

DISTRICT OF MACKENZIE

BYLAW NO. 1066

A bylaw of the District of Mackenzie
for the Administration of the Building Code

WHEREAS the Local Government Act authorizes the District, for the health, safety and protection of persons and property to regulate the construction, alterations, 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 Mackenzie in open meeting assembled **ENACTS AS FOLLOWS:**

1. PURPOSE OF BYLAW

- 1.1 This bylaw, shall, notwithstanding any other provision herein, be interpreted in accordance with this subsection.
- 1.2 This bylaw is enacted and retained for the purpose of regulating construction within the District in the general public interest. The activities undertaken by or on behalf of the District 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
 - 1.2.1 to the protection of owners, owner/builders or builders from economic loss;
 - 1.2.2 to the assumption by the District of any responsibility for ensuring the compliance by any Owner, his representatives 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;
 - 1.2.3 to providing to any person a warranty of design or workmanship with respect to any building or structure for which a permit is issued under this bylaw;
 - 1.2.4 to providing a warranty or assurance that construction undertaken pursuant to permits issued by the District is free from latent, or any defects.

*Amended by
1185
Amended by 1320*

2. PERMIT CONDITIONS

- 2.1 A permit is required whenever work regulated by this bylaw is to be undertaken.
- 2.2 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 District 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.
- 2.3 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 and standards and enactments.
- 2.4 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 District 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.
- 2.5 No person shall rely upon any permit as establishing compliance with the bylaw or assume or conclude that the bylaw has been administered or enforced according to its terms. The person to whom the permit is issued and their agents are responsible for making such determinations.

3. DEFINITIONS

- 3.1 In this bylaw:

"building" - means a structure used or intended for supporting or sheltering use or occupancy;

"building code"- means the Provincial Building Code for British Columbia established and amended from time to time by the Ministry of Municipal Affairs under section 692 of the Local Government Act;

"building inspector"- means the person to whom the District has assigned the responsibility for administering bylaws under section 694(1)(a) of the Local Government Act and the authority having jurisdiction under the Building Code;

"building permit"- means a permit for construction required or issued under this bylaw;

"contractor"- means a person who contracts with an owner, or the owner's agent authorized by the owner, to undertake work on a structure, and includes an owner or such agent who:

- (a) contracts with more than one person in respect of the work on a project: or
- (b) undertakes the work on a project or any part thereof.

"District"- means the District of Mackenzie as incorporated under the Local Government Act or the geographical area within its boundaries, as the context requires;

"farm building" - means a building or part thereof which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds;

"medical health officer"-means the person appointed to that position under the Health Act;

"occupancy permit"- means an occupancy permit issued under this bylaw;

"plumbing permit" - means a permit issued or required for a plumbing system under this bylaw;

"plumbing system" - means a drainage system, a venting system or a water system or parts thereof as defined in the Building Code;

"site plan"- means a survey plan of a foundation and the site on which it is or is to be located prepared by a British Columbia Land Surveyor showing the location of the foundation in respect of:

- (a) the parcel boundary
- (b) the top elevation of the foundation: and
- (c) any existing structures on the parcel;

"stop work notice"- means a notice in writing, the form of which is set out in Schedule "D" which is attached to and forms part of this bylaw, issued in accordance with this bylaw requiring the immediate suspension of all construction, alteration or reconstruction of all or part of the building to which the said notice is attached;

"structure"- means any construction fixed to, supported by or sunk into land or water but excludes a fence:

"value"- means the fair market value including materials and labour stated on the applicant's statement of the value of the work shown on the application for the building permit.

4. NAME

- 4.1 This bylaw may be cited for all purposes as "Building Bylaw No. 1066, 2000".

5. APPLICATION

- 5.1 This bylaw applies to the

- (a) design and construction of new building and structures and the alteration and reconstruction of existing building and structures;
- (b) design, construction, extension, alteration, renewal or repair of plumbing systems;

within the boundaries of the District.

6. REFERENCED DOCUMENTS

- 6.1 The Building Code applies to the District and has the same force and effect as a validly enacted bylaw of the District.
- 6.2 In the case of conflict between the provisions of this bylaw and those of documents incorporated by reference or referred to in this bylaw, other than the Building Code, the provisions of this bylaw govern.

