F" to this bylaw, shall be paid in full upon issuance of any **permit** under this bylaw.

12.2 The appropriate plan-processing fee as set out in Schedule "A", "D", "E" and "F" shall accompany an application made for a **permit** to this bylaw.

12.3 Where, due to non-compliance with this bylaw, more than two inspections are necessary when one inspection is normally required, for each inspection after the second inspection, a re-inspection fee as set out in Schedule "A", "D", "E" and "F" to this bylaw shall be paid prior to additional inspections being performed.

12.4 Where a required **permit** inspection is requested to be done after the hours during which the offices of the **Corporation** are normally open, an inspection charge shall be payable based on the time actually spent in making such inspection, including travel time, as set out in Schedule "A", "D", "E" and "F" to this bylaw.

- 12.5 The fees as set out in Schedule "A", "D", "E" and "F" to this bylaw shall be adjusted annually and implemented on the 15th day of January in the following year. This annual adjustment shall be based on the Consumer Price Index (CPI) - as established by Statistics Canada - based on the previous 12 month period ending December.

13. **Building Permits**

13.1 When:

13.1.1 a completed application in compliance with section 9 or 10 of this bylaw, including all required supporting documentation has been submitted:

13.1.2 the **owner** or his or her representative has paid all applicable fees set out in 12.1 of this bylaw;

13.1.3 the **owner** or his or her representative has paid all charges and met all requirements imposed by any other statute or bylaw;

13.1.4 no covenant, agreement, or regulation of the **Corporation** authorizes the **permit** to be withheld;

a **Building Official** shall issue the **permit** for which the application is made.

13.2 When the application is in respect of a **Building** that includes, or will include, a **residential occupancy**, the building permit must not be issued unless the owner provides evidence pursuant to section 30 (1) of the Home Owner Protection Act, SBC 1998 Chapter 31, and amendments thereto, that the proposed **Building**:

13.2.1 is covered by home warranty insurance; and

13.2.2 the **Constructor** is a licensed residential builder.

13.3 Section 13.2 of this bylaw does not apply if the **Owner** is not required to be licensed and to obtain home warranty insurance in accordance with sections 20 (1) or 30 (1) of the Home Owner Protection Act, SBC 1998 Chapter 31, and amendments thereto.

14. **Change of Plans:**

14.1 The plans and specifications for any **Building, Structure, Plumbing, Electrical Equipment** or gas **Construction** for which a **Building Permit, Plumbing Permit, Electrical Permit** and or Gas **Permit** has been issued shall not be altered unless such alteration is approved in writing by the **Chief Building Official**.

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

15. **Revocation of Permit:**

15.1 Where an applicant fails to obtain or provide the necessary documentation to

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

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

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

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

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

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

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

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

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

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

16. Permit Fee Refund

16.1 Where an Owner or his agent applies in writing for the cancellation of a **Building Permit, Plumbing Permit, Electrical Permit** and or **Gas Permit** issued under this Bylaw, 75% of any **Permit** fee paid in excess of \$150.00 may be refunded to the holder of the **Permit**, provided:

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

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

17. Permit Transfer and Limitations

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

Permit, Plumbing Permit, Electrical Permit and or Gas Permit has received in writing:

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

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

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

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

17.4 A **Building Official** may issue a building permit for a portion of a **Building** or **Structure** before the design, plans and specifications for the entire **Building** or **Structure** have been accepted, provided sufficient information has been provided to the **Corporation** to demonstrate to the **Building Official** that the portion authorized to be constructed substantially complies with this and other applicable bylaws and the permit fee applicable to that portion of the **Building** or **Structure** has been paid. The issuance of the permit notwithstanding, the requirements of this bylaw apply to the remainder of the **Building** or **Structure** as if the permit for the portion of the **Building** or **Structure** had not been issued.

17.5 When a site has been excavated under a foundation permit issued pursuant to section 17.3 of this bylaw and a building permit is not subsequently issued or a subsisting building permit has expired in accordance with the requirements of section 15.2, but without the **Construction** of the **Building** or **Structure** for which the building permit was issued having commenced, the **owner** shall fill in the excavation to restore the original gradients of the site within 60 days of being served notice by the **Corporation** to do so.

18. **Disclaimer of Warranty or Representation**

18.1 Neither the issuance of a **permit** under this bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by a **Building Official**, shall constitute a representation or warranty that the **Building Code** or the bylaw have been complied with or the **Building** or **Structure** meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the **Building Code** or this bylaw or any standard of **Construction**.

19. **Professional Design and Field Review**

19.2 When a **Building Official** considers that the site conditions, size or complexity of a development or an aspect of a development warrant, he or she may require a **registered professional** to provide design and plan certification and **field review** supported by letters of assurance in the form provided in Division C - Part 2 of the current edition of the **Building Code**.

19.3 Prior to the issuance of an occupancy **permit** for a **Complex Building**, or **Simple Building** in circumstances where letters of assurance have been required in accordance with sections 10.1.9, 10.3.5, or 19.1 of this bylaw, the owner shall provide the **Corporation** with letters of assurance in the form provided in Division C - Part 2 of the current edition of the **Building Code**.

19.4 When a **registered professional** provides letters of assurance in accordance with sections 9.1.10, 10.1.9, 10.3.5, or 19.2 of this bylaw, he or she shall also provide proof of professional liability insurance to the **Building Official** in the form provided by the **Chief Building Official**, except that proof of professional liability insurance in respect of building envelope matters need not be provided if the **owner** grant to the **Corporation** a covenant registerable under Section 219 of the Land Title Act requiring that the building envelope, in respect of which the **registered professional of record** has provided design or field review services, be monitored, maintained and repaired in accordance with the recommendations of the **registered professional of record** as set out in the covenant, and containing a full release and indemnity of this **Corporation** in respect of claims of any nature arising from any defect in design, installation or performance of the building envelope.

20. Responsibilities of the Owner

20.1 Every **owner** shall ensure that all **Construction** complies with the **Building Code, B.C. Safety Standards Act** referencing the **Gas Safety Regulation and Code** and the **Electrical Safety Regulation and Code**, this bylaw, other Municipal Bylaws and other applicable enactments respecting safety.

20.2 Every **owner** to whom a **permit** is issued shall be responsible for the cost of repair of any damage to municipal works and property that occurs in the course of the work authorized by the **permit**. (see Section 22).

20.3 Every **owner** to whom a **permit** is issued shall, during **Construction**:

20.3.1 keep a copy of the accepted designs, plans and specifications on the property and keep inspection records in a conspicuous place; and

20.3.2 post the civic address on the property in a location visible from any adjoining streets.

21. Surveyor's Certificate

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21.1 Where the market value of a proposed **Building** will exceed \$1,000.00 (one thousand) and such **Building** is being constructed or will be constructed upon a concrete foundation or pad, the **Chief Building Official** may require that the applicant submit a Surveyor's Certificate showing the geodetic elevations of the forms including interior curb walls and the location of the forms in relation to the boundaries of the parcel upon which the **Building** is being or will be constructed. An original copy of this certificate is required to be presented to the **Building Official** on site at the time of the inspection.

