

ANMORE BUILDING BYLAW NO. 583-2018

A bylaw to regulate the construction of buildings and
other structures in the Village of Anmore
in accordance with the British Columbia Building Code

Adopted: September 19, 2018

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PART 1 – INTRODUCTORY PROVISIONS

1.1 **WHEREAS** the Province of British Columbia has enacted the *British Columbia 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 the Province of British Columbia, by enactment, has authorized Council to regulate the construction, alteration, repair or demolition of buildings and structures by bylaw, for the health, safety and protection of persons and property;

NOW THEREFORE the Municipal Council of the Village of Anmore in open meeting assembled enacts the following.

1.2 This Bylaw may be cited for all purposes as "Anmore Building Bylaw No. 583-2018".

1.3 The headings in this Bylaw have been inserted for reference only. Text in *italics* are defined terms.

1.4 Words and phrases used in this Bylaw have the same meaning as those defined in subsection article 1.4.1. of Division A of the *Building Code*.

PART 2 – DEFINITIONS

2.1 In this Bylaw:

<i>agent</i>	means a person acting under the authority of the owner and who has completed and submitted an <i>Owner Authorization Form</i> ;
<i>building</i>	means a structure used or intended for supporting or sheltering any use or occupancy, either of a temporary or permanent nature;
<i>Building Code</i>	means the <i>British Columbia Building Code</i> as adopted by the Minister by regulation under the <i>Building Act</i> , SBC 2015 c. 2;
<i>Building Official</i>	means the person designated by the Village as the Building Inspector or other person designated by the Village under the <i>Building Act</i> ;
<i>building permit</i>	means a permit approved and issued by the Village in a prescribed form to allow for construction to occur;
<i>building review</i>	means a limited review by the <i>Building Official</i> of representative elements of a structure under construction;

<i>building value</i>	means the current value of all construction related to a development, including, but not limited to, site preparation, labour and materials, documentation preparation, materials testing, consulting and management fees, contractor's profit and overhead, sales taxes, and insurance;
<i>construction</i>	means any activity related to the construction or demolition of a <i>structure</i> and includes the placement or removal of fill on a <i>parcel</i> of land;
<i>Council</i>	means the municipal council of the Village of Anmore;
<i>Letters of Assurance</i>	means the schedules as specified in the <i>Building Code</i> which outline the core responsibilities of the <i>registered professionals</i> ;
<i>occupancy</i>	means the use or intended use of a <i>building</i> or part thereof for the shelter or support of persons, animals or property;
<i>occupancy permit</i>	means the permission or authorization in writing by the <i>Building Official</i> to occupy a <i>building</i> ;
<i>owner</i>	means the registered owner of a <i>parcel</i> as filed in the Land Title Office;
<i>Owner Authorization Form</i>	means a Village prescribed form signed and dated by an owner, authorizing an agent to act on their behalf;
<i>parcel</i>	means land designated as a separate and distinct <i>parcel</i> of land on a registered subdivision plan or description filed in the records of the Land Title Office;
<i>permit</i>	<i>permit</i> means a <i>building permit</i> and/or <i>trade permit</i> approved and issued by the Village;
<i>Part 3 building (complex building)</i>	means a class of <i>building</i> as defined by the <i>Building Code</i> as being other than a <i>Part 9 building</i> , and one that typically requires engagement of registered professionals for architectural, structural, mechanical, plumbing, electrical, and geotechnical elements of the construction;
<i>Part 9 building (simple building)</i>	means a class of building as defined by the <i>Building Code</i> which requires only selective engagement of <i>registered professionals</i> ;
<i>registered professional</i>	means an architect or professional engineer registered in British Columbia with their respective professional association;
<i>structure</i>	means construction of any kind, whether affixed to, supported by or sunken into land, including, but not limited to, buildings, platforms, elevated tanks, poles, towers and antennae, swimming pools, tents and fabric structures,

	decks over 600 mm above finished grade, retaining walls and other structures over 1.2 m in height;
trade permit	means a plumbing permit, sprinkler permit, or lawn irrigation permit;
Village	means the Village of Anmore;
Zoning Bylaw	means the Anmore Zoning Bylaw.

