

THE CORPORATION OF THE CITY OF DUNCAN

BYLAW NO. 1848

WHEREAS The *Municipal Act* authorizes the City, for the health, safety and protection of persons and property to regulate the construction, alteration, repair or demolition of buildings and structures by bylaw;

AND WHEREAS the Province of British Columbia has adopted a building code to govern standards in respect of the construction, alteration, repair and demolition of buildings and structures in 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 Municipal Council of The Corporation of the City of Duncan, in open meeting assembled, enacts as follows:

Title This Bylaw may be cited as “Building Bylaw, No. 1848, 1998”

Definitions 1. In this Bylaw:

“**Agent**” includes a person, firm, or corporation representing the owner, by designation or contract, and interalia includes a hired tradesman and contractor who may be granted permits for work within the limitations of his licence;

“**Authority Having Jurisdiction**” means the Council of the Corporation of the City of Duncan and any of its agents including the Building Inspector who have authority over the subject that is being regulated;

“**Building Code**” means the British Columbia Building Code, the British Columbia Plumbing Code and other regulations as amended, established pursuant to the Municipal Act;

“**City**” means the Corporation of the City of Duncan;

“**Registered Professional**” means a person who is registered or licensed to practice as an architect under the Architects Act or a person who is registered or licensed to practice as a professional engineer under the Engineers and Geoscientists Act .

Purpose of this bylaw

2. (1) This bylaw, shall, notwithstanding any other provision herein, be interpreted in accordance with this subsection.
- (2) This bylaw is enacted and retained for the purpose of regulating construction within the City of Duncan in the general public interest. The activities undertaken by or on behalf of the City pursuant to this bylaw are for the sole purpose of providing a limited and interim spot checking function for reasons of public health and safety. It is not contemplated nor intended, nor does the purpose of this bylaw extend
- (a) to the protection of owners, owner/builders or builders from economic loss;
- (b) to the assumption by the City of any responsibility for ensuring the compliance by any Owner, his representatives, agents, or any employees, contractors or design professionals retained by him, with the current edition of the British Columbia Building Code, the requirements of this bylaw or any other applicable codes or standards:

- (c) to providing to any person a warranty of design or workmanship with respect to any building or structure for which a building permit is issued under this bylaw;
- (d) to providing a warranty or assurance that the construction undertaken pursuant to building permits issued by the City is free from latent, or any defects.

- Prohibition
- 3. (1) No person shall commence or continue any work related to building unless he has a valid and subsisting permit issued by the authority having jurisdiction.
 - (2) No person shall occupy or use any building or part thereof contrary to the terms of any permit, notice or certificate given by the authority having jurisdiction.
 - (3) No person shall, unless authorized by the authority having jurisdiction, reverse, alter, deface, cover, remove or in any way tamper with any notice or certificate posted upon or affixed to any building pursuant to any provision of the bylaw.
 - (4) No person shall do any work that is at variance with the description, plans and specifications for the building, structure work or thing for which a permit has been issued, unless such change has been approved by the authority having jurisdiction.
 - (5) No person shall interfere with or obstruct the entry of the authority having jurisdiction acting in the conduct of administration and enforcement of this Bylaw.

- Duties of the Authority having Jurisdiction
- 4. The authority having jurisdiction may:
 - (1) administer this Bylaw;
 - (2) keep records of any application received, permits and orders issued, inspections and tests made, and shall retain copies of all papers and documents connected with the administration of this Bylaw;
 - (3) establish whether any method or type of construction or material used in the construction of any building conforms with the requirements and provisions of the Building Code.

- Powers
- 5. The Authority Having Jurisdiction:
 - (1) (a) may enter any building or premises at any reasonable time for the purpose of administering or enforcing this Bylaw;
 - (b) where any dwelling, apartment or guest room is occupied, shall obtain the consent of the occupant or provide written notice twenty-four hours in advance of inspection;
 - (c) shall ensure that employees or persons charged with the administration and enforcement of this Bylaw carry proper credentials.
 - (2) may revoke or refuse to issue a permit where the results of tests or materials, devices, construction methods, structural assemblies or foundation conditions are not satisfactory, in its opinion;
 - (3) may order the correction of any work which is being or has been improperly done under the permit;
 - (4) may order the cessation of work that is proceeding in contravention of this Bylaw.