21.2 No **Building** or **Structure** shall be constructed on any parcel in such a manner that it encroaches upon any adjoining parcels or crosses any parcel boundary.

22. Inspections

22.2 When a **registered professional** provides letters of assurance in accordance with sections 9.1.9, 10.1.9, 10.3.5, or 19.2 of this bylaw, the **Corporation** will rely solely on **field reviews** undertaken by the **registered professional of record** and the letters of

assurance submitted pursuant to section 19.2 of this bylaw as certification that the **Construction** substantially conforms to the design, plans and specifications and that the **Construction** complies with the **Building Code**, this bylaw and other applicable enactments respecting safety.

- 22.3 Notwithstanding section 22.1 of this bylaw, a **Building Official** may attend the site from time to time during the course of **Construction** to ascertain that the **field reviews** are taking place and to monitor the **field reviews** undertaken by the **registered professionals of record**.
- 22.4 A **Building Official** may attend periodically at the site of the **Construction** of **simple Buildings** or **Structures** to ascertain whether the **health and safety aspects of the work** are being carried out in substantial conformance with the applicable portions of the **Building Code**, this bylaw and any other applicable enactment concerning safety.

Building

- 22.5 The **owner**, or there representative, shall give at least twenty four (24) hours notice to the **Corporation** when requesting an inspection and shall obtain an inspection and receive a **Building Official's** acceptance of the following aspects of the work prior to concealing them:
- 22.5.1 the foundation and footing forms, before concrete is poured;
- 22.5.2 installation of perimeter drain tiles and damp-proofing, prior to backfilling;
- 22.5.3 the preparation of ground, including ground cover, when required, prior to the placing of a concrete slab;
- 22.5.4 rough-in of factory built chimneys and fireplaces and solid fuel burning appliances;
- 22.5.5 the framing and sheathing;
- 22.5.6 installation of rain screen;
- 22.5.7 installation of backing board prior to the installation of cultured stone or stucco;
- 22.5.8 installation of insulation and vapour barrier;
- 22.5.9 the **health and safety aspects of the work** when the **Building** or **Structure** is substantially complete and ready for but prior to **occupancy**.
- 22.6 No aspect of the work referred in section 22.4.1 - 8 of this bylaw shall be concealed until a **Building Official** has accepted it in writing.
- 22.7 The requirements of section 22.4.2 - 9 of this bylaw do not apply to any aspect of the work that is the subject of a **registered professional of records** letter of assurance provided in accordance with sections 9.1.10, 10.1.9, 10.3.5, paragraph 19.1 and 19.2 of this bylaw.

Electrical

- 22.8 The holder of an electrical permit shall give at least twenty four (24) hours notice

(contractors via declaration only) to the **Corporation** when requesting an inspection and shall obtain an inspection and receive an Electrical Safety Officer's acceptance of the following aspects of the electrical work prior to concealing them.

22.8.1 after all underground electrical **Construction** is complete, but prior to the placing of any concrete or backfill;

22.8.2 after electrical rough-in wiring but prior to framing;

22.8.3 electrical final inspection must be performed prior to the final **Building** inspection.

Plumbing

22.9 The holder of a plumbing permit shall give at least twenty four (24) hours notice to the **Corporation** when requesting an inspection and shall obtain an inspection and receive a **building official's** acceptance of the following aspects of the plumbing work prior to concealing them.

22.9.1 after the installation of foundation drains, dampproofing and drain rock, sanitary sewer lines, storm sewer lines, water lines, sumps and storm water infiltration systems is complete, but prior to the backfilling of foundations;

22.9.2 after all underground **Plumbing Construction** is complete, but prior to the placing of any concrete or backfill;

22.9.3 after the installation of in slab radiant heat piping where required, but prior to the pouring of concrete slabs;

22.9.4 after **Plumbing** rough-in, but prior to framing;

22.9.5 **Plumbing** final inspection must be performed prior to the final **Building** inspection.

Gas

22.10 The holder of a gas permit shall give at least twenty four (24) hours notice to the **Corporation** when requesting an inspection and shall obtain an inspection and receive a Gas Safety Officer's acceptance of the following aspects of the gas work prior to concealing them.

22.10.1 after all underground gas **Construction** is complete, but prior to the placing of any concrete or backfill;

22.10.2 after heating duct installations, gas venting installations, gas piping installations, but prior to framing;

22.10.3 gas final inspection must be performed prior to the final **Building** inspection.

23. Occupancy Permits

23.1 No person shall occupy a **Building** or **Structure** or part of a **Building** or **Structure** until an occupancy permit has been issued, in the form set out in Schedule "C" to this bylaw, by the **Chief Building Official**.

- 23.2 An occupancy permit shall not be issued unless:
- 23.2.1 all letters of assurance have been submitted when required in accordance with sections 9.1.10, 10.1.9, and 10.3.5, of this bylaw; or
 - 23.2.2 all aspects of the work requiring inspection and an acceptance pursuant to section 22.4 of this bylaw have been inspected and accepted; and
 - 23.2.3 All the requirements of this Bylaw, other relevant Bylaws of the District and any other applicable enactment concerning safety as evidenced by inspection approvals pursuant to sections 22.7, 22.8 and 22.9.
- 23.3 The type of occupancy or use of a **Building** for which an Occupancy **Permit** has been issued shall not be changed to any other type of occupancy or use which is not specifically approved in the occupancy **Permit** until a new occupancy **Permit** therefore has been issued by the **Chief Building Official**.
- 23.4 The site must be identified in accordance with the **Corporation's** House Numbering Bylaw for emergency vehicle and inspection purposes during **Construction**. Permanent address must be in place prior to occupancy.
- 23.5 Before an occupancy **Permit** is granted, all Provisional Occupancy **Permit** fees and any other Municipal fees shall be paid.

Provisional Occupancy Permit

- 23.6 The **Chief Building Official** may issue an occupancy permit for part of a **Building** or **Structure** when that part of the **Building** or **Structure** is self-contained, provided with essential services and meets requirements set out in section 23.2 of this bylaw. Upon the written request of the holder of a **Building Permit** or the **owner** of a **Building** for which a **Building Permit** has been issued, and on payment of fees required as per Schedules A, D, E and F the **Chief Building Official** may issue a provisional occupancy **Permit** where such provisional occupancy will not jeopardize the health or safety of the occupants of the **Building**. Planning and Engineering department approvals are necessary prior to the granting of the provisional occupancy **Permit**.

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

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

- 23.8 The site identified as per the **Corporation's** House Numbering Bylaw for emergency vehicles and inspection purposes during **Construction**. Permanent address must be in place prior to provisional occupancy.

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- 23.9 Where other items, not of health or safety concerns, relating to **Building** or site issues (i.e. Paving) are not covered by security already deposited with the **Corporation**, the Director may require an amount of security equal to the value of outstanding **Construction**.

