



**REGIONAL DISTRICT OF MOUNT WADDINGTON  
BUILDING BYLAW NO. 682, 2003**

CONSOLIDATED COPY FOR  
CONVENIENCE ONLY  
SEPTEMBER 15, 2020

This copy of Bylaw No. 682 is consolidated for convenience only and includes the following amendments:

<b>BYLAW NO.</b>	<b>AMENDMENT NO.</b>	<b>DATE ADOPTED</b>	<b>TEXT AND/OR SCHEDULE CHANGES</b>
<b>756</b>	<b>1</b>	<b>February 18, 2008</b>	<b>Text &amp; Schedule</b>
<b>797</b>	<b>2</b>	<b>July 20, 2010</b>	<b>Text</b>
<b>822</b>	<b>3</b>	<b>September 20, 2011</b>	<b>Text - Schedule A</b>
<b>839</b>	<b>4</b>	<b>March 19, 2013</b>	<b>Text - Schedule A</b>
<b>853</b>	<b>5</b>	<b>August 20, 2013</b>	<b>Text - Schedule E</b>
<b>860</b>	<b>6</b>	<b>December 17, 2013</b>	<b>Text - Schedule A</b>
<b>983</b>	<b>7</b>	<b>September 15, 2020</b>	<b>Text &amp; Schedules</b>

## REGIONAL DISTRICT OF MOUNT WADDINGTON

### BYLAW NO. 682

**WHEREAS** Section 694(1) of the *Local Government Act* authorizes the Regional District of Mount Waddington, for the health, safety and protection of persons and property to regulate the construction, alteration, or repair 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 in portions of Electoral Area C;

**NOW THEREFORE** the Board of the Regional District of Mount Waddington, in open meeting assembled, enacts as follows:

**REGIONAL DISTRICT OF MOUNT WADDINGTON  
BUILDING BYLAW NO. 682**

**TABLE OF CONTENTS**

**PART 1 – INTERPRETATION**

1.1	Title	-----	-5-
1.2	Definitions	-----	-5-
1.3	Purpose of Bylaw	-----	-6-
1.4	Disclaimer of Warranty or Representation	-----	-6-
1.5	Scope & Exemptions	-----	-6-
1.6	Responsibilities of the Owner	-----	-7-

**PART 2 – ENFORCEMENT**

2.1	Prohibitions	-----	-8-
2.2	Penalties & Enforcement	-----	-8-

**PART 3 – BUILDING OFFICIAL**

3.1	Administration of Bylaw	-----	-10-
3.2	Right-of-Entry	-----	-10-
3.3	Orders & Corrections	-----	-10-

**PART 4 – PERMITS & APPLICATIONS**

4.1	Permits	-----	-11-
4.2	Permit Conditions	-----	-12-
4.3	Cancellation & Expiration	-----	-12-
4.4	<i>Standard Buildings</i>	-----	-12-
4.5	Building Permits	-----	-14-
4.6	Occupancy Permits	-----	-15-
4.7	Professional Plan Certification	-----	-15-
4.8	Professional Design & Field Review	-----	-16-
4.9	Inspections	-----	-16-

**PART 5 – MISCELLANEOUS**

5.1	Fees and Charges	-----	-18-
5.2	Schedules and Forms	-----	-18-
5.3	Severability	-----	-18-
5.4	Repeal	-----	-19-

## **PART 1 – INTERPRETATION**

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### **1.1 Title**

This bylaw may be cited for all purposes as the “Regional District of Mount Waddington Building Bylaw No. 682, 2003.”

### **1.2 Definitions**

In this Bylaw:

The following words and terms have the same meanings set out in the current 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, registered professional, and residential occupancy.*  
**(Amended by Bylaw No. 983)**

**Assessed Value** means the most recent assessed value of a building as determined by the British Columbia Assessment Authority.

**Building Code** means the current version of the British Columbia Building Code as enacted by the government of the Province of British Columbia. **(Amended by Bylaw No. 983)**

**Building Official** means the Building Inspector and/or Manager designated by the Board of the Regional District of Mount Waddington to administer this Bylaw and includes clerical staff working under their supervision.