- Permits
6. (1) To obtain a permit the owner or his agent shall file an application in writing with the building inspector in the prescribed form as set out herein as Schedule "A".
- (2) The application shall:
- (a) be signed by the owner or his agent;
 - (b) state the intended use or uses of the building;
 - (c) include as exhibits copies in duplicate of the specifications and scale drawings of the building with respect to which the work is to be carried out showing:
 - (i) the dimensions of the building;
 - (ii) the proposed use of each room or floor area;
 - (iii) the dimensions of the land on which the building is, or is to be, situated;
 - (iv) the grades and elevations of the streets and sewers abutting the lands referred to in clause (iii), when required by the authority having jurisdiction;
 - (v) the position, height and horizontal dimensions of all buildings on the land referred to in clause (iii);
 - (vi) a survey of the building site by a registered provincial surveyor, when required by the authority having jurisdiction;
 - (vii) the technical information specified in other parts of this Bylaw required to be included on the drawings relating to those parts;
 - (viii) such other information as is necessary to illustrate all essential features of the design of the building;
 - (d) when required by the authority having jurisdiction, be accompanied by:
 - (i) a plan that shows the location and size of every building drain and of every trap or inspection piece that is on a building drain, and
 - (ii) a sectional drawing that shows the size and location of every soil or waste pipe, trap and vent pipe.
 - (iii) complete design and calculation criteria so that the authority having jurisdiction shall have this information available for examination, and bear the name and address of the designer;
 - (e) contain any and all other information necessary to establish compliance with this Bylaw.
- issuance of permits
- (3) where an application has been made in the form prescribed in Schedule "A" of this bylaw, and
- (a) the proposed work set out in the application conforms with this Bylaw, all other applicable Bylaws and regulations, and the Council approval process, and
 - (b) the applicant for the permit has paid the fee prescribed and as set out in Schedule "A" of Bylaw No. 1759, 1995 at the time of the issuance of the permit,
- the authority having jurisdiction shall issue the permit for which the application is made, in the form prescribed in Schedule "B" of this Bylaw. (Fees are not payable until the time of issuance of the permit, and shall be paid concurrent with the issuance of the said permit.)

- conditions of permit
- (4) Every permit is issued upon the condition that:
- (a) the work is to be started within six months from the date of issuing the permit;
 - (b) the work is not to be discontinued or suspended for a period of more than one year;
 - (c) the permit shall lapse in the event that either condition above is not met;
 - (d) an additional fee shall be paid in accordance with Schedule "A" of Bylaw No. 1759, 1995 if the permit is renewed.
- consolidation
- (e) Where the site on which construction is to take place consists of more than one parcel of land, the applicant shall certify that such parcels will be satisfactorily consolidated if any one building, or the parking area required, therefore, will occupy more than one parcel.
- supervision
- (5) Notwithstanding any other provisions of this Bylaw, whenever in the opinion of the authority having jurisdiction the proposed work requires specialized technical knowledge, it may be required as a condition of the issuance of any permit that all drawings, specifications and plot plans, or any part thereof, be prepared and signed by and the construction carried out under the supervision of an architect or professional engineer registered in the Province of British Columbia.
- Amendment #1982,2004
- ~~(a) Notwithstanding the provisions of subsection 6.(3)(b) of this Bylaw, where a registered professional provides a certificate in the form of a letter of assurance contained in the current edition of the B.C. Building Code, and the authority having jurisdiction indicates in writing to the applicant in the form prescribed in Schedule "D" of this Bylaw, that reliance is being placed on the certification by the registered professional(s), then the permit fee prescribed and as set out in Schedule "A" of Bylaw No. 1759, 1995 shall be reduced by 5% to a maximum reduction of five hundred dollars (\$500.00). This reduction reflects the cost of work that would otherwise be done by the authority having jurisdiction to determine compliance with the Building Code and other applicable enactments respecting safety.~~
- (a) Notwithstanding the provisions of subsection 6.(3)(b) of this Bylaw, where a registered professional provides a certificate in the form of a letter of assurance contained in the current edition of the B.C. Building Code, and the authority having jurisdiction indicates in writing to the applicant in the form prescribed in Schedule "D" of this Bylaw, that reliance is being placed on the certification by the registered professional(s), then the permit fee prescribed and as set out in Schedule "A" of Bylaw No. 1759, 1995 shall be reduced by 10%. This reduction reflects the cost of work that would otherwise be done by the authority having jurisdiction to determine compliance with the Building Code and other applicable enactments respecting safety.*
- changes
- (6) Any departure or proposed departure from the approved plans and specifications shall be submitted to the Authority Having Jurisdiction for consideration and approval before such departure takes place.
- revoking permit
- (7) The authority having jurisdiction may revoke a permit where there is a violation of:
- (a) any condition under which the permit was issued, or
 - (b) any provision of the Building Code.
- This revocation shall be in writing and transmitted to the permit holder by registered mail.