24. Site Grades:

- 24.1 Where the natural grade of any land is altered for any reason, all slopes shall be suitably landscaped or retained to prevent soil erosion and escape of water to or from adjacent **Premises**. Existing slopes, which are adequately retained by trees, shrubs, turf, rock or any combination thereof, shall not require further treatment.
- 24.2 All walls, grade transitions and methods of soil retention shall be shown on the site plan including all details of **Construction**. Any wall (method of soil retention) over 1 metre high shall be structurally engineered except that in geotechnically sensitive areas, the **Chief Building Official** may require a Geotechnical Engineer to design and inspect the method of retention. A **registered professional** shall supervise the design and **Construction** of a retaining **Structure** greater than 1.0 metre in height. Sealed copies of the design plan and **field review** reports prepared by the **registered professional of record** for all retaining **Structures** greater than 1.0 metre in height shall be submitted to a **Building Official** prior to acceptance of the works.

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- 24.3 Any retaining wall (method of soil retention) over 0.6 metres in height will require a **Permit** for retaining wall(s) except that where the retaining wall(s) have been identified on the initial **Building Permit** application, no separate retaining wall **Permit** will be required.

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- 24.4 Any grade alterations not directly related to and approved under a permit issued pursuant to this bylaw shall comply with the Districts Soil Deposit Bylaw and Soil Removal Bylaw.

25. Design Data

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- 25.1 The following climatic design data shall be utilized for the design of Buildings in the Municipality:
- 25.1.1 January 2 ½ percent Design Temperature: - 9°C
- 25.1.2 January 1 percent Design Temperature: -11°C

- 25.1.3 July 2 ½ percent Design Drybulb Temperature: 30°C
- 25.1.4 July 2 ½ percent Design Wetbulb Temperature: 20°C
- 25.1.5 Annual Total Degree-days below 18°C: 2840
- 25.1.6 Maximum Fifteen-minute rainfall: 10mm
- 25.1.7 Maximum One-day rainfall 1/50: 134mm
- 25.1.8 Annual Rain: 1800mm
- 25.1.9 Annual Total Precipitation: 1950mm
- 25.1.10 Moisture Index: 1.86
- 25.1.11 Driving Rain Wind Pressure Pa, 1/5: 160 Pa
- 25.1.12 Ground snow load (kPa):

0-45 metres elevation: 1/50 $S_S = 2.4$ kPa (design weight based on snow depth)

$S_R = 0.2$ kPa (design weight added for rain)

$C_b = 0.45$ for entire roofs not exceeding 4.3 m / 0.55 m for all other roofs

Above 45 Metres: $0.008 \times (\text{Site elev. in Metres}) + 2.4 \text{ kPa} = S_S$
 $0.001 \times (\text{Site elev. in Metres}) + 0.2 \text{ kPa} = S_R$

$C_b S_S + S_R = \text{specified snow load}$

- 25.1.13 Hourly Wind Pressures: Probability 1/10 = 0.34kPa
 Probability 1/50 = 0.47kPa

- 25.1.14 Seismic Data: $S_a(0.2) = 0.97$
 $S_a(0.5) = 0.65$
 $S_a(1.0) = 0.32$
 $S_a(2.0) = 0.17$
 PGA = 0.48

26. Temporary Buildings

- 26.1 Application for a **Building Permit** for a **Temporary Building** shall be in writing, signed by the applicant and shall be accompanied by:
 - 26.1.1 plans showing the location of the proposed **Temporary Building** or **Structure** and **Construction** details thereof;
 - 26.1.2 an explanation of the intended use for the proposed **Temporary Building** or **Structure**;
 - 26.1.3 an agreement with the **Corporation** executed by the applicant, that the applicant will remove the **Temporary Building** or **Structure** from the **Premises** and leave the site in a safe, tidy and sanitary condition upon the expiration of the **Temporary Building Permit**; and
 - 26.1.4 cash, term deposit or an irrevocable letter of credit issued by a financial institute acceptable to the **Corporation** in the amount \$10,000.00 minimum up to a maximum of \$20,000.00, based on a value of 25% of the **Building** as

security for the carrying out of the agreement to remove the **Temporary Building or Structure**.

- 26.2 If, upon the expiration of the **Temporary Building Permit**, the **Permit** holder does not remove the **Temporary Building or Structure** from the **Premises** and leave the site in a satisfactory condition, the **Corporation** may do so at the **Permit** holder's expense and may deduct the cost of so doing from the security deposit. If the security deposit is not adequate to cover the said cost the **Permit** holder shall pay to the **Corporation** any cost in excess of the security deposit.
- 26.3 Notwithstanding the foregoing, a **Temporary Building or Structure** which is rendered **Non Inhabitable** and which conforms with all Bylaws of the **Corporation** and the Provincial regulations may be allowed to remain on the **Premises** after the expiration of the **Temporary Building Permit** upon the **Permit** holder applying for and receiving an occupancy **Permit** for the said **Building or Structure**.
- 26.4 In addition to the requirements of Sections 26.6 to 26.13 of this Bylaw all **Temporary** mobile homes except those to be occupied for **Temporary Residential Use** pursuant to the provisions of Maple Ridge Zoning Bylaw, as amended shall comply with Canadian Standards Association Z240 MH Series "mobile homes", as referenced in Division B - Part 1 of the current **Building Code**.
- 26.5 All **Temporary** mobile homes to be occupied for **Temporary Residential Use** pursuant to the provisions of Maple Ridge Zoning Bylaw, as amended, and all other **Temporary Buildings or Structures** shall comply with all provisions of the Provincial regulations and all Bylaws of the **Corporation**. Prior to occupancy the owner shall obtain an inspection by the **Chief Building Official** or a **Building Official** to determine compliance with all applicable Codes and Bylaws and shall pay an inspection fee of \$150.00 to the **Corporation**.

All Temporary Mobile Homes Shall:

- 26.6 be directly serviced by a water supply capable of supplying at least 2,250 litres of potable water per day per dwelling on a year round basis;
- 26.7 be serviced by a separate sewage disposal system as filed by an "Authorized Person", per the Provincial Sewerage Regulation, with the Health Authority;
- 26.8 be serviced by an electrical subfeed from the main dwelling or, with the approval of the **Chief Building Official**, a separate electrical service, when it can be shown that it would be an extreme hardship due to location; a security deposit must be posted as per section 26.1.4 to cover the removal;
- 26.9 have any fuel oil tank or propane gas tank placed in accordance with the British Columbia Fire Code as amended and totally screened from view from any highway;

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- 26.10 be equipped with stairs, landings and handrails constructed in compliance with the **Building Code**;
- 26.11 have a skirting around the mobile home between the underside of the frame and the ground at its exterior perimeter;