7. FARM BUILDINGS

- 7.1 The provisions of Part 1 of the National Farm Building Code of Canada are not applicable to farm buildings within the District.

8. PROHIBITION

- 8.1 Every person commits an offence contrary to the provisions of this bylaw who:

- 8.1.1 starts or authorizes any construction related to a structure unless

(a) the building inspector has issued to them a valid building permit; and

(b) the person complies with section 9 of this bylaw as if he were the owner:

- 8.1.2 occupies, uses or permits to be occupied or used any building or part thereof contrary to the terms of any permit, notice or certificate issued by the building inspector;

- 8.1.3 unless authorized by the building inspector in writing, reverses, alters, defaces, covers, removes or in any way tampers with any notice or certificate affixed to any structure pursuant to any provision of this bylaw.

- 8.1.4 does any work that is at variance with the description, plans and specifications for the structure, work or thing for which a permit has been issued, unless such change has been approved by the building inspector;
- 8.1.5 obstructs the entry on private property by a District officer or employee;
- 8.1.6 continues work on any project following the posting of a stop work notice;
- 8.1.7 contravenes any provision of this bylaw; or
- 8.1.8 in relation to an application for any permit under this bylaw, submits false or misleading information.

9. DUTIES AND RESPONSIBILITIES OF THE OWNER

9.1 Every owner of real property or their agent shall obtain a permit;

9.1.1 before commencing:

- (a) any new construction, repair, reconstruction or alteration to a structure including, without limiting the generality of the foregoing:
 - (i) an addition to gross floor area or height;
 - (ii) the removal of a portion of the building;
 - (iii) construction of, cutting into, or removal of any wall, partition, column, beam, joist or floor;
 - (iv) any change to or closing of any required means of access or
 - (v) any change to the appliances or cladding;
- (b) the placing, repair or alteration of any structure designed, constructed or manufactured to be moved from one place to another to provide occupancy for any purpose;
- (c) the installation of a permanent swimming pool;
- (d) installation or repairs to chimneys or fireplaces;

9.1.2 before conducting the waste from plumbing fixtures or trade waste to a public sewerage:

- (a) determine whether the waste may be discharged into a sewage disposal system approved by the medical health officer and whether the sewage disposal system approved by the medical health officer is at a sufficient depth and of a capacity to receive the discharge; and
 - (b) arrange the plumbing to suit the location of the connection provided for the lot by the District or other authority;
- 9.1.3 deliver to the building inspector records of the results of any tests of material, if the tests are made to ensure conformity with the requirements of the building code or of this bylaw;
- 9.1.4 when required by the building inspector, uncover and replace at their own expense any work that has been covered contrary to an order issued by the building inspector;
- 9.1.5 ensure that all requirements of this bylaw and the building code are complied with;
- 9.1.6 before starting or authorizing any construction or storage of material on District property or on a highway located within the boundaries of the District obtain a written licence to enter from the District of Mackenzie;
- 9.1.7 be responsible for work undertaken and the District assumes no responsibility for the design or construction of work undertaken.

10. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR

10.1 Every contractor shall:

- 10.1.1 ensure that all requirements of this bylaw and the building code are complied with;
- 10.1.2 before starting or authorizing any construction or storage of material on District property or on a highway located within the boundaries of the District obtain a written licence to enter from the District Council;
- 10.1.3 be responsible jointly and severally with the owner of the real property on which the work has proceeded for work undertaken and the District assumes no responsibility for the design or construction of work undertaken.

11. DUTIES OF THE BUILDING INSPECTOR

- 11.1 The Building Inspector shall 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;
- 11.2 The Building Inspector shall not act in the capacity of an engineering or architectural consultant.

12. POWERS OF THE BUILDING INSPECTOR

12.1 Entry on Real Property

- 12.1.1 The Chief Administrative Officer, being appointed by Council as an Officer of the District, or the building inspector, being designated to act in the place of the Chief Administrative Officer for the purposes of this section may enter on real property between 0700 hours and 2300 hours on any day for the purpose of administering this bylaw.