- (8) The authority having jurisdiction may issue a permit for the construction of a phase of a building before the entire plans and specifications for the whole building have been submitted or approved, provided adequate information and detailed statements have been filed to indicate compliance with all pertinent requirements of the Bylaw. The issuance of the permit notwithstanding, the requirements of this Bylaw apply to the remainder of the building, as if the permit had not been issued.
- (9) No permit shall be required for the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or re-arrangement of valves, pipes or fixtures or hot water tanks.
- temporary buildings (10) Subject to any other Bylaw, the authority having jurisdiction may issue a permit for the erection or placement of a temporary building, structure or shelter, if it is satisfied that the building, structure or shelter is safe for the stated use and duration.
- occupancy (11) A building or part thereof to which this Bylaw applies shall not be occupied unless such building or part thereof complies with the requirements of this Bylaw and other applicable Bylaw or of any Statute and an Occupancy Permit in the form set out and appended as Schedule "C" of this Bylaw, has been issued by the authority having jurisdiction.
- (a) Where a building permit has been issued for a single family residence, the owner may apply for a permit to occupy the building prior to the completion of construction, which permit may be withheld until the building or part thereof complies with the health and safety requirements of the Bylaws of the Municipality or of any Statute.
- responsibility 7. (1) Neither the issuance of a permit under this bylaw nor the acceptance and/or review of plans, drawings or specifications and/or supporting documents, nor any inspections made by or on behalf of the Authority Having Jurisdiction shall in any way relieve the Owner and/or his Agents from full and sole responsibility to perform the work in strict accordance with this bylaw, the current edition of the British Columbia Building Code and all other codes, standards and applicable enactments
- (2) It shall be the full and sole responsibility of the Owner (and where the Owner is acting through an agent, the Agent) to carry out the work in respect of which the permit was issued in compliance with the current edition of the British Columbia Building Code and this bylaw and all other applicable codes, standards and enactments.
- (3) Neither the issuance of a permit under this bylaw nor the acceptance and/or review of plans, drawings or specifications and/or supporting documents, nor any inspections made by or on behalf of the Authority Having Jurisdiction constitute in any way a representation, warranty, assurance, or statement that the current edition of the British Columbia Building Code, this bylaw or any other applicable codes, standards or enactments have been complied with.
- (4) 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 agents are responsible for making such determinations.

- (5) The owner of property for which a permit is issued shall be responsible for the cost of repair of any damage to Municipal works that occur as a result of the work covered by the permit.
- Civic Addressing 8. (1) The Building Inspector shall number, renumber, or alter the numbering of all buildings of any kind, including those already numbered as in his discretion he may deem expedient.
- (a) The system used for numbering buildings shall be as established by the Municipal Council from time to time.
- (b) Upon the issuance of a building permit, the Building Inspector shall designate the number, or series of numbers requisite for the building authorized by such permit, and it shall be the duty of the owner to place the designated number or numbers upon the building, on the lot on which the building stands, in a conspicuous position and of suitable contrast of colour as to be plainly visible from the street. The minimum size of individual numbers and/or letters shall be 100mm. (4 inches).
- non-conforming (2) Where in the opinion of the Building Inspector, a non-conforming building or structure, has been damaged or destroyed by fire, accident, decay, or other means to the extent of 75% or more of its value above its foundations, it must not be repaired or reconstructed except for a conforming use in accordance with this bylaw.
- moving (3) No person shall move or cause to be moved any building into, or from one property to another in the City of Duncan, without first having obtained from the Building Inspector a permit to carry out such move, and the rehabilitation of the building on the property to which it is to be moved.
- (a) A permit is required under this Section and shall only be issued if the following conditions are met:
- (i) If the building to be moved is to accommodate Residential Occupancy, the in-place assessed value thereof shall not be less than the average assessed value of the closest ten (10) dwellings to the site designated for the building.
- (ii) The floor area of the building to be moved shall be equal to or greater than the minimum floor area requirement for the property to which it is to be moved, and when located on the said property the building must comply with all setback requirements applicable to the said property.
- (iii) The application to move must be accompanied by plans and specifications of the proposed rehabilitation of the building and must be accompanied by a certified cheque in the amount of \$1,000.00 made payable to the City of Duncan, which shall be forfeit to the City of Duncan unless the work specified in the plans and specifications submitted is completed in its entirety within six months from the date of issue of the permit.