**Health and Safety Aspects of the Work** means design and construction as regulated by the relevant sections of the Building Code. **(Amended by Bylaw No. 983)**

**Permit** means permission or authorization in writing by the *Building Official* under this Bylaw to perform work regulated by this Bylaw.

**Regional District** means the Regional District of Mount Waddington.

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

- (a) *residential occupancies,*
- (b) *business and personal services occupancies,*
- (c) *mercantile occupancies, or*
- (d) *medium or 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, but specifically excludes landscaping, fences, paving and retaining structures less than 1.8 meters in height.

**Wood Burning Appliance** means a device designed for wood combustion so that usable heat is derived for the interior of a building or structure and includes wood stoves, fireplaces and solid fuel burning appliances.

**Value of Construction** means the fair market value, including materials and labor, as determined by the *Building Official* for the purposes of calculating the building permit application fee.

### 1.3 Purpose of Bylaw

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

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

- (a) the protection of *owners*, owner/builders or *constructors* from economic loss;
- (b) the assumption by the *Regional District* of any responsibility for ensuring compliance by any *owner*, his or her representatives or any employees, *constructors* or *designers* retained by him or her, with the *Building Code*, the requirements of this Bylaw or other applicable enactments respecting safety;
- (c) providing any person a warranty of design or workmanship with respect to any *building* or *structure* for which a building permit or occupancy permit is issued under this Bylaw;
- (d) providing warranty or assurance that construction undertaken pursuant to building permits issued by the *Regional District* is free from latent, or any defects.  
**(Amended by Bylaw No. 983)**

### 1.4 Disclaimer of Warranty or Representation

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*, this Bylaw or any standard of construction.

### 1.5 Scope & Exemptions

1.5.1 This Bylaw applies to the design, construction and occupancy of new buildings and structures, and the alteration, reconstruction, demolition, relocation, and occupancy or change of occupancy of existing *buildings and structures*. **(Amended by Bylaw No. 797)**

1.5.2 This Bylaw does not apply to *buildings* or *structures* exempted by Part 1 of Division A of the *Building Code*.

1.5.3 This Bylaw applies to all lands within the jurisdiction of the Regional District. For clarification, it does not apply to areas within a municipality (District of Port Hardy, Town of Port McNeill, Village of Alert Bay and Village of Port Alice) or indigenous reserves.

1.5.4 Building, Demolition and Occupancy Permits are only required for those lands located in that portion of Electoral Area 'B' which includes the unincorporated community of Coal Harbour as is defined by the official community plan bylaw in effect for Coal Harbour.  
**(Amended by Bylaw No. 983)**

### 1.6 Responsibilities of the Owner

1.6.1 It shall be the full responsibility of the property owner to carry out the work or have the work carried out in substantial accordance with the requirements of the *Building Code*, this Bylaw and other bylaws of the *Regional District* and neither the issuance of a *permit* under

this Bylaw, the review of plans and supporting documents, nor inspections made by the *Building Official* or a *Registered Professional* employed by the *Regional District*, shall relieve the *Owner* from this responsibility.

- 1.6.2 Every *owner* shall ensure that all construction complies with the *Building Code*, this Bylaw and other applicable standards or enactments respecting safety.
- 1.6.3 Every *owner* to whom a *permit* is issued shall be responsible for the cost of repair of any damage to *Regional District* works that occurs in the course of the work authorized by the *permit*.
- 1.6.4 Every *owner* to whom a *permit* is issued shall, during construction:
  - (a) post and maintain the *permit* in a conspicuous place on the property in respect of which the *permit* was issued; and
  - (b) keep a copy of the accepted designs, plans and specifications on the property of which the *permit* was issued.

## **PART 2 – ENFORCEMENT**

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### **2.1 Prohibitions**

- 2.1.1 No person shall commence or continue any construction, alteration, reconstruction, demolition, removal relocation or placement of buildings or structures, or change the *occupancy* 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. **(Amended by Bylaw No. 797)**
- 2.1.2 With respect to those *buildings* and *structures* for which a Building Permit is required, no person shall occupy or use any *building* or *structure* unless a valid and subsisting Occupancy Permit has been issued by a *Building Official* for the *building* or *structure*, or contrary to the terms of any permit issued or any notice given by a *Building Official*. **(Amended by Bylaw No. 983)**
- 2.1.3 No person shall knowingly submit false or misleading information to a *Building Official* in relation to any *permit* application or construction undertaken pursuant to this Bylaw.
- 2.1.4 No person shall, unless authorized in writing by a *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.
- 2.1.5 No person shall do any work that is substantially at variance with the accepted design or plans 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*.
- 2.1.6 No person shall obstruct the entry of a *Building Official* or other authorized official of the *Regional District* on property in the administration of this Bylaw.