- 26.12 be single wide in size and contain no exterior construction other than what is necessary to gain access to and egress from the **temporary** mobile home;
- 26.13 have any support pad or base or any material which is in contact with the ground, consist of concrete **Construction** designed and constructed in accordance with the provisions of the **Building Code**.
- 26.14 Where an application for a **Building Permit** is made for the **Construction** of a residential dwelling on **Premises** where an existing residential dwelling is situated, and only one residential dwelling is **Permitted** by the Bylaws of the **Corporation**, the **Chief Building Official** may issue the **Building Permit** provided that the **owner** of the **Permit** grants to the **Corporation** in registerable form a restrictive covenant pursuant to Section 219 of the Land Title Act providing that:
- 26.14.1 Use and occupancy of the existing residential dwelling shall be prohibited upon occupancy of the new residential dwelling;
- 26.14.2 The existing residential dwelling shall be wholly removed from the **Premises** within 60 days of commencement of occupancy of the new residential dwelling; and
- 26.14.3 Security be deposited with the **Corporation** to secure all the obligations of the Covenantor.
- 26.15 Where a **Temporary Building Permit** has been issued for the **Construction** of a **Building** for a **Temporary Residential Use** pursuant to the provisions of Maple Ridge Zoning Bylaw, as amended and where the **Temporary Building** complies with the provisions of the Provincial regulations and all Bylaws of the **Corporation**, the **Chief Building Official** may issue a **Temporary Residential Use** agreement **Permit** to allow occupancy of the **Temporary Building** for a **Temporary Residential Use** provided that the **owner** of the **Permit** grants to the **Corporation** in registerable form a restrictive covenant pursuant to Section 219 of the Land Title Act.
- 26.16 Applications for **Temporary** second dwelling or **Temporary Residential Use** agreement **Permits** shall be in writing, signed by the applicant and shall be accompanied by:
- 26.16.1 for **Buildings** to be occupied during the **Construction** of a new dwelling, plans showing the location of the existing dwelling and the proposed location of the new dwelling on the **Premises**; Such drawings shall conform to the requirements of Section 10;
- 26.16.2 a restrictive covenant pursuant to Section 219 of the Land Title Act executed by the **owner** in registerable form an agreement with the **Corporation**, that the applicant will remove the **Temporary** second dwelling from the **Premises** and leave the site in a safe, tidy and sanitary condition upon the expiration of the **Temporary** second dwelling **Permit**; Such a restrictive covenant shall be registered with the Land Titles Office; and
- 26.16.3 cash, term deposit or an irrevocable letter of credit issued by a financial institute acceptable to the **Corporation** in the amount of \$10,000.00, as security to secure all the obligations of the Covenantee under the restrictive covenant.

- 26.17 If, upon the expiration of the **Temporary** second dwelling **Permit**, the **Permit** holder does not remove the **Temporary** second dwelling from the **Premises** and does not leave the site in a satisfactory condition, the **Corporation** may do so at the **Permit** holder's expense and may deduct the cost of so doing from the security deposit. If the security deposit is not adequate to cover the said cost the **Permit** holder shall pay to the **Corporation** any cost in excess of the security deposit, prior to the issuance of an occupancy **Permit** for the new dwelling.
- 26.18 Notwithstanding the foregoing, a **Temporary** second dwelling which is rendered **Non Inhabitable** and which conforms with all Bylaws of the **Corporation** and the Provincial regulations may be allowed to remain on the **Premises** as an **accessory Building** after the expiration of the **Temporary** second dwelling **Permit** provided that the **Permit** holder applies for and is issued an occupancy **Permit** for use of the **Building** as an **accessory Building**.

27. Moving of Buildings

- 27.1 No person shall move any **Building** from one parcel of land to another parcel of land without first obtaining a **Building Permit** therefore.
- 27.2 Every application for a **Building Permit** to move a **Building** shall show the existing site of the **Building** and the proposed site to which it is to be moved.
- 27.3 No **Building Permit** to move a **Building** shall be issued until the time and the route of the moving have been approved by the Officer in Charge of the local Detachment of the R.C.M.P., all utility companies having overhead wires along the proposed route, the Municipal Engineering Department and the **Chief Building Official**.
- 27.4 No **Building Permit** required under Section 26 shall be issued unless the application for the **Building Permit** includes all **Construction** necessary to complete the **Building** or **Structure** in compliance with all Bylaws of the **Corporation** and of the **Building Code**.
- 27.5 No **Building Permit** shall be issued without the proposed **building** being in substantial compliance with the form and character of other **buildings** within 200m of the location to which the **building** is to be moved.

28. Pools

- 28.1 No person shall construct a **Pool** on any **Premises** without first obtaining a **Building Permit** to do so.
- 28.2 Every application for **Construction** of a **Pool** shall be accompanied by a plan showing:
- 28.2.1 the location of the proposed **Pool** in relation to all existing **Buildings** on the **Premises** and the parcel boundaries;
 - 28.2.2 the type of **Construction**;
 - 28.2.3 the water supply and proposed method of drainage;
 - 28.2.4 septic approval from the Health Authority if not serviced by Municipal Sanitary Sewer; and

28.2.5 the proposed method and location of fencing and gates.

- 28.3 Every **Pool**, whether filled with water or empty, shall be completely enclosed with a fence or other **Structure** which is not less than 1.2 metres in height, which has no opening or gap with its largest dimension being more than 100 mm for vertical pickets or 25.4 mm for chain link fencing. Further, this enclosing structure must comply with the **Building Code** requirements for climbability of guards to restrict access to the **Pool**. The fence or other **Structure** shall be continuous except for points of access which shall, except for access from doors of the residence, be equipped with self-closing gates which are designed so that they will return to a latched or locked position when not in use, and which are secured by a latch or lock located not less than 150 mm from the top of the gate and not less than 1 metre above grade, on the **Pool** side of the fence or other **Structure**. Also, the area within 300 mm of the latch mechanism must be solid with the only gap – maximum 12.5 mm - occurring between the gate and the adjacent post to which the gate latches.
- 28.4 Every fence or other **Structure** enclosing a **Pool**, whether filled with water or empty, shall be maintained by the **owner** or occupier of the **Premises** upon which the pool is located, in good order and repair so that it is adequate to perform its intended function. All sagging gates, loose parts, worn latches or locks and all broken or binding members shall be promptly and adequately replaced or repaired.
- 28.5 Every gate in a fence or other **Structure** which provides access to a **Pool** shall be kept in a latched or locked closed position and shall only be open for the purpose of entry to or exit from the **Pool** area during such period.
- 28.6 Every **Pool** and hot tub shall be drained into a sanitary sewer system or, where a sanitary sewer system of adequate capacity is not available, into a dedicated septic dry well or rock pit approved by the Health Authority.

29. Plumbing

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- 29.1 No **Plumbing** System, as defined in the current **Plumbing Code** shall be installed, altered or repaired except in accordance with the provisions of this Bylaw and the **Plumbing Code** and Regulations.
- 29.2 No **Plumbing**, including drainage systems, septic tanks, sewers and sewer connections, or any part thereof, shall be located outside of the lot being served by such **Plumbing**, except where an easement has been registered in the Land Title Office charging the lands burdened by the easement and benefiting the lands served by such **Plumbing System**.
- 29.3 No **Plumbing** storm drainage system shall be installed without gravity drainage to a Municipal or other approved drainage system unless a written request is made, a restrictive covenant pursuant to Section 219 of the Land Title Act executed by the **owner** in registerable form including engineering details and auxiliary electrical backup power specifications or other equivalent emergency systems. Such details must be provided and approved by the **Chief Building Official** prior to the commencement of any **Building** or drainage **Construction**.