12.2 Refusal of a Building Permit

- 12.2.1 The building inspector may refuse to issue a permit if:
- (a) the information submitted is inadequate to determine compliance with, or is contrary to the provisions of, this bylaw;
 - (b) the information submitted is incorrect; or
 - (c) issuance is prohibited by or contrary to a provision of another bylaw, act or regulation.

12.3 Revocation of a Building Permit

- 12.3.1 The Building Inspector may revoke a permit where there is a violation of
- (a) a condition under which the permit was issued;
 - (b) a provision of the Building Code, this bylaw or any other applicable bylaw or enactment; or
 - (c) the results of tests authorized under the Building Code or the regulation of the District that materials, devices, construction methods, structural assemblies or foundation conditions do not provide the level of performance required by the Building Code.
- 12.3.2 The revocation shall be in writing and shall be sent to the permit holder by registered mail and is deemed served at the expiration of three days after the date of mailing.

12.4 Lapsing of a Permit

- 12.4.1 Every permit is issued on the conditions that:
- (a) the construction of the foundation is commenced within six months from the date of issuing the permit;
 - (b) the work, once commenced, is not discontinued for a period of more than one year;

- (c) a charge of 50% of the original permit fee up to a maximum of \$23.10 will be levied for renewal or re-issuance of any expired permit;
- (d) the permit shall lapse in the event and at the time that either condition above is not met or in any event 36 months from the date of issuing the permit;
- (e) that the District of Mackenzie shall not as a matter of policy renew building permits when a period of five years has expired from the date of issuance on the expired permit; not reinspect premises, buildings or structures when a period of five years has expired from the date of issuance on the expired permit.

13. BUILDING PERMITS

13.1 Application for a Permit

13.1.1 The application for a building permit shall:

- (a) be made in the form of Schedule "A" which is attached to and forms part of the bylaw;
- (b) be signed by the owner, or an agent authorized in writing by the owner;

13.1.2 every application for a permit shall include the following acknowledgements by the permit applicant;

- (a) state the intended use of the structure;
- (b) include as exhibits copies in duplicate of the specification and scale drawings of the structure with respect to which the work is to be carried out, showing in respect of the parcel on which the structure is or is to be situated:
 - (i) the dimensions of the structure;
 - (ii) the proposed use of each room or floor area;
 - (iii) the dimensions of the area of land on which the structure is or is to be situated, including its location in respect of the parcel boundaries;
 - (iv) where a structure exists on the parcel at the time of application, a site plan showing the proposed location of the proposed structure for which application for a permit is made in relation to the parcel boundary;
 - (v) the position, height and horizontal dimensions of all existing structures on the land referred to in section 13.1.2(b);

- (vi) the technical information specified in the building code and other parts of this bylaw required to be included on the drawings relating to those parts;
- (vii) the location and size of every drain and of every trap or inspection piece that is on a drain;
- (viii) in section the size and location of every soil or waste pipe, trap and vent pipe and the plans and specification shall contain complete design and calculation criteria and shall contain the name and address of the designer;
- (ix) information illustrating all features of the design of the building;

13.1.3 be accompanied by the fee set out in Schedule "C" to this bylaw; and

13.1.4 contain all other information necessary to establish compliance with the building code and with this bylaw.

13.2 Application for Buildings Requiring Specialized Technical Knowledge and Assembly or Public Use Buildings

13.2.1 Without regard to or prevention by any other provisions of this bylaw a professional engineer or architect registered in the Province of British Columbia shall prepare and sign all drawings, specifications for and plot plans of and shall supervise construction of any structure to be constructed the specifications of which are not governed by the provisions of the building code, or when in the opinion of the building inspector the site conditions, size or complexity of the work warrants this requirement.

13.2.2 There shall be no duty for the building inspector to approve or inspect any structure constructed pursuant to Part 4 of the building code or any structure referred to above which is not governed by the building code. Where a permit is sought for a structure of this type, the permit-holder shall provide the building inspector with a "Letter of Supervision" duly executed by a professional engineer or architect as applicable, licensed to practice in the Province of British Columbia attesting to the structural integrity of such structure. The "Letter of Supervision" referred to herein shall be substantially in the form attached hereto as Schedule "F".