### **2.2 Penalties & Enforcement**

- 2.2.1 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.
- 2.2.2 Every person who fails to comply with any order or notice issued by a *Building Official*, or who allows a violation of this Bylaw to continue, contravenes this Bylaw.
- 2.2.3 A *Building Official* may order the cessation of any work that is proceeding in contravention of the *Building Code* or this Bylaw by posting a “Stop Work” notice in the form of Form “A” to this Bylaw.
- 2.2.4 The *owner* of property on which a “Stop Work” notice has been posted, and every other person, shall cease all construction work other than the required remedial measures 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*.
- 2.2.5 Where a person occupies a *building* or *structure* or part of a *building* or *structure* in contravention of section 2.1.2 of this Bylaw, a *Building Official* may post a “Do Not Occupy” notice in the form of Form “B” to this Bylaw on the affected part of the *building* or *structure*.
- 2.2.6 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 a *Building Official*.



- 2.2.7 Every person who commences work requiring a permit without first obtaining such a permit shall, if a "Stop Work" notice is issued, pay an additional charge equal to 50% of the permit fee prior to obtaining the required permit.
- 2.2.8 Every person who violates or causes to be violated a requirement or provision of this Bylaw shall be guilty of an offence and of a separate offence each day the violation is caused or allowed to continue.

## **PART 3 – BUILDING OFFICIAL**

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### **3.1 Administration of Bylaw**

Each *Building Official* may:

- 3.1.1 administer this Bylaw;
- 3.1.2 keep records of permit applications, permits, notices and orders issued, inspections and tests made, and retain copies of all documents related to the administration of this Bylaw or microfilm copies of such documents;
- 3.1.3 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* for which a permit is sought under this Bylaw substantially conform to the requirements of the *Building Code*.

### **3.2 Right-of-Entry**

A *Building Official*:

- 3.2.1 may enter any land, *building*, *structure* or premises at any reasonable time for the purpose of ascertaining that the terms of this Bylaw are being observed;
- 3.2.2 where any residence is occupied, shall obtain the consent of the occupant or provide written notice, in the name of the *Regional District*, to the occupant 24 hours in advance of entry; and

### **3.3 Orders & Corrections**

A *Building Official* may:

- 3.3.1 order the correction of any work that is being or has been done in contravention of this Bylaw.
- 3.3.2 refuse to issue a *permit* where in his opinion the proposed work will contravene the requirements of the *Building Code* or the provisions of this or any other applicable bylaws of the *Regional District*.
- 3.3.3 by delivery of written notice to the permit holder, revoke a permit where:
  - (a) there is a contravention of any term or condition under which the permit was issued; or
  - (b) the permit was issued on the basis of incorrect information.
- 3.3.4 after acceptance of drawings and specifications and the issuance of a *permit*, require the corrections of errors in the drawings and specifications, and/or prohibit *building* operations from being carried out when in violation of this or any other bylaw.

## **PART 4 –PERMITS & APPLICATIONS**

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### **4.1 Permits**

4.1.1 Every *owner* shall apply for and obtain:

- (a) a Site Permit before constructing or placing of *buildings* or *structures* or additions thereto, to evidence the location, use / type and density of proposed *buildings* or *structures* comply with the applicable *Regional District* bylaws except as otherwise indicated in Section 1.5 of this Bylaw, or where a Building Permit is required as identified in section 1.5 of this Bylaw, or with respect to the siting of *buildings* and *structures* on lands, including lands covered by water, that are subject to a Crown land tenure;
- (b) a Building Permit before constructing or placing *buildings* or *structures*, repairing or altering a *building* or *structure*, except as otherwise indicated in Section 1.5 of this Bylaw;
- (c) an Occupancy Permit before occupying or using any *building* or *structure*, except as otherwise indicated in Section 1.5 of this Bylaw;
- (e) a Demolition Permit before demolishing any building or structure that exceeds ten square metres in floor area, except as otherwise indicated in Section 1.5 of this Bylaw.  
**(Amended by Bylaw No. 983)**

4.1.2 All plans submitted with permit applications shall bear the name and address of the *designer* of the *building* or *structure*.