Permit Required

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

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- 29.10.1 the proposed **Construction** as shown in the application conforms with the **Plumbing Code** and Regulations, this Bylaw and all other Bylaws of the **Corporation**;
- 29.10.2 the applicant has shown proof that he is the holder of a valid British Columbia tradesman's qualification certification as a plumber or, where the applicant is the **owner** and occupier or intended occupier of a single family dwelling for which the **Permit** is sought, he has delivered a signed declaration that he will be carrying out the **Construction** himself; and
- 29.10.3 the applicant has paid the prescribed fee as set out in Schedule "D" hereto; the **Chief Building Official** shall issue the **Plumbing Permit** for which the

application was made.

- 29.11 The holder of a **Plumbing Permit** shall obtain an inspection by a **Building Official** to determine compliance with the provisions of this Bylaw and the current **Building Code** and Regulations:
- 29.11.1 after the rough **Plumbing** is complete, but prior to the installation of any fixtures or the covering thereof by dirt, concrete, insulation, lath or other interior or exterior finish which would conceal such **Construction**; and
- 29.11.2 when the **Plumbing** is complete and ready for use, but before the **Plumbing** is put into use by the **owner** or occupier of the **Premises**.
- 29.12 Provided however, that where a **registered professional** registered to practice Mechanical Engineering in the Province of British Columbia has been engaged by the **owner** for the inspection of the **Plumbing** and where the prior written approval of the **Chief Building Official** has been obtained, sealed certificates of compliance with the approved plans and the provincial regulations, submitted by the **registered professional of record**, may be accepted in lieu of inspections made by the **Chief Building Official** or a **Building Official**.
- 29.13 The holder of a **Plumbing Permit** shall, during the installation, alteration or repair of the **Plumbing Constructions**, keep a copy of the **Permit** documentation approved drawings and specifications, which accompanied the **Permit** application on the **Premises**. These drawings and specifications shall be kept on site and available to the **Building Official** so that they are able to complete the inspections. Failure to have the drawings on site will be deemed an offence under this bylaw and will require a re-inspection fee and re-inspection to verify that the **Construction** complies with the **Permit**.

30. Gas

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- 30.1 Except as hereinafter specifically provided, no Gas work shall be installed, altered or repaired until a **Permit**
- 30.2 Parts 1 to 9 of the current CSA B149.1-00 Standard, as amended, Natural Gas and Propane Installation Code are hereby adopted and forms part of this Bylaw.
- 30.3 Every person who obtains a **Permit** for the installation or alteration of gas **Construction** pursuant to the B.C. Safety Standards Act and related Gas Safety Regulation shall pay to the **Corporation** the fees prescribed in Schedule "E" hereto prior to obtaining the **Permit**.
- 30.4 Every person who obtains a **Permit** pursuant to this Section 30 shall maintain and keep a copy of the **Permit** and all documentation and plans pertaining thereto on the **Premises** on which the **Construction** authorized by the said **Permit** is being done. Failure to have the **Permit** documentation on site will be deemed an offence under this Bylaw and will require a re-inspection fee and re-inspection to verify that the **Construction** complies with the **Permit**.

31. Electrical

- 31.1 Except as hereinafter specifically provided, no Electrical work shall be installed, altered or repaired until a **Permit** to do so has first been obtained pursuant to this Bylaw
- 31.2 Parts 1 and 2 of the current Canadian **Electrical Code**, as amended, are hereby adopted and form part of this Bylaw.
- 31.3 Every person who obtains a **Permit** for the installation or alteration of **Electrical Equipment** pursuant to the B.C. Safety Standards Act, Electrical Safety Regulation and **Electrical Code**, shall pay to the **Corporation** the fees prescribed in Schedule "F" hereto prior to obtaining the **Permit**.
- 31.4 Every person who obtains a **Permit** pursuant to this Section 31 shall maintain and keep a copy of the **Permit** and all documentation and plans pertaining thereto on the **Premises** on which the **Construction** authorized by the said **Permit** is being done. Failure to have the **Permit** documentation on site will be deemed an offense under this Bylaw and will require a re-inspection fee and inspection to verify that the **Construction** complies with the **Permit**.

32. Penalties and Enforcement

- 32.1 Every person who contravenes any provision of this bylaw commits an offence punishable on summary conviction and shall be liable to a fine of not more than \$10,000.00 (Ten Thousand Dollars) or to imprisonment for not more than six months and or impose a "Monetary Penalty" in accordance with the enabling Monetary Penalty Regulation for Gas and Electrical works or workmanship, forming part of the **B.C. Safety Standards Act**.
- 32.2 The **Chief Building Official** may order the cessation of any work that is proceeding in contravention of the **Building Code**, **B.C. Gas Safety Code** and **Electrical Code** or related Safety Regulations, this bylaw, any other bylaw of the **Corporation** or any other applicable enactment concerning safety, by posting a Stop Work notice in the form provided by the **Chief Building Official**.
- 32.3 The **owner** of property on which a Stop Work notice has been posted, and every other person, shall cease all **Construction** work immediately and shall not do any work until all applicable provisions of this bylaw have been substantially complied with and the Stop Work notice has been rescinded in writing by a **Building Official**.
- 32.4 Where a person occupies a **Building** or **Structure** or part of a **Building** or **Structure** in contravention of section 6.4 of this bylaw the **Chief Building Official** may post a Do Not Occupy notice in the form provided by the **Chief Building Official** on the affected part of the **Building** or **Structure**.
- 32.5 The **owner** of property on which a Do Not Occupy notice has been posted, and every person, shall cease **occupancy** of the **Building** or **Structure** immediately and shall refrain from further **occupancy** until all applicable provisions of the **Building Code** and

this bylaw have been substantially complied with and the Do Not Occupy notice has been rescinded in writing by the **Chief Building Official**.

33. Severability

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

34. Forms and Schedules

34.1 Schedules A, B, C, D, E & F attached to this Bylaw form a part of this bylaw.

READ a FIRST TIME on this 12th day of June, 2012.

READ a second time on this 12th day of June, 2012.

READ a third time on this 12th day of June, 2012.

ADOPTED this 26th day of June, 2012.

PRESIDING MEMBER

CORPORATE OFFICER

**SCHEDULE "A" – Building Permit Fees
Effective November 13, 2012**

6950-2012

The following fees shall be paid by the applicant for a **Permit** to construct a Building or a **Pool plus taxes where applicable**:

BASE FEES

For market value of Building or **Pool** or **Construction** to be done thereon of up to \$5000.00 - **\$150.00**

For market value of **Building** or **Pool** or **Construction** to be done thereon of

\$150.00 plus:

- \$8.95** for each additional \$1000.00 or part thereof up to \$25,000.00, plus
- \$8.65** for each additional \$1000.00 or part thereof up to \$50,000.00, plus
- \$8.10** for each additional \$1000.00 or part thereof up to \$75,000.00, plus
- \$7.60** for each additional \$1000.00 or part thereof up to \$100,000.00, plus
- \$6.30** for each additional \$1000.00 or part thereof up to infinite.

NOTE: Building Values shall be based upon current estimated **Construction** costs. The current edition of the Marshall Valuation Service, the Marshall and Swift Residential Cost Handbook or other valuation tables may be used by the **Chief Building Official** to determine the market value for the purpose of assessing **Permit** fees.