- house movers
- (4) (a) Every house-mover shall obtain a licence and post a bond approved by the Municipal Council, conditional among other things, that the said party will pay any and all damage which may happen to any tree, pavement, street or sidewalk, or to any telegraph, telephone or other electric wire or pole, whether the said injury be inflicted by the said party or his agents, employees or workmen, and conditional also that the said party will save, and indemnify and keep harmless the City of Duncan against all liabilities, judgements, costs and expenses which may in any way accrue against said City in consequence of the granting of such permit or licence, and which will in all things strictly comply with the conditions of the permit.
- (b) The applicant shall submit a plan designating the route of the move, date and times of start and finish and a copy of permits or approvals from the Ministry of Highways.
- (c) During the use of streets and lanes, the protection of public and private property shall be in full compliance with Canadian Construction Safety Code, supplement to the National Building Code, current edition and Building Regulations of British Columbia.
- Duties of the Owner
9. Every Owner of a property or his agent shall:
- (1) obtain where applicable from the authority having jurisdiction, permits relating to demolition, excavation, building, repair of buildings, the installation and inspection of solid-fuel burning appliances, masonry fireplaces, zoning, change in classification of occupancy, swimming pools, sewers, water, plumbing, signs, canopies, awnings, marquees, blasting, street occupancy, building to be moved, and all other permits required in connection with the proposed work prior to the commencement of such work;
- (2) in all cases where it is proposed to conduct the waste from plumbing fixtures, trade or waste or surface or roof water to a public sewer, make certain, by inquiring from the authority having jurisdiction, that such public sewer is at a sufficient depth and of a capacity to receive such discharge;
and also to arrange the plumbing to suit the location of the connection provided for the lot by the authority having jurisdiction;
- (3) where it is desired to connect a building or storm sewer with any building or storm sewer extension, furnish such information as the City or Municipal Engineer may require to show that the proposed sewers will be laid at such depth, and in such a position as to connect the property with the building or storm sewer extension;
- (4) give at least two days notice to the authority having jurisdiction of the intention to start work on the building site;

- required inspections (5) give at least two days notice (where a day refers to when the Offices of the City are open) to the authority having jurisdiction and obtain his inspection and approval of the work;
- (a) after the forms for footings and foundation are complete, but prior to placing of any concrete therein;
 - (b) after removal of formwork from a concrete foundation and installation of perimeter drain tiles and damp-proofing, but prior to backfilling against foundation;
 - (c) when framing and sheathing of the building are complete, including fire-stopping, bracing, chimney, ductwork, plumbing, gas venting, wiring, but before any insulation, lath or other exterior or interior finish is applied which would conceal such work;
 - (d) after the insulation and vapour barrier has been installed, but before any finish has been installed which would conceal such work;
 - (e) before a building drain, sanitary or storm sewer is covered, and if any part of a plumbing system is covered before it is inspected and approved it shall be uncovered if the authority having jurisdiction so directs, and when considered necessary, underground building drains, branches, storm drains, and sewers shall be re-tested after the completion of all back-filling and grading by heavy equipment;
 - (f) after the building or portion thereof is complete and ready for occupancy, but before occupancy takes place of the whole or a portion of the building.
- Documents on the Site 10. The owner to whom a permit is issued shall, during construction, keep:
- (1) posted in a conspicuous place on the property in respect of which the permit is issued the building permit or poster or placard in lieu thereof, and
 - (2) a copy of the accepted drawings and specifications on the property in respect of which the permit was issued.
- Equivalents 11. The provisions of this Bylaw are not intended to limit the appropriate use of materials, equipment or methods of construction not specifically authorized herein. An owner desirous of providing an equivalent material, equipment or method of construction not specifically authorized by this Bylaw shall submit to the authority having jurisdiction sufficient evidence to satisfy the authority having jurisdiction that the proposed equivalent will provide the level of performance required by this Bylaw.
- Climatic Data 12. Climatic data for the design of buildings in this municipality shall be as established by the British Columbia Building Code.