- 13.2.3 Without regard to or prevention by any other provisions of this bylaw, where reliance is placed on the "Letter of Supervision" referred to in the preceding paragraph, the permit fees prescribed in Schedule "C" as amended shall be reduced by one-third. The applicant for the permit shall be advised in writing that the District of Mackenzie will be relying on the "letter of supervision" by so stating on the Building Permit.

13.3 Issuance of a Permit

13.3.1 Where:

- (a) an application has been made for a permit;
- (b) the proposed work set out in the application conforms with this and all other bylaws of the District and the building code; and
- (c) the applicant for a permit has paid the fee prescribed and as set out in Schedule "C" or Schedule "G" attached hereto,

the building inspector shall issue a permit, as set out in Schedule B, for which the application is made.

13.4 Plumbing Requirements

- 13.4.1 Except as provided in section 13.4.2 below, a plumbing system shall not be constructed, extended, altered, renewed or repaired or a connection made to a sewer or sewage disposal system unless a plumbing permit in the form attached hereto as Schedule "G" is obtained.
- 13.4.2 A plumbing permit shall not be required when a fixture, valve or faucet is repaired or replaced, a stoppage cleared or a leak repaired if no change to the piping is required.
- 13.4.3 An application for a plumbing permit shall be made in the form attached hereto as Schedule "H" and accompanied by the fee set out in Schedule "C" hereto.
- 13.4.4 All plumbing installations shall be made in accordance with the provisions of the applicable British Columbia Building Codes, Municipal Bylaws and any other regulatory bodies applicable requirements.

13.5 Occupancy Permits

- 13.5.1 No person shall occupy or permit the occupancy of a building before the building inspector has:
- (a) issued an occupancy permit, as set out in Schedule "E" for the building after construction authorized by the building permit is complete; or

- (b) given written permission for occupancy if construction authorized by the building permit is not complete.

13.5.2 The building inspector may refuse to issue the occupancy permit if the building does not comply with the health and safety requirements of the Building Code, any statute or of this or any other bylaw of the District.

14. INSPECTIONS

14.1 Every holder of a building permit authorizing construction on real property shall give at least two days notice where a "day" refers to when the offices of the district are open, to the building inspector to obtain an inspection and approval of the following work;

14.1.1 after the forms for footings and foundations are completed, but prior to the placing of any concrete therein;

14.1.2 after removal of form work from the concrete foundation and installation of perimeter drains and damp proofing, but prior to back filling against the building;

14.1.3 after framing and sheathing of the building are complete, including fire stopping, bracing, construction or installation of fireplace, chimney, solid fuel-burning appliance, duct-work, through plumbing, electrical wiring or gas venting, but before any insulation, lath or other interior or exterior finishes are applied which would conceal such work;

14.1.4 after insulation and vapour barrier have been installed, but prior to covering with drywall or other finish materials and

14.1.5 after the building or portion thereof is complete and ready for occupancy, but before occupancy takes place.

14.2 The building inspector may require a permit holder referred to in Section 9 of this bylaw to uncover any part of a construction which was covered before it was inspected and approved by the building inspector.

14.3 The permit-holder shall be solely responsible to call for inspections at all relevant stages of construction and to ensure that such inspections are carried out by the proper authority before proceeding to the next stage of development. Unless appropriate arrangements for inspections are made by the permit-holder, there shall be no duty upon the building inspector to inspect.

15. DOCUMENTS ON SITE

15.1 Every person to whom a building permit is issued shall, during construction, keep:

- 15.1.1 posted the building permit or a copy of it in a conspicuous place; and
- 15.1.2 a copy of the approved drawings and specifications on the real property in respect of which the permit is issued.

16. STOP WORK NOTICES

16.1 Where any structure, in whole or in part:

- 16.1.1 Contravenes the building code or this or any other bylaw of the District;
- 16.1.2 contravenes the specifications of the plans submitted with the application for a building permit; or
- 16.1.3 is being constructed without a permit having been issued by the building inspector

the Chief Administrative Officer or building inspector may issue a stop work notice, as set out in Schedule "D", by causing it to be attached to the structure requiring suspension of any construction or delivering a copy of the notice to the owner and, for so long as a stop work notice is in effect, no person shall work on that structure in contravention of the terms of the stop work notice.