4.1.3 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.

4.1.4 A permit or an application for a permit that is in process shall not be transferred or assigned until the *Owner* has notified the *Building Official* in writing, the *Building Official* has authorized the transfer or assignment in writing, and the *Owner* has paid the fee required under Schedule “A.” The transfer or assignment of a permit does not constitute an extension of a permit.

## 4.2 Permit Conditions

- 4.2.1 A permit is required whenever work regulated under this Bylaw is to be undertaken.
- 4.2.2 Neither the issuance of a permit under this Bylaw nor the acceptance or review of plans, drawings or supporting documents, nor any inspections made by or on behalf of the *Regional District* shall in any way relieve the *owner* or his or her representatives from full and sole responsibility to perform the work in strict accordance with all applicable bylaws of the *Regional District*, the *Building Code* and other applicable standards and enactments respecting safety.
- 4.2.3 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*, all applicable bylaws of the *Regional District* and other standards and enactments respecting safety.
- 4.2.4 Neither the issuance of a permit under this Bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the *Regional District* constitute in any way a representation, warranty, assurance or statement that the *Building Code*, all applicable bylaws of the *Regional District*, and other standards and enactments respecting safety have been complied with.
- 4.2.5 No person shall rely upon any permit as establishing compliance with this Bylaw or assume or conclude that this Bylaw has been administered or enforced according to its terms. The person to whom the building permit is issued and his or her representatives are responsible for making such determination.

## 4.3 Cancellation & Expiration

- 4.3.1 An application for a permit will be cancelled if the applicant has not responded within one month from the date of notification by the *Building Official* to the applicant of the terms that are to be completed prior to the permit being issued.
- 4.3.2 A building permit shall expire such that it is invalid and of no force and effect at the end of 24 months from the date of issue.

## 4.4 Standard Buildings

An application for a building permit with respect to a *standard building* shall;

- 4.4.1 be made in the form prescribed by the *Building Official*, signed by the owner(s), or a signing officer if the owner is a corporation; **(Amended by Bylaw No. 983)**
- 4.4.2 be accompanied by the owner's acknowledgment of responsibility and undertakings made in the form prescribed by the *Building Official*, signed by the owner(s), or a signing officer if the owner is a corporation; **(Amended by Bylaw No. 983)**
- 4.4.3 include a copy of a title search made within 30 days of the date of the application;
- 4.4.4 include a site plan showing:
  - (a) the dimensions of the parcel taken from the registered plan of subdivision;
  - (b) the legal description of the parcel;
  - (c) the location and dimensions of all statutory rights of way, easements and setback requirements;
  - (d) the location and dimensions of all existing and proposed *buildings* or *structures* on the parcel;

- (e) setbacks to the natural boundary of any lake, swamp, pond or watercourse where the *Regional District's* land use regulations establish siting requirements related to flooding;
  - (f) the location of parking and driveway access;
  - (g) the *building official* may waive the requirements for a site plan, in whole or in part, where the permit is sought for the repair or alteration of an existing *building* or *structure*.
- 4.4.5 include floor plans showing the dimensions and uses of all areas: the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall, and ceiling finishes; plumbing fixtures; structural elements; and stair dimensions.
- 4.4.6 include a cross section through the *building* or *structure* illustrating foundations, drainage, ceiling heights and construction systems;
- 4.4.7 include elevations of all sides of the *building* or *structure* showing finish details, roof slopes, windows, doors, and finished grade;
- 4.4.8 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*:
- 4.4.9 include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Health approval;
- 4.4.10 include two sets of drawings at a suitable scale of the design including the information set out in sections 4.4.5 – 4.4.8 of this Bylaw.
- 4.4.11 In addition to the requirements of section 4.4.1-4.4.10, the following may be required by a *building official* to be submitted with a building permit application for the construction of a *standard building* where the project involves two or more buildings, which in the aggregate total more than 1000 square meters, or two or more buildings that will contain four or more dwelling units, or otherwise where the complexity of the proposed *building* or *structure* or siting circumstances warrant:
- (a) site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a *registered professional*, in accordance with the Regional District's subdivision servicing bylaw;
  - (b) a section through the site showing grades, *buildings*, *structures*, parking areas and driveways;
  - (c) a roof plan and roof height calculations;
  - (d) structural, electrical, mechanical or fire suppression drawing prepared and sealed by a *registered professional*;
  - (e) letters of assurance in the form of Schedule B-1 and B-2 as referred to in section 2.6 of Part 2 of the *Building Code*, signed by the *registered professional*;
  - (f) 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*.