Other Regulations

-Awnings

-Canopies

13. (1) It shall be unlawful for any person to erect or maintain upon or over any street in the City of Duncan, any awning, the framework of which shall, in any way, extend over said street at a less height than 2.3 meters (7'6") above the sidewalk at any point, or to have thereto a drop or curtain of a greater length or fall than 300 mm (1') below such framework.
- (2) Canopies may be erected in front of business premises provided that where such canopy extends over the said street or sidewalk it shall not be of a less height above the street or sidewalk than 2.75 metres (9') and no closer to the edge of the sidewalk than 610 mm (2'). The drainage of the said canopy shall be towards the building or structure supporting the canopy, and the water shall be carried away from thence to the ground by a downspout on the said building or structure.

street occupancy

- (3) (a) No person shall occupy any portion of a street or the airspace above the street to maintain, construct, alter, repair, demolish or move a building or part thereof without first making an application on the form prescribed in Schedule "A", of this Bylaw, obtaining a permit to do so from the Authority having jurisdiction, and paying the fee prescribed and as set out in Schedule "A" of Bylaw No. 1759, 1995 and amendments thereto.
- (b) Prior to a street occupancy permit being issued, the applicant shall deposit with the City a certified copy of a public liability insurance policy in the amount of not less than two million dollars (\$2,000,000.00) for any one occurrence insuring both the owner and the City against any liability for personal injury or property damage resulting from such street occupancy.
- (c) Compliance with Part 8 of the British Columbia Building Code (Safety Measures at Construction Sites) is required at all times during occupancy of a street or the air space above a street.

(Amendment#1978,2004)

Water Closets

14. *All water closets installed in new construction, or as a result of renovations or addition, shall be of the dual flush (3/6 litres per flush) type.*

Woodstoves

15. Solid-fuel burning stoves, and space heaters, including fireplace inserts as defined in the British Columbia Building and Fire Codes, shall conform to the requirements of the B.C. Building Code and must be certified to comply with the July, 1990 U.S. Environmental Protection Agency Particulate Emission Standards.

- Penalty 16. Any person who violates the provisions of this Bylaw or the Building Code is liable on summary conviction to a penalty not exceeding \$1,000.00 and also the costs of the prosecution.

- Repeal 17. Bylaw No. 1238 of 1978 being the City of Duncan Building Bylaw and Amendment Bylaws thereto are hereby repealed.

READ THE FIRST TIME on the 23rd day of March, 1998.

READ THE SECOND TIME on the 23rd day of March, 1998.

READ THE THIRD TIME on the 14th day of April, 1998.

RECONSIDERED, FINALLY PASSED and ADOPTED on the 27th day of April, 1998 by the Municipal Council of the Corporation of the City of Duncan.

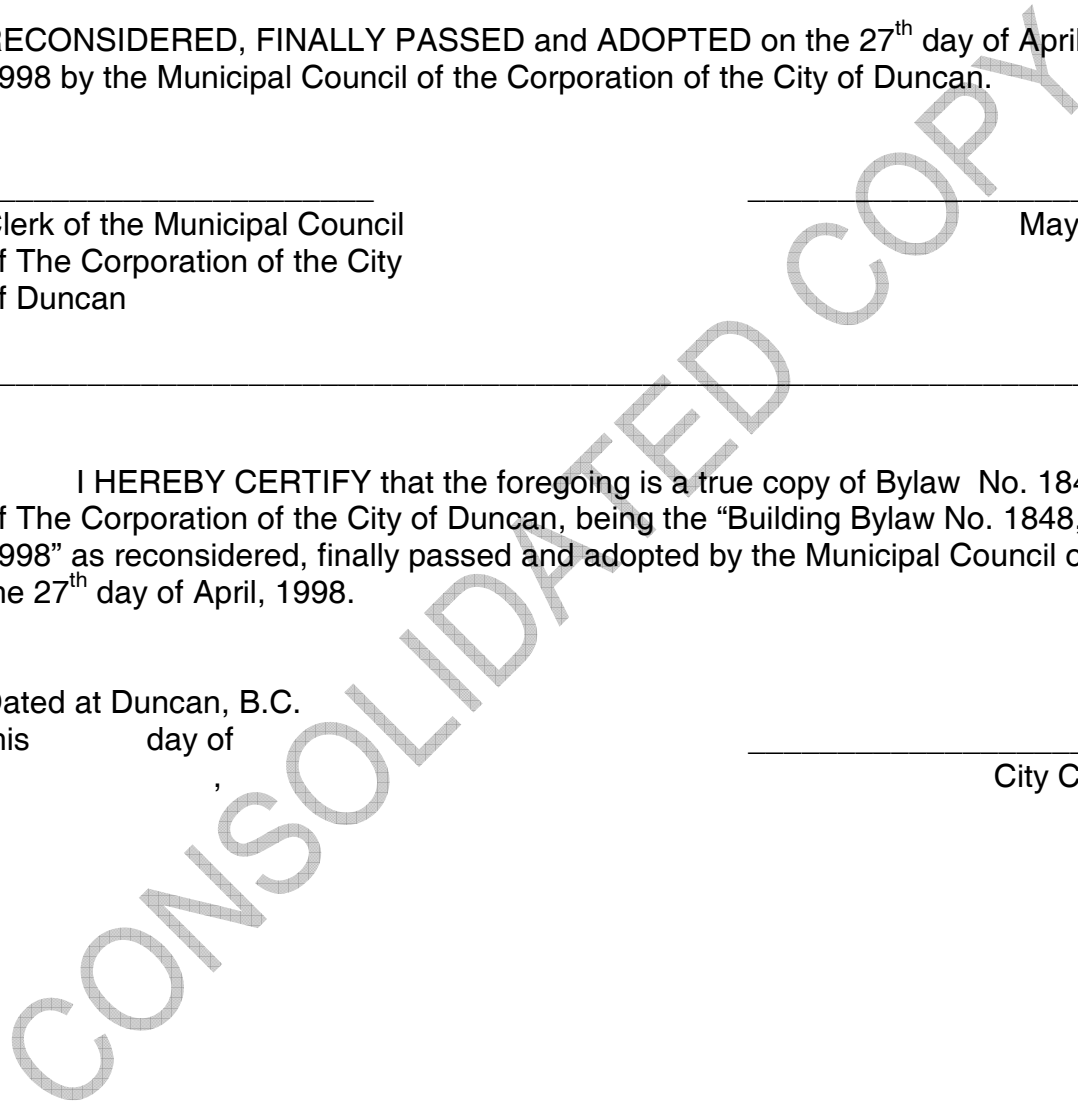
 Clerk of the Municipal Council
 of The Corporation of the City
 of Duncan