16.2 A stop work notice:

- 16.2.1 shall not be rescinded until the violation has been corrected; and
- 16.2.2 may only be rescinded by the building inspector.

17. CORRECTION OF VIOLATION

17.1 Where:

- 17.1.1 a written notification of any violation of the provisions of this bylaw relating to a structure has been given; or
- 17.1.2 any order directing the cessation of any work upon the structure has been issued;

the building inspector shall not grant any permit for the construction, alteration or repair of the structure until:

- (a) the violations under this bylaw have been corrected; and
- (b) all works in connection with the structure comply with the requirements of this bylaw.

17.2 In the circumstances described in section 16.1 of this bylaw, the building inspector may issue a permit in respect of the work necessary to bring the structure into compliance with this bylaw or the building code.

18. CLIMATIC DATA

18.1 Climatic design data for buildings and structures in the District shall be that set out in Appendix "C" of the Building Code.

19. PENALTIES

19.1 Every person who commits an offence contrary to the provisions of this bylaw is liable on summary conviction to a penalty of not more than \$2,000.00 in addition to the costs of prosecution.

19.2 Each day a violation is caused or allowed to continue constitutes a separate offence.

20. SEVERABILITY

20.1 If a section, subsection, sentence, clause or phrase in this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of the bylaw.

21. SCHEDULES

21.1 Schedule "A" through "H" inclusive are attached to and form part of this bylaw.

22. REPEAL

22.1 Bylaw No. 967 cited as "Building Bylaw No. 967, 1998" is hereby repealed.

23. NO GUARANTEE OR WARRANTY

23.1 Nothing in any building or plumbing code, or bylaw or any other provision relating to construction or alteration of any building or component of a building, shall constitute a warranty or guarantee of any kind relating to a building or component. Neither the approval of plans or drawings nor the issuance of a permit, nor the completion of an inspection, nor the issuance of an occupancy permit shall constitute a warranty or guarantee either that the construction or alteration complies with applicable laws and bylaws or that it is free of defects or that it will perform or last in any particular way.

23.2 When applicable GST will be applied to the fees established in this bylaw.

READ a first time this 14th day of November, 2000.

READ a second time this 14th day of November, 2000.

READ a third time this 14th day of November, 2000.

ADOPTED this 27th day of November, 2000.

I hereby certify the foregoing
to be a true and correct copy
of the District of Mackenzie
Bylaw No. 1066 cited as
"Building Bylaw No. 1066, 2000".



Mayor

Director of
Corporate Administration



Director of
Corporate Administration

DISTRICT OF MACKENZIE
P.O. Bag 340
Mackenzie, B.C. V0J 2C0
Phone: (250) 997-3221
Fax: (250) 997-5186

BUILDING INSPECTION DEPARTMENT

APPLICATION FOR BUILDING PERMIT



PERMIT NO.

APPLICANT TO COMPLETE NUMBERED BOXES ONLY

1 STREET ADDRESS OF PROPERTY:									
2 LEGAL DESCRIPTION OF PROPERTY:									
3 OWNER			MAILING ADDRESS				PHONE NUMBER		
4 CONSTRUCTOR			MAILING ADDRESS				PHONE NUMBER		
5 ARCHITECT OR DESIGNER			MAILING ADDRESS				PHONE NUMBER		
6 ENGINEER			MAILING ADDRESS				PHONE NUMBER		
7 USE OF BUILDING					N.B.C. OCCUPANCY CLASSIFICATION				
8 CLASS OF WORK <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLISH									
9 DESCRIBE WORK TO BE DONE									
10									
11 CHANGE OF USE FROM					CHANGE OF USE TO				
12 BUILDING DIMENSIONS		BUILDING AREA		BUILDING SET BACKS TO PROPERTY LINE	FRONT	SIDE	SIDE	REAR	
13									
14 MANUFACTURED HOME CERTIFICATION NO. CSA Z 240					CSA A 277				
15 MARKET VALUE OF WORK					MARKET VALUE OF MANUFACTURED HOME				
16 NUMBER OF PLUMBING FIXTURES TO BE INSTALLED					VALUATION CHECKED <input type="checkbox"/>		TOTAL PERMIT FEE		
<div>17 NOTICE</div> <p>In consideration of the granting of the permission applied for, I hereby agree to indemnify and keep harmless the District of Mackenzie and its employees or agents against all claims, liabilities, judgements, costs and expenses of whatsoever kind that may occur in consequence of and incidental to the granting of this permit if issued and the work carried out under the permit if issued, and I further agree to conform to all requirements of the Building Bylaw and all other Bylaws and Regulations in force in the District of Mackenzie and any easements or restrictive covenants that may affect the above described parcel of land.</p> <div>SIGNATURE OF AUTHORIZED AGENT</div> <div>DATE</div> <div>SIGNATURE OF OWNER</div> <div>DATE</div>					ZONING				
					SPECIAL APPROVALS		REQUIRED	NOT REQUIRED	RECEIVED
					HEALTH DEPT.				
					HIGHWAYS DEPT.				
					FIRE DEPT.				
					BRD. OF VARIANCE				
					DESIGN & INSP. CERT.				
					CONDITIONS OF PERMIT				
APPLICATION ACCEPTED BY		DATE	PLANS EXAMINED BY		DATE				
APPROVED FOR ISSUANCE BY									
SIGNATURE			DATE						