PART 3 – SEVERABILITY

- 3.1 If any portion of this Bylaw is for any reason held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

PART 4 – PURPOSE

- 4.1 This Bylaw has been enacted for the purpose of regulating construction within the Village. The activities undertaken by or on behalf of the Village pursuant to this Bylaw are for the purpose of promoting the health, safety and protection of persons and property.
- 4.2 The activities undertaken by or on behalf of the Village pursuant to this Bylaw are not intended to include, nor does the purpose of this Bylaw extend to:
- (a) the protection of persons, owners or constructors from economic loss;
 - (b) the assumption by the Village or the *Building Official* of any responsibility for ensuring that any person, owner, or any employees, constructors or designers retained by the owner, build or construct in compliance with the *Building Code*, the requirements of this Bylaw or other applicable enactments;
 - (c) providing any person a warranty of design, materials or workmanship with respect to any *building* for which a *building permit* or *occupancy permit* is issued;
 - (d) providing a warranty or assurance that construction undertaken pursuant to *permits* issued by the Village is free from latent, or any, defects; and
 - (e) providing a warranty or assurance that any design or construction undertaken pursuant to *permits* issued by the Village complies with the *Building Code*, the requirements of this Bylaw or other applicable enactments.

PART 5 – SCOPE AND APPLICATION

- 5.1 This Bylaw applies to the design, construction and occupancy of new and existing *buildings* or *structures* in the Village.

PART 6 – GENERAL PROHIBITIONS

- 6.1 No person shall commence or continue any construction unless the *Building Official* has issued a permit for the work.
- 6.2 No person shall carry out any construction that is at variance with the permit or approved plans unless that variance has been approved in writing by the *Building Official*.
- 6.3 No person shall submit false or misleading information to the *Building Official* in relation to any application for a permit or any construction undertaken pursuant to this Bylaw.
- 6.4 No person shall, unless authorized in writing by the *Building Official*, alter, cover, remove or in any way tamper with any notice, permit or certificate posted upon or affixed to a building, pursuant to this Bylaw.
- 6.5 No person shall occupy or use any building unless a valid occupancy permit has been issued by the *Building Official* nor shall any person occupy or use any building contrary to the terms of any occupancy permit issued, or any notice given, by the *Building Official*.
- 6.6 No person shall obstruct the *Building Official* or another person authorized by the Village to carry out an inspection or other administration of this Bylaw.

PART 7 – THE BUILDING OFFICIAL

- 7.1 The provisions under this Part of the Bylaw are administrative duties only and create no obligation to enforce or administer the provisions of this Bylaw.
- 7.2 The *Building Official* may approve the issuance of *building permits* and *trade permits* if satisfied that the work to which any permit relates is in compliance with the *Building Code* and this Bylaw.
- 7.3 The *Building Official*:
- (a) may enter any lot or unoccupied building at any reasonable time for the purpose of determining that the provisions of this Bylaw and other Village bylaws have been fulfilled;
 - (b) may enter an occupied dwelling upon providing written notice to the occupant 24 hours in advance of entry; and
 - (c) shall carry identification confirming his/her status as the *Building Official*.
- 7.4 The *Building Official* may refuse to process a permit application where the application is voided under section 12.4 of this Bylaw or where the submitted documentation

does not demonstrate compliance with the *Building Code* or any other applicable enactment.

7.5 The *Building Official* may suspend or revoke a permit for one or more of the following reasons:

- (a) violation of any of the conditions under which the permit was issued;
- (b) violation of any provisions of this or any other bylaw;
- (c) violation of any provisions of the *Building Code*;
- (d) when information or circumstances are later found to exist which would have been cause for refusing such permit had they been known at the time the *building permit* was issued; or
- (e) if any person has prevented or obstructed, or sought or attempted to prevent or obstruct, the entry of the *Building Official* onto the lot or into the *building*, when in the course of carrying out his or her duties in relation to the administration of this Bylaw.

7.6 The *Building Official* may order the correction:

- (a) of any construction that is in contravention of the approved permit and plans, of this Bylaw or another Village bylaw;
- (b) of any construction that is not in compliance with the *Building Code*; or
- (c) of an unsafe condition.

7.7 The *Building Official* may post a Stop Work Order where work is proceeding in contravention of either the *Building Code* or this Bylaw.

7.8 Where a person occupies a *building* or part of a *building* in contravention of this Bylaw, the *Building Official* may post a No Occupancy Notice.

7.9 Where, due to particular site conditions, size or complexity of a development or aspects of developments, the *Building Official* may request professional certification from a *registered professional* that the plans, the construction and supporting documents comply with the *Building Code* and other enactments respecting safety.