 Mayor

I HEREBY CERTIFY that the foregoing is a true copy of Bylaw No. 1848 of The Corporation of the City of Duncan, being the "Building Bylaw No. 1848, 1998" as reconsidered, finally passed and adopted by the Municipal Council on the 27th day of April, 1998.

Dated at Duncan, B.C.
 this day of

 City Clerk



THE CORPORATION OF THE CITY OF DUNCAN
PERMIT APPLICATION

Application # _____
 Date _____
 Folio # _____

Civic address _____
 Legal Description _____
 lot block section range plan land district

Owner: _____ Phone No. _____
 Address: _____ Fax No. _____
 _____ Postal Code _____
 Contractor: _____ Phone No _____
 Address: _____ Fax No. _____
 _____ Postal Code _____

Type of Project

Building [] Plumbing [] Sign [] Inspection [] Other [] specify _____
 Residential [] Non-Residential [] Zoning _____

Total Value of all work including subtrades \$ _____	Permit Cost	\$ _____
	Development Cost Charges: (Where Applicable)	
	Water	\$ _____
	Drainage	\$ _____
	Roads	\$ _____
	Sewer	\$ _____
	Total Permit Cost	\$ _____

ACKNOWLEDGEMENTS AND CONFIRMATIONS

- I acknowledge that if I am granted a building permit pursuant to this application that I am responsible for compliance with the current edition of the British Columbia Building Code, this bylaw and any other applicable enactment, code, regulation or standard relating to the work in respect of which the permit is issued, whether or not the said work is undertaken by me or by those whom I may retain or employ to provide design and/or construction services.
- I acknowledge that neither the issuance of a permit under this bylaw, the acceptance nor review of plans, specifications, drawings or supporting documents, nor inspections made by or on behalf of the City constitute a representation, warranty, assurance or statement that the current edition of the British Columbia Building Code, the Building Bylaws of the City of Duncan or any other applicable enactment, code, regulation or standard has been complied with.
- Where the City requires that Letters of Assurance be provided by a Registered Professional pursuant to section 6(5) and 6(5)(a) of this bylaw and Section 694 (5) of the Municipal Act, I confirm that I am hereby advised in writing by the City that it will rely exclusively on the Letter(s) of Assurance of "Professional Design and Commitment for Field Review" prepared by the registered professional(s) in reviewing the plans, drawings, specifications and supporting documents submitted with this application for a building permit.
- I confirm that I have relied only on the said Registered Professional(s) for the adequacy of plans, drawings, specifications and supporting documents submitted with this application.
- ** I understand that I should seek independent legal advice in respect of the responsibilities I am assuming upon the granting of a building permit by the City pursuant to this application and in respect of this acknowledgement.

 signature of Owner or authorized agent

BYLAW NO. 1848, 1998 SCHEDULE "B"