District of Mackenzie

P.O. Bag 340
Mackenzie, B.C. V0J 2C0
Phone: (250) 997-3221
Fax: (250) 997-5186

DISTRICT OF MACKENZIE

BUILDING INSPECTION DEPARTMENT

BUILDING PERMIT



PERMIT NO.

STREET ADDRESS
OF PROPERTY:

LEGAL DESCRIPTION
OF PROPERTY:

OWNER

MAILING ADDRESS

PHONE NUMBER

CONSTRUCTOR

MAILING ADDRESS

PHONE NUMBER

ARCHITECT OR DESIGNER

MAILING ADDRESS

PHONE NUMBER

ENGINEER

MAILING ADDRESS

PHONE NUMBER

USE OF BUILDING

N.B.C. OCCUPANCY CLASSIFICATION

CLASS OF WORK

☐ NEW

☐ ADDITION

☐ ALTERATION

☐ REPAIR

☐ MOVE

☐ DEMOLISH

DESCRIPTION
OF WORK

MARKET VALUE OF WORK

PERMIT FEES

1. Permission is hereby granted under the provisions of all by-laws of the District of Mackenzie to do work as described above, in accordance with plans and specifications approved for construction.

Building Inspector

Date

At least two full working day's notice shall be given for any called for inspection.

REQUIRED INSPECTIONS

2. Forms before any concrete is poured, 3. Foundation after damp-proofing and daintile installed, 4. Rough-in plumbing under slab, 5. Framing after plumbing rough-in and all wiring installed, 6. Insulation inspection, 7. Final inspection prior to receiving occupancy permit. This inspection will only be made in presence of contractor or owner.

Other inspections or Conditions of Permit:

Remarks:

No Backfilling of sewer line installation until inspected. Phone 997-3221

No Backfilling of water line installation until inspected. Phone 997-3221

DISTRICT OF MACKENZIE

BYLAW NO. 1066

Schedule "C"

Permit Fees

1. Building Permits

- (a) a fee of \$11.55 plus .525% of the value of the work;
- (b) in all cases a minimum fee of \$23.10;
- (c) moving permits a fee of \$23.10;
- (d) demolition permits a fee of \$23.10;
- (e) for the renewal or re-issuance of any permit a fee of \$23.10.

2. Plumbing Permits

- (a) the minimum fee for a new installation shall be \$23.10 and for each additional fixture exceeding four in number \$5.80 per fixture (for the purpose of establishing the fee structure all rain water leaders and all floor drains in other than a single family dwelling shall be classed as a fixture);
- (b) for the alteration and remodelling of existing plumbing and not including any additional fixtures or fixture or relocation of any drain stack a fee of \$23.10;
- (c) for the installation of home appliances such as automatic washers, dishwashers, garbage disposal units a fee of \$23.10.

For other inspections required as a result of callback where work was improperly done or incomplete for any inspection not listed above a fee of \$23.10 is charged.