7.10 Where the *Building Official* considers that the construction would be on land which is subject to or is likely subject to flooding, mud or debris flows, erosion, land slip, rock falls, subsidence or avalanche, the *Building Official* may request a report from a professional engineer or geoscientist that verifies whether or not the land may be used safely for the intended use. If the *registered professional* determines that the land may be used safely for the intended use, and in accordance with conditions specified in the report, the permit may only be issued if:

- (a) the owner covenants with the Village to use the land only in the manner certified for safe use and to reimburse the Village for any expenses that may be incurred by the Village as a result of a breach of the covenant; and
- (b) the covenant is registered on title.

PART 8 – THE OWNER

- 8.1 It is the sole responsibility of the owner in collaboration with their contractor(s) to carry out the construction in accordance with the permit and approved plans, the *Building Code*, this Bylaw and other applicable enactments.
- 8.2 The owner shall:
- (a) obtain required permits prior to the commencement of construction activity;
 - (b) pay the applicable permit fees and damage deposits as specified in the Anmore Fees and Charges Bylaw;
 - (c) retain the services of registered professionals when required by the *Building Code* and this Bylaw;
 - (d) post and maintain the *building permit* placard in a visible location on site with the address and *building permit* number shown;
 - (e) have the approved *building permit* plans on site and available to the *Building Official*;
 - (f) allow the *Building Official* to enter any lot, *building* or premises at any reasonable time, for the purpose of administering this Bylaw;
 - (g) call for field reviews at stages specified in Part 18 of this Bylaw and retain records of those field reviews on site;
 - (h) provide on-site washroom facilities;
 - (i) notify the Village when a *registered professional* is no longer engaged.
- 8.3 The owner shall ensure that Village property and services abutting the owner's lot are free from debris, dirt and damage throughout the construction period as well as maintain a clean building site.
- 8.4 The owner to whom a *building permit* is issued shall be responsible for the cost of repair of any damage to Village property that occurs as a result of the construction. Where the cost of any repair work to Village property or services exceed the deposit amount held by the Village, the owner shall submit to the Village an amount equal to the excess costs incurred by the Village in repairing the damages.
- 8.5 The owner of a lot on which a Stop Work Order has been posted, and every other person, shall cease all construction activities on the lot immediately. No work shall be done on the lot unless agreed to by the *Building Official* in writing, as necessary to remove hazards or to mitigate undue damage arising from exposure to the elements. Work on the site, in general, may only resume once compliance has been achieved in respect of all applicable provisions of this Bylaw and the *Building Official* has rescinded in writing the Stop Work Order.

PART 9 – REGISTERED PROFESSIONALS

- 9.1 Letters of Assurance shall be submitted to the Village in accordance with provisions of the *Building Code* and this Bylaw-

- 9.2 Where *Letters of Assurance* have been submitted in support of a *building permit* application, the *Building Official* will rely exclusively upon the certification of the *registered professional* that the design and field reviews of the construction comply with the *Building Code* and other applicable enactments. The *building permit* signed by the owner will constitute written notice of acceptance of this reliance of professional certification.
- 9.3 When a *registered professional* provides *Letters of Assurance* in support of a *building permit*, the professional shall also provide written evidence of professional liability insurance to the *Building Official*, in the amount specified in the *Anmore Fees and Charges Bylaw*.
- 9.4 Notwithstanding Part 18 of this Bylaw neither the granting of a *building permit*, or the acceptance of the designs submitted, or any *building reviews* completed by the *Building Official*, shall in any way relieve the owner and the *registered professionals* of full responsibility for ensuring that the construction be in substantial compliance with the requirements of the *Building Code*, this Bylaw and other applicable enactments.
- 9.5 The Village may request third party certification or peer review of professional certification where, in the opinion of the *Building Official*, this review is warranted. Costs associated with the third party review shall be borne by the owner and/or the *registered professional*.

PART 10 – THE CONTRACTOR

- 10.1 A contractor and any sub-trades that they employ shall:
- (a) hold a valid Village business licence;
 - (b) carry insurance in an amount specified by the Village; and
 - (c) carry out the work in accordance with the *permits* and approved plans, and in accordance with the *Building Code* and Village bylaws.

PART 11 – REQUIRED PERMITS

- 11.1 *Permits* must be obtained whenever construction regulated under this Bylaw is to be undertaken.
- 11.2 An owner shall obtain a *building permit*:
- (a) prior to carrying out any construction or demolition;
 - (b) prior to moving a *building*;
 - (c) prior to installing mechanical equipment or carrying out construction related to mechanical equipment; or
 - (d) prior to excavation and placement and/or removal of soil.

11.3 An owner shall obtain a trade permit where:

- (a) plumbing work is undertaken as regulated by the *BC Plumbing Code*, including cross-connection control;
- (b) fire sprinkler work is undertaken as regulated by the *Building Code*; or
- (c) lawn irrigation work is undertaken.