PERMIT TO CONSTRUCT

Permit # _____

Date _____

Folio # _____

Civic address: _____

Legal Description: _____

lot block section range plan land district

Permission is hereby granted to _____

for Construction _____ Plumbing _____ Signage _____ Other _____

in accordance with the plans and specifications submitted

Occupancy Classification: _____

Permit Specifics: _____

Value: _____ Permit Fee \$ _____

Development Cost Charges
Where Applicable \$ _____

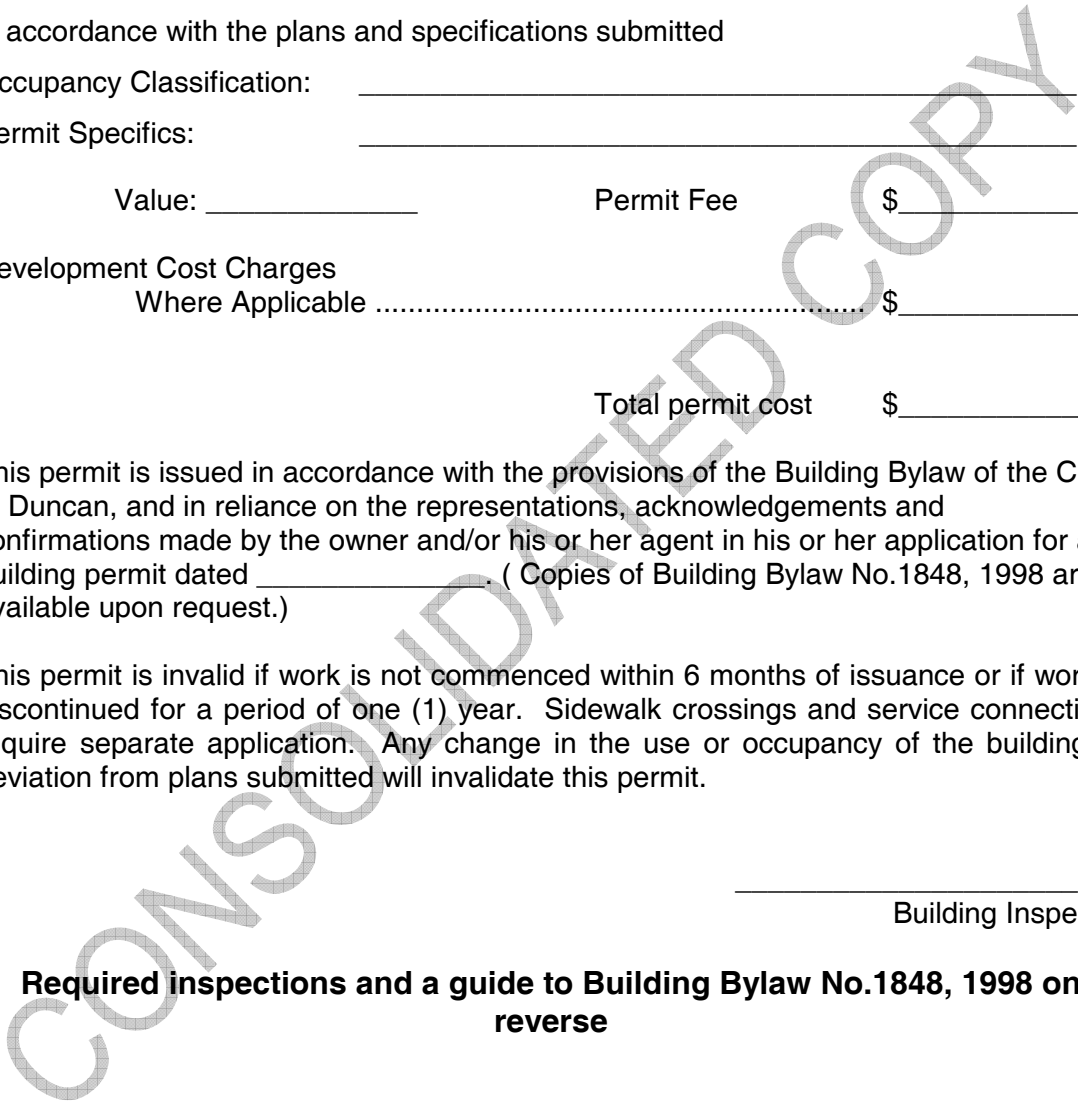
Total permit cost \$ _____

This permit is issued in accordance with the provisions of the Building Bylaw of the City of Duncan, and in reliance on the representations, acknowledgements and confirmations made by the owner and/or his or her agent in his or her application for a building permit dated _____. (Copies of Building Bylaw No.1848, 1998 are available upon request.)