## 4.5 Building Permits

### 4.5.1 When

- (a) a completed application including all required supporting documentation has been submitted;
- (b) the proposed work set out in the application substantially conforms with the *Building Code*, this Bylaw and all other applicable bylaws and enactments;
- (c) the *owner* or his or her representative has paid all applicable fees set out in section 5.1 of this Bylaw;
- (d) the *owner* or his or her representative has paid all charges and met all requirements imposed by any other enactment or bylaw;
- (e) no enactment, covenant, agreement, or regulation in favour of, or regulation of, the *Regional District* authorizes the permit to be withheld;
- (f) the *owner* has retained a professional engineer or geoscientist if required by the provisions of the *Engineers and Geoscientists Act*;
- (g) the *owner* has retained an architect if required by the provisions of the *Architects Act*;

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

4.5.2 When the application is in respect of a *building* that includes, or will include, a *residential occupancy*, a Building Permit will not be issued unless the owner provides evidence that satisfies the requirements of the *Homeowner Protection Act* related to the issuance of a Building Permit. **(Amended by Bylaw No. 983)**

4.5.3 Every permit is issued upon the condition that the permit shall expire and the rights of the *owner* under the permit shall terminate if:

- (a) the work authorized by the permit is not commenced within 12 months from the date of issuance of the permit; or
- (b) work is discontinued for a period of 12 months.

4.5.4 A *building official* may extend the period of time set out under sections 4.5.4(a) and 4.5.4(b) where construction has not been commenced or where construction has been discontinued due to adverse weather, strikes, material or labour shortages, or similar hardship beyond the *owner's* control.

4.5.5 A building permit may be extended for a period of 12 months from the date of expiry of the original building permit provided:

- (a) application for the extension is made within 30 days after the date of the permit expiration;
- (b) a non-refundable fee as set out in Schedule "A" has been paid; and
- (c) the building permit has not been extended before.

4.5.6 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 *Regional District* to demonstrate to the *Building Official* that the portion authorized to be constructed substantially complies with this and other applicable bylaws and the permit fee applicable to that portion of the *building* 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. **(Amended by Bylaw No. 983)**

#### 4.6 Occupancy Permits

- 4.6.1 No person shall occupy a *building* or *structure* or part of a *building* or *structure* until an Occupancy Permit has been issued. **(Amended by Bylaw No. 983)**
- 4.6.2 An Occupancy Permit shall not be issued unless:
- (a) All letters of assurance have been submitted when required in accordance with sections 4.4.11(e), 4.8.1 and 4.8.2 of this Bylaw.
  - (b) All aspects of the work requiring inspection and acceptance pursuant to section 4.9.4 of this Bylaw have both been inspected and accepted or the inspections and acceptance are not required in accordance with section 4.9.5 of this Bylaw.
- 4.6.3 A *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 the requirements set out in section 4.6.2 of this Bylaw have been met with respect to it.
- 4.6.4 An Occupancy Permit is required for every existing building which has been altered, added to or partially wrecked or reconstructed.