11.4 An owner shall obtain an occupancy permit prior to occupancy of a new or substantially renovated *building*.

PART 12 – BUILDING PERMIT APPLICATIONS

12.1 An application for a *building permit* shall include the following:

- (a) a completed *building permit* application form;
- (b) 3 sets of architectural and structural design drawings, at a legible scale, plus a digital record copy. In the case of a *Part 3 building permit* application, additional plans are required to include mechanical, plumbing, electrical and geotechnical disciplines;
- (c) a copy of the Title Certificate for the lot on which the construction is proposed, and be dated no more than 30 days prior to the date of application;
- (d) a topographical survey completed by a BC Land Surveyor and dated within 6 months of building permit application. Information to include *parcel* boundaries, road access, driveway crossings, covenant and rights of way information, improvements, contours and or spot elevations, and other topographical details including swales, ditches, creeks and trees;
- (e) a completed *Owner Authorization Form*, where an agent is making an application on behalf of an owner;
- (f) a copy of all covenants registered against the property, where the *Village* is a named party;
- (g) *Letters of Assurance* from a professional engineer, for structural and geotechnical components;
- (h) evidence of minimum liability insurance coverage for *registered professionals*, as specified in the *Anmore Fees and Charges Bylaw*;
- (i) a copy of sewerage record filing or satisfactory evidence of an existing sewerage system connection;
- (j) confirmation of warranty and licencing coverage for the builder in accordance with the *Home Owner Protection Act*;
- (k) confirmation of an existing and suitable potable water service connection;
- (l) an erosion and sediment control plan with certification from a *Qualified Environmental Professional (QEP)*;
- (m) the application fee as specified in the *Anmore Fees and Charges Bylaw*.

12.2 Where the *Building Official* considers that the site conditions, size or complexity of a development, or other aspect of a development so warrants, the *Building Official* may require that a *registered professional* be engaged and provide *Letters of Assurance*.

- 12.3 The *Building Official* may waive the requirement to provide any of the submission requirements where such documentation is not necessary for the application under consideration.
- 12.4 A *building permit* application shall be voided and the plan-processing portion of the permit fee forfeited when the permit cannot be issued within 180 days of the date of building permit application.

PART 13 – BUILDING PERMITS - GENERAL

- 13.1 The *Building Official* shall issue a *building permit* when:
- (a) a completed *building permit* application, including all required supporting documentation has been received and approved;
 - (b) the information submitted as part of the *building permit* application adequately demonstrates that the proposed work will substantially conform with the *Building Code*, this Bylaw and other applicable enactments;
 - (c) all applicable fees and securities have been paid.
- 13.2 The Village may retain the services of a third party *registered professional* to complete plan review and/or inspections as required.
- 13.3 Except for a demolition permit, which is valid for a period of thirty days, a *building permit* shall be valid for a period of 24 months from the date of issuance.
- 13.4 Notwithstanding section 13.3 of this Bylaw, a *building permit* will lapse and the rights of the owner under the permit shall terminate if the *building* foundation is not poured within six months from the date of issuance of the permit.
- 13.5 The *Building Official* may extend the validity of a *building permit* for a period of 6 months upon payment of the extension fee, as set out in the Anmore Fees and Charges Bylaw.
- 13.6 The *Building Official* may issue a *building permit* for a portion of a *building* before the documentation for the entire building has been accepted, provided sufficient information has been provided to the Village to demonstrate to the *Building Official* that the portion of the *building* accepted for construction substantially complies with the *Building Code*, this Bylaw and other applicable enactments, and the permit fee applicable to that portion of the *building* has been paid. Notwithstanding the issuance of said permit, the requirements of this Bylaw apply to the remainder of the *building* as if a permit for any other portion of the *building* had not been issued.
- 13.7 A *building permit* shall not be issued under this Bylaw if a *building* or other structure, the use of which does not conform to the provisions of the *Zoning Bylaw*, is damaged or destroyed to the extent of 75% or more of its value above its foundations as determined by the *Building Official*, and it must not be repaired or reconstructed,

except for a conforming use in accordance with the *Zoning Bylaw*, in which case a permit may be issued for the repair or reconstruction that is a conforming use in accordance with the *Zoning Bylaw*.

13.8 Separate *building permits* are required for multiple buildings on a *parcel*.

PART 14 - TRADE PERMITS

14.1 An application for a plumbing permit shall be made by a trade certified plumber and shall include:

- (a) a completed application form;
- (b) fees as specified in the *Anmore Fees and Charges Bylaw*; and
- (c) evidence of an active *Anmore business licence*.