OTHER FEES

Where an application is made for a Building **Permit** for other than Single Family Detached Dwellings, there will be an additional fee of **\$85.00** per dwelling unit.

In addition to the above, the following fees shall be paid by the applicant for a **Permit** pursuant to this Bylaw:

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1. **Permit** application fee of;
 - a. \$500.00 per **permit** for other than single family & duplex
 - b. \$150.00 per **permit** for single family & duplex's
2. **Permit** to erect a retaining wall - first 20m or portion thereof **\$100.00** for each additional 10m or portion thereof - **\$45.00**
3. **Permit** to install a fireplace, stove or chimney - **\$100.00** for each fireplace, stove or flue.

**SCHEDULE "A" – Building Permit Fees
Effective November 13, 2012**

4. **Permit** to install a Dry Chemical Fire Extinguishing System - **\$100.00**
5. Building Demolition **Permit** - **\$150.00 per building**
6. **Temporary** Building **Permit** **\$150.00** (see bylaw for additional securities)
7. **Temporary** Second Dwelling **Permit** - **\$150.00** (see bylaw for additional securities)

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7. Provisional Occupancy **Permit** -
 - (a) SINGLE FAMILY DWELLING
 - (i) **\$250.00** (90 day maximum period)
 - (ii) **\$125.00** renewal (90 day maximum period)
 - (b) MULTI FAMILY DWELLING
 - (i) **\$120.00** per unit (120 day maximum period)
 - (ii) **\$60.00** renewal per unit (60 day maximum)
 - (c) OTHER THAN RESIDENTIAL
 - (i) **\$500.00** per unit (60 day maximum period)
 - (ii) **\$250.00** renewal per unit (60 day maximum)
8. For Change of Occupancy or use where a Building **Permit** is not required - **\$150.00**
9. **Permit** Assignment or Transfer Fee - **\$150.00**
10. **Permit** Renewal Fee - **\$150.00**
11. Re-inspection Fee where more than 1 re-inspection is required due to the fault of the holder of a Building **Permit** - **\$150.00** for each extra re-inspection required.
12. Address Changes and Additional Unit Numbers:
 - (i) If **Permit** has been issued but no occupancy **Permit** issued - **\$150.00** per unit;
 - (ii) **Permit** application in process but **Permit** not issued - **\$75.00** per unit
 - (iii) Occupancy **Permit** issued or existing buildings, follow fee schedule in accordance with Maple Ridge Building Numbering Bylaw
13. Additional fee for any inspection performed outside the boundaries of the **Municipality** **\$0.50** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
14. Miscellaneous, House Move and Special Inspections:
 - (a) during normal working hours - **\$90.00** per hour;
 - (b) outside normal working hours - **\$120.00** per hour;
 - (c) minimum charge - 1 hour or as determined by collective agreement

SCHEDULE "A" – Building Permit Fees
Effective November 13, 2012

15. A fee of **\$5.00** per page, for plans for micro film charge or digitization of data over and above the Building **Permit** Fee. 50 page minimum for single family and duplexes and 300 page minimum for multi residential, commercial, industrial and institutional.
16. Charges as shown below will be applicable for examination of alternate solutions, plans and specifications:
 - (a) Plan Check Fee - **\$150.00** including up to two hours and \$75.00 per hour thereafter
 - (b) Single or Two Family - minimum **\$150.00** per unit
 - (c) Other than Single or Two Family - minimum **\$150.00** per Building
 - (d) Initial review of each alternate solution - \$400.00 and \$200.00 per revision thereof
17. For each written Building record search, for legal purposes a fee of **\$200.00** per parcel or file is applicable plus a fee of 10 dollars per page for supporting documentation.
18. Business License Inspection Fee - minimum **\$75.00** per inspection, maximum **\$150.00** per inspection.
19. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
20. If the applicant makes an erroneous declaration on the **Permit** application to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected value. The new **Permit** shall be calculated according to the corrected **Permit** value and a **50%** administrative fee shall be added to the calculated fee.
21. A fee of **\$75.00** for environmental inspection shall be paid for each residential unit with a value in excess of \$20,000.00. For each non residential unit a fee of **\$75.00** per unit shall be paid where the value exceeds \$40,000.00.
22. A fee of \$150.00 is required for each submission for minor revisions being requested to plans issued in support of a building permit. Any major revisions or revisions requiring structural modifications will be assessed and additional plan check fee as specified in item 16 of schedule "A".
23. Notwithstanding the permit fees set out in Schedule "A", a building **permit** fee may be reduced or waived should the application for the works be made under a **District** initiated revitalization program. The amount or percentage of reduction applicable will be that value as expressed within the most current revitalization report endorsed by the council of the **District**. Should a dispute as to the amount of reduction arise the form as retained by the **Districts** Clerks Department will be the enforceable copy.

SCHEDULE "B" - Solar Hot Water Regulation
Effective upon adoption of the Bylaw

Contents

1. Definitions
2. Applications
3. Solar collectors for a domestic hot water system
4. Solar hot water ready components
5. Conduits runs

Definitions

1. In this regulation, the terms in *italics* have the same as in the 2006 British Columbia Building Code.

Application

2. This regulation is applicable in the following local government jurisdictions:
 - (a) Cariboo Regional District;
 - (b) City of Campbell River;
 - (c) City of Chilliwack;
 - (d) City of Colwood;
 - (e) City of Cranbrook;
 - (f) City of Dawson Creek;
 - (g) City of Duncan;
 - (h) City of Fernie;
 - (i) City of Fort St. John;
 - (j) City of Kelowna;
 - (k) City of New Westminster;
 - (l) City of North Vancouver;
 - (m) City of Richmond;
 - (n) City of Pitt Meadows;
 - (o) City of Port Coquitlam;
 - (p) City of Port Moody;
 - (q) City of West Vancouver;
 - (r) Corporation of Delta;
 - (s) Cowichan Valley Regional District;
 - (t) District of Invermere;
 - (u) District of Maple Ridge;
 - (v) District of Metchosis;
 - (w) District of North Vancouver;
 - (x) District of Peachland;
 - (y) District of Sparwood;
 - (z) District of Tofino;
 - (aa) Greater Vancouver Regional District;
 - (bb) Municipality of North Cowichan;
 - (cc) Resort Municipality of Whistler;
 - (dd) Squamish Lillooet Regional District;
 - (ee) Town of View Royal;
 - (ff) Township of Esquimalt;
 - (gg) Township of Langley;
 - (hh) Village of Ashcroft;
 - (ii) Village of Kaslo;
 - (jj) Village of Midway.

SCHEDULE "B" - Solar Hot Water Regulation
Effective upon adoption of the Bylaw

Solar collectors for a domestic hot water system

3. (1) Subject to subsection (2), 2 conduit runs and an area that
- (a) is not less than 9.3 square meters,
 - (b) has no dimension less than 2.7 meters, and
 - (c) is designated for future installation of solar collectors for a solar domestic hot water system in compliance with CAN/CSA-F383-87

Must be incorporated in construction of new *buildings of residential occupancy* that contain

- (a) One *dwelling unit*, or
 - (b) One *dwelling unit* and one *secondary suite*.
- (2) Subsection (1) does not apply with respect to new construction referred to in that subsection if the local government of the jurisdiction to which this regulation applies and within which the new construction is to occur is satisfied that *building site* conditions do not permit effective use of solar hot water heating

Structural requirements

4. Structural members of areas referred to in section 3 (1) must be designed to accommodate the greater of the following;
- (a) the anticipated load;
 - (b) A load of 0.2 kpa in addition to design loads required by the British Columbia Building Code.