#### 4.7 Professional Plan Certification

- 4.7.1 The letters of assurance in the form of Schedules B-1 and B-2 referred in section 2.6 of Part 2 of the *Building Code* and provided pursuant to section 4.4.11(e), and 4.8.1 of this Bylaw are relied upon by the *Regional District* and its *building officials* as certification that the design and plans to which the letters of assurance relate comply with the *Building Code* and other applicable standards or enactments relating to safety.
- 4.7.2 A Building Permit issued pursuant to section 4.7.2 of this Bylaw shall include a notice to the *owner* that the building permit is issued in reliance upon the certification of the *registered professionals* that the design and plans submitted in support of the application for the building permit comply with the *Building Code* and other applicable standards or enactments relating to safety.
- 4.7.3 When a building permit is issued in accordance with section 4.7.2 of this Bylaw the permit fee shall be reduced by 20% of the fees payable pursuant to Schedule "A" to this Bylaw, up to a maximum reduction of \$300.00 (three hundred dollars).  
**(Amended by Bylaw No. 983)**

## 4.8 Professional Design & Field Review

- 4.8.1 When a *building official* considers that the site conditions, size or complexity of a development or an aspect of a development warrant, he or she may require a *registered professional* to provide design and plan certification and *field review* by means of letters of assurance in the form of Schedules B-1, B-2 and C-B referred to in section 2.6 of Part 2 of the *Building Code*.
- 4.8.2 Prior to the issuance of an occupancy permit for a *standard building* in circumstances where letters of assurance have been required in accordance with sections 4.4.11(e) or 4.8.1 of this Bylaw, the *owner* shall provide the *Regional District* with letters of assurance in the form of Schedules C-A or C-B, as is appropriate, referred to in section 2.6 of Part 2 of the *Building Code*.
- 4.8.3 A *registered professional* shall undertake the design and conduct *field reviews* of the construction of a retaining structure greater than 1.8 meters in height. Sealed copies of the design plan and *field review* reports prepared by the *registered professional* for all retaining structures greater than 1.8 meters in height shall be submitted to a *building official* prior to acceptance of the works.

## 4.9 Inspections

- 4.9.1 When a *registered professional* provides letters of assurance in accordance with sections 4.4.11(e), 4.8.1, or 4.8.2 of this Bylaw, the *Regional District* will rely solely on *field reviews* undertaken by the *registered professional* and the letters of assurance submitted pursuant to section 4.8.2 of this Bylaw as assurance that the construction substantially conforms to the design and that the construction substantially complies with the *Building Code*, this Bylaw and other applicable standards and enactments respecting safety.
- 4.9.2 Notwithstanding section 4.9.1 of this Bylaw, a *building official* may attend the site from time to time during the course of construction to ascertain that *field reviews* are taking place and to monitor the *field reviews* undertaken by the *registered professionals*.
- 4.9.3 A *building official* may attend periodically at the site of the construction of *standard buildings* or *structures* to ascertain whether the *health and safety aspects of the work* are being carried out in substantial conformance with those portions of the *Building Code*, this Bylaw and any other applicable standard or enactment concerning safety.
- 4.9.4 *The owner, or his or her representative, shall give at least 72 hours' notice to the Regional District when requesting an inspection and shall obtain an inspection and receive a building official's acceptance of the following aspects of the work prior to concealing it:*
- (a) *After the forms are complete and reinforcement steel is installed, but prior to placing of any concrete therein;*
  - (b) *After removal of form work from a concrete foundation and installation of perimeter drain tiles and damp proofing, prior to backfilling;*
  - (c) *After rough-in underslab plumbing is completed and under test, but prior to covering;*
  - (d) *After framing and sheathing of the building are complete, including firestopping, factory built chimney and fireplaces and woodburning fireplaces, duct work and venting, but before any insulation, vapour barrier or interior or exterior finish is applied which would conceal these works;*
  - (e) *After insulation and vapour barrier is installed, but before any interior finish is applied; and,*
  - (f) *When the building or structure is substantially complete and ready for occupancy, but before occupancy takes place of the whole or in part of the building or structure.*  
**(Replaced by Bylaw No. 839)**



- 4.9.5 No aspect of the work referred in section 4.9.4 of this Bylaw shall be concealed until a *building official* has accepted in writing.
- 4.9.6 The requirements of section 4.9.4 of this Bylaw do not apply to any aspect of the work that is the subject of a *registered professional's* letter of assurance provided in accordance with sections 4.4.11(e), 4.8.1 or 4.8.2 of this Bylaw.