District of Mackenzie

**STOP WORK
NOTICE**

**REGARDING BUILDING, OR
BUILDINGS SITUATED AT:**

NOTICE IS HEREBY GIVEN THAT UNDER THE
BY-LAWS OF THE DISTRICT OF MACKENZIE,
ALL FURTHER WORK UPON THIS BUILDING
IS PROHIBITED, UNLESS AUTHORIZED IN WRIT-
ING BY THE BUILDING INSPECTOR.

DATED _____

SIGNED _____
Building Inspector

**IT IS UNLAWFUL FOR ANY PERSON TO ALTER
OR REMOVE THIS NOTICE.**

DISTRICT OF MACKENZIE

Occupancy Permit



ADDRESS: _____ PERMIT NO. _____

LEGAL DESCRIPTION: _____

OCCUPANCY CLASSIFICATION: _____

It is unlawful to change the class of occupancy of any building or part thereof without first obtaining an occupancy permit from the Building Inspector.

This permit confirms that inspections pursuant to the District Building Regulation Bylaw have been completed and no substantive violation of health and safety requirements has 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.

DATE _____

BUILDING INSPECTOR

SCHEDULE "F" OF BYLAW NO. 1066

SCHEDULE A

Forming Part of Sentence 2.6.2.1.(1) of the
British Columbia Building Code

CONFIRMATION OF COMMITMENT BY OWNER
AND COORDINATING REGISTERED PROFESSIONAL

- Note: 1. This letter must be submitted before issuance of a *building* permit.
2. This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
3. In this letter the words in italics have the same meaning as in the British Columbia Building Code.

Re: Design and *Field Review* of Construction
by a *Coordinating Registered Professional*

Building Permit No. *

To: The Building Official

Date: _____

Address (Print)

Dear Sir:

Re: _____

Name of Project (Print)

Address of Project (Print)

Legal Description of Project (Print)

The undersigned has retained _____ as a *coordinating registered professional* to coordinate the design work and *field reviews* of the *registered professionals* required for this project. The *coordinating registered professional* shall coordinate the design work and *field reviews* of the *registered professionals* required for the project in order to ascertain that the design will substantially comply with the B.C. Building Code and other applicable enactments respecting safety and that the construction of the project will substantially comply with the B.C. Building Code and other applicable enactments respecting safety, not including the construction safety aspects.

"*field reviews*" are defined in the British Columbia Building Code to mean those reviews of the work

- (a) at a project site of a development to which a *building* permit relates, and
- (b) where applicable, at fabrication locations where *building* components are fabricated for use at the project site

that a *registered professional* in his or her professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by the *registered professional* for which the *building* permit is issued.

The *owner* and the *coordinating registered professional* have read Section 2.6 of the British Columbia Building Code. The *owner* and the *coordinating registered professional* each acknowledge their responsibility to notify the addressee of this letter of the date the *coordinating registered professional* ceases to be retained by the *owner* before the date the *coordinating registered professional* ceases to be retained or, if that is not possible, then as soon as possible. The *coordinating registered professional* acknowledges the responsibility to notify the addressee of this letter of the date a *registered professional* ceases to be retained before the date the *registered professional* ceases to be retained or, if that is not possible, then as soon as possible.

DISTRICT OF MACKENZIE
PLUMBING PERMIT

Permit No. _____

Permission is hereby granted _____
Owner or Agent of Owner

to perform in accordance with the DISTRICT OF MACKENZIE By-Laws and all regulations pertaining to plumbing
actice, it being expressly understood that the issuing of a permit does not relieve the applicant from complying with said
By-Laws.

The owner or applicant shall be responsible for any damage to Municipal Property.

ADDRESS _____ LOT _____ D.L. _____ PLAN _____

OWNED BY _____ NO. OF FIXTURES _____

DATE _____, 19____ MUNICIPAL BUSINESS LIC. NO. _____

FEES PAID \$_____

Plumbing Inspector

DISTRICT OF MACKENZIE

No. _____

PLUMBING APPLICATION

Date _____, 19____

Pursuant to the ordinances and the By-Laws of the District of Mackenzie in that behalf, the undersigned hereby applies for permission to do Plumbing in the Premises at _____

Lot _____ D.L. _____ Plan _____ Owned by _____ in accordance with the following description and plan.