Conduit runs

5. (1) Two straight, continuous, conduit runs must be provided that extend from the area directly adjacent to the building's primary service water heater to
- (a) an accessible attic space adjacent to the roof area designated for installation of solar collectors for a domestic hot water system,
 - (b) the roof area designated for installation of solar collectors for a solar domestic hot water system, or
 - (c) the exterior wall surface directly adjacent to the area designated for the installation of solar collectors for a solar domestic hot water system.
- (2) Conduit runs described in subsection (1) must
- (a) be accessible at both ends,
 - (b) be capped or sealed at both ends to prevent water ingress and air leakage,
 - (c) be identified by markings that are permanent, distinct and easily recognized,
 - (d) have a minimum inside diameter of 55 mm, and
 - (e) be able to accommodate the installation of insulated plumbing services for a solar domestic hot water system in compliance with CAN/CSA-F383, Installation Code for Solar Domestic Hot Water Systems, as referred to in the British Columbia Building Code.

SCHEDULE "C"
OCCUPANCY PERMIT

Address of Building:

Legal Description:

Approved Occupancy (use):

Name of Business, if applicable:

The Building constructed under the authority of Building **Permit** Number:
is approved for Occupancy.

The septic system for this Building has been approved for _____ bedrooms.

This **Permit** pertains to _____ sq ft of the basement being finished.

This **Permit** number does include _____ or does not include _____ a secondary suite.

This **Permit** confirms that inspections pursuant to the District of Maple Ridge Building Bylaw have been complete and no substantive violation of health or safety requirements have been observed. This **Permit** is not a warranty that the subject Building complies with all Municipal and Provincial Regulations governing Building **Construction** nor that it is without defect. It is only a comment on the conditions of the Building at the date of issue only.

This certificate shall be affixed to a conspicuous and permanent place in the said Building and shall not be removed.

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NOTE:

- Inspected under _____ BC Building Code.
- A new **Permit** shall be obtained prior to any change in the use of the Building.

Chief Building Official

Per: _____

Date: _____

**SCHEDULE "D" – Plumbing Permit Fees
Effective November 13, 2012**

6950-2012

The following fees shall be paid by the applicant for a *Permit* to install, alter or repair *Plumbing plus taxes where applicable*:

1. Minimum fee for any *Plumbing Permit* or inspections - **\$100.00**
2. For *Plumbing Construction* which involves the installation of fixtures:
\$20.00 for the first fixture plus
\$18.50 for each additional fixture
\$10.00 for each roughed in fixture location

For the purpose of this Bylaw, "fixtures" shall include *Pools*, interceptors, hot water storage tanks, automatic washers, roof drains, rainwater leaders, floor drains, radiant heating loops, solar panels, geothermal and built-in dishwashers.

Where an application is made for a *Plumbing Permit* for other than single family detached dwellings, there will be an additional fee of **\$40.00** per dwelling unit.

Permit fees for finishing *Plumbing* only (installation of fixtures where rough-in *Plumbing* exists) shall be 50% of the above fees.

3. For *Plumbing Construction* which involves the connection of hydraulic equipment or the installation of vacuum breakers, backflow prevention devices or similar equipment - **\$40.00** per item connected or installed.
4. For *Plumbing Construction* which involves the installation of lawn irrigation systems - **\$65.00**
5. For *Plumbing Construction* which involves the installation of fire sprinkler systems:
 - (a) for up to fifteen (15) sprinkler heads - **\$150.00**
 - (b) for each additional sprinkler head - **\$ 1.00**
6. For *Plumbing Construction* which involves the installation of standpipes, Fire Department connections, fire hose connections and fire hydrants - **\$35.00** for each hydrant or hose connection.

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7. For *Plumbing Construction* which involves the replacement of a buildings water piping system or portion thereof:
 - a) in multi-family residential buildings, hotels and motels - **\$24.00 per unit**
 - b) in all other buildings;
 - (i) first 30 metres or part thereof - **\$60.00** each
 - (ii) each additional 30 metres or part thereof - **\$30.00** each

SCHEDULE "D" – Plumbing Permit Fees

Effective November 13, 2012

8. For **Plumbing Construction** which involves the installation of storm sewers, perimeter foundation drains, sanitary sewers or water service lines:
 - (a) for single or two-family dwellings - **\$60.00** each
 - (b) for other than single or two-family dwellings:
 - (i) first 30 metres or part thereof - **\$60.00** each
 - (ii) each additional 30 metres or part thereof - **\$30.00** each
 - (iii) each sump, catch basin, rock pit, dry well or manhole - **\$30.00**
9. Re-inspection fee where more than 1 re-inspection is required due to the fault of the **Permit** holder - **\$150.00** for each extra re-inspection required.
10. **Permit** assignment or transfer fee - **\$150.00**
11. **Permit** renewal - **\$75.00**
12. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$90.00** per hour;
 - (b) Outside normal working hours - **\$120.00** per hour;
 - (c) Minimum Charge - 1 Hour or as determined by collective agreement.
13. Charges as shown below will be applicable for examination of plans and specifications:
 - (a) Plan Check Fee - **\$150.00** including up to two hours and **\$75.00** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$150.00** per unit.
 - (c) Other than Single or Two Family Dwellings - minimum **\$150.00** per Building.
14. Additional fee for any inspection performed outside the boundaries of the **Municipality** **\$0.50** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Business License Inspection Fee - minimum **\$75.00** per inspection, maximum **\$150.00** per inspection.
16. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
17. If the applicant makes an erroneous declaration on the **Permit** application to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected information. The new **Permit** shall be calculated according to the corrected **Permit** value and a **50%** administrative fee shall be added to the calculated fee.

**SCHEDULE "E" – Gas Permit Fees
Effective November 13, 2012**

6950-2012

The following fees shall be paid by the applicant for a *Permit* to install or alter gas *Construction plus taxes where applicable*:

1. For gas *Construction* which involves the replacement of an appliance or the installation of a new gas appliance.
 - (a) for Single or Multi-Family Dwellings:
 - (i) **\$40.00** per appliance, **\$100.00** minimum
 - (b) for other than Single or Multi-Family Dwellings:
 - (i) up to 102,000 BTU/hr **\$60.00** per appliance, \$150.00 minimum
 - (ii) 102,001 - 409,000 BTU/hr **\$70.00** per appliance, \$150.00 minimum

NOTE: Fees for additional appliances are calculated on BTU rating.