## **PART 5 – MISCELLANEOUS**

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### **5.1 Fees & Charges**

- 5.1.1 In addition to applicable fees and charges required under other bylaws, a permit fee, calculated in accordance with Schedule “A” to this Bylaw, shall be paid in full prior to the issuance of any permit under this Bylaw.
- 5.1.2 An application made for a permit shall be accompanied by the appropriate plan-processing fee as set out in Schedule “A” to this Bylaw.
- (a) The plan-processing fee is non-refundable and shall be credited against the permit fee when the permit is issued.
- (b) An application shall be cancelled and the plan-processing fee forfeited if the building permit has not been issued and the permit fee paid within 180 days of the date of written notification to the *owner* that the permit is ready to be issued.
- 5.1.3 When an application is cancelled the plans and related documents submitted with the application may be destroyed.
- 5.1.4 The *owner* may obtain a refund of the permit fees set out in Schedule “A” to this Bylaw when a permit is surrendered and cancelled before any construction begins, provided:
- (a) the refund shall not include the plan-processing fee paid pursuant to section 5.1.2 of this Bylaw;
- (b) no refund shall be made where construction has begun or an inspection has been made; and
- (c) no refund shall be made where a permit has been extended pursuant to section 4.5.5 and 4.5.6 of this Bylaw.
- 5.1.5 *Where, due to non-compliance with this Bylaw, more than six inspection visits are necessary, for each additional inspection visit, a re-inspection charge as set out in Schedule “A” to this Bylaw shall be paid prior to additional inspections being performed. (Replaced by Bylaw No. 860)*
- 5.1.6 For a required permit inspection requested to be done after the hours during which the offices of the Regional District of Mount Waddington are normally open, an inspection charge shall be payable as set out in Schedule “A” to this Bylaw.
- 5.1.7 An inspection charge, as set out in Schedule “A” to this Bylaw, shall be payable in advance for a voluntary inspection to establish compliance of or to obtain a report on the status of an existing *building* or *structure* for which a permit is sought under this Bylaw.

### **5.2 Forms & Schedules**

- 5.2.1 Schedule “A” and Forms “A” and “B” are attached and form part of this Bylaw. *(Amended by Bylaw No. 983)*

### **5.3 Severability**

- 5.3.1 The provisions of this Bylaw are severable and the invalidity of any part of this Bylaw shall not affect the validity of the remainder of this Bylaw.

### **5.4 Repeal**

- 5.4.1 Building Bylaw Nos. 249 and 311 are hereby repealed.

READ A FIRST TIME THIS 17 DAY OF JUNE, 2003  
READ A SECOND TIME THIS 17 DAY OF JUNE, 2003  
READ A THIRD TIME THIS 17 DAY OF JUNE, 2003  
ADOPTED THIS 15 DAY OF JULY, 2003

*Original Bylaw signed by Secretary and Chairman*

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**SECRETARY**

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**CHAIRMAN**



## SCHEDULE "A" TO REGIONAL DISTRICT OF MOUNT WADDINGTON BUILDING BYLAW NO. 682, 2003

### PERMIT FEES

<b>1. Site Permit</b>		\$75.00
<b>2. Building Permit</b>		
i) Value of Construction \$0.01 - \$5,000.00		\$250.00
ii) For each additional \$1,000.00 of value of construction, or fraction thereof, over \$5,000.00 but not exceeding \$100,000.00		\$11.00
iii) For each additional \$1,000.00 of value of construction, or fraction thereof, over \$100,000.00 but not exceeding \$500,000.00		\$5.50
iv) For each additional \$1,000.00 of value of construction, or fraction thereof, exceeding \$500,000.00		\$4.00
v) Every person commencing work requiring a building permit without first obtaining such a permit shall, if a Stop Work notice is issued, pay an additional charge equal to 50% of the building permit fee prior to obtaining the required building permit.		
<b>3. Solid Fuel Burning Appliance Permit</b>		\$125.00
<b>4. Plan Processing Fee (Non-Refundable)</b>		
Required for all Building Permits only.		\$50.00
<b>5. Permit Extension Fee (Non-Refundable)</b>		\$50.00
<b>6. Mobile/Modular Home Placement Fee</b>		\$250.00
<b>7. Transfer or Assignment Fee (Non-Refundable)</b>		\$50.00
<b>8. Re-Inspection Charge</b>		
Where a building official must perform an additional visit beyond The six permitted inspection visits.		\$125.00
<b>9. Demolition Permit</b>		\$500.00