N.B. — In case of old or additional work this application is equally required as otherwise the application for sewer connection cannot be granted.

DESCRIPTION OF PLUMBING WORK

Number of Fixtures _____

Fee Paid \$ _____

MUNICIPAL BUSINESS LICENCE No. _____

Owner

Licenced Plumber

DISTRICT OF MACKENZIE

BYLAW NO. 1185

A bylaw of the District of Mackenzie
for an amendment to the Building Bylaw

WHEREAS the Council of the District of Mackenzie deems it desirable to amend its' Building Bylaw;

NOW THEREFORE the Council of the District of Mackenzie in open meeting assembled hereby enacts as follows:

1. **THAT** Bylaw No. 1066 cited as "Building Bylaw No. 1066, 2000" is hereby amended as follows:
 - a. That Section 12.4.1 (c) be changed to read "a charge of 50% of the original permit fee up to a maximum of \$75.00 will be levied for renewal or re-issuance of any expired permit".
2. **AND THAT** Section 12.4.1 (e) be repealed.
3. This bylaw may be cited as "Building Amendment Bylaw No. 1185, 2006."

READ a first time this 27th day of March, 2006.

READ a second time this 27th day of March, 2006.

READ a third time this 27th day of March, 2006.

ADOPTED this 10th day of April, 2006.

I hereby certify the foregoing
to be a true and correct copy of
District of Mackenzie Bylaw
No. 1185 cited as "Building
Amendment Bylaw No. 1185, 2006".

Director of Corporate
Administration



Mayor



Director of Corporate
Administration

DISTRICT OF MACKENZIE

BYLAW NO. 1320

A Bylaw to amend Building Bylaw No. 1066, 2000

WHEREAS the Council of the District of Mackenzie deems it desirable to amend its Building Bylaw;

NOW THEREFORE the Council of the District of Mackenzie, in open meeting assembled, hereby enacts as follows:

1. That Bylaw No. 1066 cited as "District of Mackenzie Building Bylaw No. 1066, 2000" be amended as follows:

- 1.1 by adding the following under Section 12.4.1:

"(e) the permit shall be renewed a maximum of one (1) time and any renewed permit shall lapse according to the conditions of Section 12.4.1 (d)."

- 1.2 by removing Section 13.2.3 in its entirety and inserting the following in its place:

"Without regard to or prevention by any other provisions of this bylaw, where reliance is placed on the "Letter of Supervision" referred to in the preceding paragraph, the permit fees prescribed in Schedule "C" as amended shall be reduced by five percent (5%) to a maximum discount of five-hundred dollars (\$500). The applicant for the permit shall be advised in writing that the District of Mackenzie will be relying on the "Letter of Supervision" by so stating on the Building Permit."

- 1.3 by removing Schedule "C" in its entirety and inserting the attached in its place:

2. This Bylaw may be cited as "Building Amendment Bylaw No. 1320, 2014".

READ a first time this 24th day of March, 2014.


READ a second time this 24th day of March, 2014.

READ a third time this 24th day of March, 2014.

ADOPTED this 14th day of April, 2014.

I hereby certify the foregoing
to be a true and correct copy
of the District of Mackenzie
Bylaw No. 1320 cited as
"Building Amendment
Bylaw No. 1320, 2014".

Corporate Officer


Mayor


Corporate Officer

DISTRICT OF MACKENZIE

BYLAW NO. 1066

Schedule "C"

Permit Fees

1. Building Permits:

- (a) a fee of \$50.00 plus 0.600 % of the market value of the work;
- (b) in all cases a minimum fee of \$50.00;
- (c) moving permits a fee of \$50.00;
- (d) demolition permits a fee of \$50.00;
- (e) for the renewal or re-issuance of any permit a fee pursuant to Section 12.4.1.(c) as amended.

2. Plumbing Permits:

- (a) the minimum fee for a new installation shall be \$50.00 and for each additional fixture exceeding four in number \$8.00 per fixture (for the purpose of establishing the fee structure all rain water leaders and all floor drains in a structure shall be classed as a fixture);
- (b) in all cases a minimum fee of \$50.00.

3. Other Inspections:

For other inspections required as a result of callback where work was improperly done or incomplete for any inspection not listed above a fee of \$50.00.