2. Where an application is made for a *Permit* for other than single family detached dwellings, there will be an additional fee of **\$40.00** per dwelling unit.
3. Gas Heated Buildings - Building heat loss calculation review
 - (i) **\$75.00** per Single Family Dwelling.
 - (ii) **\$15.00** per unit for Multi Family Use - not less than **\$75.00** per Building/cluster
 - (iii) **\$150.00** per Building for other than Residential.
4. For gas *Construction* which involves the installation of vents or furnace plenums only - **\$75.00** each
5. For gas *Construction* which involves the installation of house piping:
 - (a) for single or two family dwellings - **\$75.00** per unit
 - (b) for other than single or two family dwellings:
 - (i) first 30 metres or part thereof - **\$60.00** per unit plus
 - (ii) each additional 30 metres or part thereof - **\$30.00** per unit
6. Re-inspection fee where more than one (1) inspection is required due to faulty workmanship or materials - **\$150.00** for each extra re-inspection required.
7. *Permit* Renewal - **\$75.00**
8. *Permit* Transfer - **\$150.00**
9. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$90.00** per hour;
 - (b) Outside normal working hours - **\$120.00** per hour;
 - (c) Minimum charge - 1 hour or as determined by collective agreement

SCHEDULE "E" – Gas Permit Fees
Effective November 13, 2012

10. Charges as shown below will be applicable for examination of plans and specifications on application of Gas *Permit*.
 - (a) Plan Check Fee - **\$150.00** per hour including up to two hours and **\$75.00** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$150.00** per unit
 - (c) Other than Single or Two Family Dwellings - minimum **\$150.00** per Building.
11. Additional fee for any inspection performed outside the boundaries of the *Municipality* **\$0.50** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
12. Oil and Propane Fee Schedule would follow the Gas Fee Schedule "E" in its entirety.
13. Business Licence Inspection Fee - minimum **\$75.00** per inspection, maximum **\$150.00** per inspection.
14. Where *Construction* is started prior to obtaining a *Permit*, the applicable *Permit* fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
15. If the applicant makes an erroneous declaration on the *Permit* application to obtain a lesser *Permit* fee, the *Permit* shall be revoked and a new *Permit* issued using the corrected information. The new *Permit* shall be calculated according to the corrected *Permit* value and a **50%** administrative fee shall be added to the calculated fee.

**SCHEDULE "F" – Electrical Permit Fees
Effective November 13, 2012**

6950-2012

The following fees shall be paid by the applicant for a **Permit** to install **Electrical Equipment plus taxes where applicable**:

For one and two Family Dwellings including additions, the **Permit** fee shall be **15%** of the building **Permit** fee or the minimum electrical **Permit** fee, which ever is greater.

The following additional charges are applicable to one and two family dwelling when the electrical **Permit** is taken out in conjunction with a building permit:

- | | | |
|----|--|-------------------------|
| 1. | a) Each hot tub or spa | \$15.00 |
| | b) Each hydro massage tub bath | \$15.00 |
| | c) Electrical Heating or based on the value
of electrical heating contract, which ever is greater | \$75.00 minimum |
| | d) Air Conditioning/Heat Pumps | \$15.00 per unit |
| | e) Each sub panel | \$15.00 |

Fees for all other work not included above

For market value of **Electrical Equipment**, including costs of installation of \$0.00 - \$1000.00 -

\$150.00 plus:

- \$23.00** for each additional \$1000.00 or part thereof up to \$10,000.00 plus
- \$ 10.00** for each additional \$1000.00 or part thereof up to \$100,000.00 plus
- \$ 7.00** for each additional \$1000.00 or part thereof up to \$250,000.00 plus
- \$ 5.00** for each additional \$1000.00 or part thereof up to \$300,000.00 plus
- \$ 4.00** for each additional \$1000.00 or part thereof over \$300,000.00 to infinite.

NOTE: Market values shall be based upon current estimated electrical installation costs.

Where an application is made for an Electrical **Permit** for other than Single Family Detached Dwellings, there will be an additional fee of **\$30.00** per dwelling unit.

Note: Low Voltage Electrical Permits are exempted from this unit charge.

In addition to the above, the following fees shall be paid by the applicant for a **Permit** to install **Electrical Equipment**.

- | | | |
|----|---|----------------|
| 2. | Underground Service Duct - | \$75.00 |
| 3. | Temporary: | |
| | (a) Temporary to permanent connection conversion | \$75.00 |
| | (b) Temporary Service connection | \$75.00 |

**SCHEDULE "F" – Electrical Permit Fees
Effective November 13, 2012**

4. **Temporary** current **Permit** for uses other than carnivals:
- (a) Initial six (6) month period - **\$200.00**
 - (b) Each additional six (6) month renewal period - **\$150.00**
5. Special Event Permit Including Carnivals:
- Each Location: **\$75.00 and minimum fee \$150.00**
6. Movie Location Fee:
- (a) One location – valid for 180 days from issuance **\$150.00**
 - (b) Two locations – valid for 180 days **\$210.00**
 - (c) Three locations – valid for 180 days **\$270.00**
 - (d) Four locations – valid for 180 days **\$300.00**
 - (e) Five locations – valid for 180 days **\$360.00**
 - (f) Six locations – valid for 180 days **\$420.00**
 - (g) Seven locations – valid for 180 days **\$480.00**
 - (h) Eight locations – valid for 180 days **\$540.00**
 - (i) Nine locations – valid for 180 days **\$600.00**
 - (j) Annual Permit – unlimited locations **\$660.00**
 - (k) **Additional fee:** Inspections outside normal work hours **\$206.00** minimum or as determined by collective agreement
7. Annual **Permit:**

6972-2013

- (a) for residential, commercial or industrial facilities:
 - (i) Per KVA of service capacity **.15**
 - (ii) minimum fee **\$150.00**
 - (iii) maximum fee **\$2,500.00**
- (b) for educational or institutional facilities - **\$7.50** for each classroom, shop, laboratory, office, etc.

**SCHEDULE "F" – Electrical Permit Fees
Effective November 13, 2012**

6972-2013

8. Permit for the installation of rough-in low voltage or finish of a previously installed and permitted rough-in installation only for single family & duplex's
 - (a) **\$75.00** for first \$1000.00 in contract value
9. **Pool Grounding Permit - \$100.00**
10. Re-inspection fee where more than one (1) re-inspection is required due to faulty workmanship or materials - **\$150.00** for each extra re-inspection required.
11. **Permit Transfer - \$150.00**
12. **Permit Renewal - \$75.00**
13. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$90.00** per hour;
 - (b) Outside normal working hours - **\$120.00** per hour;
 - (c) Minimum charge - One (1) hour or as determined by collective agreement
14. Additional fee for any inspection performed outside the boundaries of the **Municipality \$0.50** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Charges as shown below will be applicable for examination of plans and specifications :
 - (a) Plan Check Fee - minimum **\$150.00** including up to two hours and **\$75.00** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$150.00** per unit.
 - (c) Other than Single or Two Family Dwellings - minimum **\$150.00** per Building.
16. Business License Inspection Fee - minimum **\$75.00** per inspection, maximum **\$150.00** per inspection.
17. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
18. If the applicant makes an erroneous declaration of the **Permit** value to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected value. The new **Permit** shall be calculated according to the corrected **Permit** value and a **50%** administrative fee shall be added to the calculated fee.