Where the holder of a Demolition Permit (the Permittee), upon completion of the demolition works and disposition of the associated waste materials, submits a written statement to the Regional District of Mount Waddington (RDMW) that itemizes how the resultant demolition wastes have been disposed of, with said disposition being to the satisfaction of the RDMW, the RDMW will reimburse the Permittee the sum of \$400.00. The Permittee is encouraged to submit documents along with the written statement which support proper waste disposition, including such documents as a receipt(s) from the 7 Mile Landfill and monies paid by a recycling company for recyclable materials. ***(Schedule A replaced by Bylaw 860)***



**REGIONAL DISTRICT OF MOUNT WADDINGTON**  
2044 MCNEILL ROAD, P.O. BOX 729,  
PORT MCNEILL, B.C. V0N 2R0  
PHONE: 250-956-3161 OR 250-956-3301 FAX: 250-956-3232

# **STOP WORK NOTICE**

**LEGAL DESCRIPTION OF PROPERTY:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**CIVIC ADDRESS OF PROPERTY:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

THE OWNER OF THE ABOVE REFERENCED PROPERTY AND EVERY OTHER PERSON SHALL CEASE ALL CONSTRUCTION WORK IMMEDIATELY BY ORDER OF THE BUILDING OFFICIAL FOR THE REGIONAL DISTRICT OF MOUNT WADDINGTON. REASONS FOR THE POSTING OF THIS NOTICE MAY BE OBTAINED FROM THE BUILDING OFFICIAL AT THE REGIONAL DISTRICT OF MOUNT WADDINGTON OFFICE.

FAILURE TO IMMEDIATELY COMPLY WITH THIS NOTICE IS A VIOLATION OF THE "REGIONAL DISTRICT OF MOUNT WADDINGTON BUILDING BYLAW NO. 682, 2003" AND MAY RESULT IN A FINE OF NOT MORE THAN \$10,000 OR SIX MONTHS IMPRISONMENT.

**DATE OF POSTING NOTICE:** \_\_\_\_\_

\_\_\_\_\_

**TIME OF POSTING NOTICE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**BUILDING OFFICIAL**



**REGIONAL DISTRICT OF MOUNT WADDINGTON**

2044 MCNEILL ROAD, P.O. BOX 729,

PORT MCNEILL, B.C. V0N 2R0

PHONE: 250-956-3161 OR 250-956-3301 FAX: 250-956-3232

# DO NOT OCCUPY

**LEGAL DESCRIPTION OF PROPERTY:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CIVIC ADDRESS OF PROPERTY:** \_\_\_\_\_

\_\_\_\_\_

THE OWNER OF THE ABOVE REFERENCED PROPERTY AND EVERY OTHER PERSON SHALL CEASE OCCUPANCY OF:

THE ENTIRE BUILDING AND/OR STRUCTURE; OR

THE PORTION OF THE BUILDING/STRUCTURE DESCRIBED AS \_\_\_\_\_

\_\_\_\_\_;

IMMEDIATELY AND SHALL REFRAIN FROM FURTHER OCCUPANCY BY ORDER OF THE BUILDING OFFICIAL FOR THE REGIONAL DISTRICT OF MOUNT WADDINGTON. REASONS FOR THE POSTING OF THIS NOTICE MAY BE OBTAINED FROM THE BUILDING OFFICIAL AT THE REGIONAL DISTRICT OF MOUNT WADDINGTON OFFICE.

FAILURE TO IMMEDIATELY COMPLY WITH THIS NOTICE IS A VIOLATION OF THE "REGIONAL DISTRICT OF MOUNT WADDINGTON BUILDING BYLAW NO. 682, 2003" AND MAY RESULT IN A FINE OF NOT MORE THAN \$10,000 OR SIX MONTHS IMPRISONMENT.

**DATE OF POSTING NOTICE:** \_\_\_\_\_

\_\_\_\_\_

**TIME OF POSTING NOTICE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**BUILDING OFFICIAL**