This permit is invalid if work is not commenced within 6 months of issuance or if work is discontinued for a period of one (1) year. Sidewalk crossings and service connections require separate application. Any change in the use or occupancy of the building or deviation from plans submitted will invalidate this permit.

Building Inspector

Required inspections and a guide to Building Bylaw No.1848, 1998 on reverse



Required Inspections reverse side of Schedule "B"

9. (4) give at least two days notice to the authority having jurisdiction of the intention to start work on the building site;
- (5) give at least two days notice (where a day refers to when the Offices of the City are open) to the authority having jurisdiction and obtain his inspection and approval of the work;
- (a) after the forms for footings and foundation are complete, but prior to placing of any concrete therein;
 - (b) after removal of formwork from a concrete foundation and installation of perimeter drain tiles and damp-proofing, but prior to backfilling against foundation;
 - (c) when framing and sheathing of the building are complete, including fire-stopping, bracing, chimney, ductwork, plumbing, gas venting, wiring, but before any insulation, lath or other exterior or interior finish is applied which would conceal such work;
 - (d) after the insulation and vapour barrier has been installed, but before any finish has been installed which would conceal such work;
 - (e) before a building drain, sanitary or storm sewer is covered, and if any part of a plumbing system is covered before it is inspected and approved it shall be uncovered if the authority having jurisdiction so directs, and when considered necessary, underground building drains, branches, storm drains, and sewers shall be re-tested after the completion of all back-filling and grading by heavy equipment;
 - (f) after the building or portion thereof is complete and ready for occupancy, but before occupancy takes place of the whole or a portion of the building.

Guide to the City of Duncan Building Bylaw No. 1848, 1998

This is a guide to the basic provisions of Building Bylaw No. 1848, 1998 and is not intended to be a substitute for the full text of the bylaw.

PURPOSE The British Columbia Building Code and the Building Regulations of British Columbia apply across the province. Administration of the Code and the Regulations, however, rests with individual municipalities and regional districts. The purpose of Building Bylaw No. 1848, 1998 is to provide rules for the administration of the Code and Regulations within the City of Duncan in the interests of the public health and safety of all citizens. The purpose is not, with respect to any individual homeowner or individual project to have the City assume the role or functions of a design consultant or construction supervisor. It is not the City's purpose in passing Building Bylaw No. 1848, 1998 to provide such services or to protect any person from economic loss in relation to construction within the City. Such role is beyond the financial and professional resources of the City and would place an unfair burden on the taxpayers of the City of Duncan. The City's purpose is to provide a limited, interim, spot checking function in the interest of the health and safety of the community as a whole.

THE CORPORATION OF THE CITY OF DUNCAN

BYLAW NO. 1848 Schedule "C"

OCCUPANCY PERMIT

Certificate of occupancy pursuant to the City of Duncan Building Bylaw No. 1848 (and amendments thereto) :

Building Permit # _____ Folio # _____

Street Address : _____

Legal Description: _____

Zoned : _____

Occupancy: _____

This permit is issued for the occupancy noted therein only. It is unlawful to change the class of occupancy of any building or part thereof without first obtaining permission of the authority having jurisdiction pursuant to the Building and/or Zoning Bylaw of the City of Duncan.

This permit is not a representation, warranty, assurance, or statement that the current edition of the British Columbia Building Code, the City of Duncan Building Bylaw or any other applicable codes, standards or enactments have been complied with. No person shall rely upon this occupancy permit as establishing compliance with the City of Duncan Building Bylaw or assume or conclude that the Bylaw has been administered or enforced according to its terms.

Date: _____

Building Inspector

CONSOLIDATED COPY

BYLAW NO.1848, 1998

SCHEDULE "D"

"Date"

"Name & Address
of Permit Applicant"

Dear Sirs:

RE: "Street Address of Project
Legal Description
Permit Number"

Pursuant to Sections 290.(1) and 694.(5) of the Municipal Act, the City of Duncan is relying upon the letters of assurance provided by the registered professional(s) responsible for the design and field review of the above captioned project.

The permit fee has been reduced to reflect the costs of the work that would otherwise be done by the building inspector to determine whether the plans or the aspects of the plans that are certified to comply do in fact comply with the Provincial Building Code and other applicable enactments respecting safety.

Yours truly

CITY OF DUNCAN

Building Inspector

cc - Registered Professionals