14.2 An application for a sprinkler permit shall include:

- (a) a completed application form;
- (b) plans and calculations to show compliance with the applicable *National Fire Protection Association standards*;
- (c) *Letter of Assurance* from a *registered professional*; and
- (d) fees as specified in the *Anmore Fees and Charges Bylaw*.

14.3 An application for a lawn irrigation permit shall include:

- (a) a completed application form; and
- (b) a cross-connection control device to protect the potable water supply.

PART 15 – FEES, DEPOSITS AND PENALTIES

15.1 Permit and field review fees, deposits, security and liability insurance coverage amounts shall be paid and/or provided prior to the issuance of a permit as stipulated in the *Anmore Fees and Charges Bylaw*.

15.2 Building permit fees are calculated based on the *building value* determined by the *Building Official*. Where an owner disputes the valuation completed by the *Building Official*, the owner may retain the services of a registered quantity surveyor to complete an alternate *building value*, which may be used to determine fees.

15.3 When an application is cancelled, the plans and related documents submitted to the Village with the application may be destroyed.

15.4 A portion of the building permit fees may be refunded when a valid permit is surrendered and cancelled before any construction begins, provided:

- (a) the refund shall be not more than 50% of the original permit fee; and
 - (b) where construction has begun, no refund shall be made.
- 15.5 For each stage of construction, as set out in Part 18 of this Bylaw, where more than two *building* reviews by the *Building Official* are necessary, a rescheduling fee shall be paid for each additional *building* review, as per the Anmore Fees and Charges Bylaw.
- 15.6 Every person who commences construction without first obtaining a permit as required by this Bylaw, shall, in addition to the normal permit fee payable, pay an additional charge equal to 100% of the permit fee.
- 15.7 Following completion of construction, the amount of the damage deposit not used by the Village for repairs to Village property or services shall be returned to the party from whom the damage deposit was received.
- 15.8 Fees relating to a Stop Work Order shall be paid prior to the release of the Stop Work Order.
- 15.9 Fees relating to any plan amendment shall be paid prior to construction.

PART 16 - OFF-SITE WORKS

- 16.1 All off site work related to the construction shall be pre-approved by the Village and shall be completed in accordance with good engineering practice and with the Anmore Works and Services Bylaw.
- 16.2 Contractors operating on Village property must carry minimum insurance levels, as specified in the Anmore Works and Services Bylaw.
- 16.3 All work on Village property shall be completed by the Village unless otherwise authorized.
- 16.4 Any unfinished or substandard work or damages to municipal property may be rectified and/or completed by the Village at the expense of the owner. Where the cost of any work carried out by the Village exceeds the deposit amount held by the Village, the owner shall submit to the Village an amount equal to the excess costs incurred by the Village in carrying out the work;
- 16.5 All off site work is to be completed prior to the issuance of an occupancy permit or final inspection.

PART 17 – DRAINAGE AND FILL CONDITIONS

- 17.1 Where the *Building Official* designates that a given lot must have a zero increase in the rate of storm water run-off for any development, a professional engineer shall design and carry out field reviews of the construction as it relates to necessary on-site

facilities and/or detention, in order to maintain a zero increase in the rate of run-off and provide a professional assurance that a zero increase in the rate of run-off will be achieved.

- 17.2 Where fill is placed upon a lot for any reason, the owner shall construct drainage controls to prevent an increase in the discharge of storm water run-off onto adjacent properties. Any fill used must be clean and free of building debris and be deposited in accordance with all Village bylaws.

PART 18 – CONSTRUCTION

- 18.1 A preconstruction site meeting is required prior to the issuance of a building permit to confirm the installation of tree barriers and that environmental and sediment control measures are in place, and to complete a municipal infrastructure assessment.
- 18.2 Except for a Part 3 *building*, the *Building Official's* acceptance of the following stages of construction is required before commencement of the subsequent stage:
- (a) excavation, but prior to the placement of formwork;
 - (b) forms for the footings or foundation walls, but prior to the placement of concrete;
 - (c) damp proofing or water proofing, but prior to concealment
 - (d) perimeter foundation drainage, storm drainage and below grade drain, waste and vent (DWV) piping, but prior to backfilling;
 - (e) site services, to include water, sewer and storm installation;
 - (f) preparation of the subgrade, but prior to pouring the concrete floor slab;
 - (g) rough plumbing of *building* sprinkler and lawn irrigation installation;
 - (h) rough grade, surface drainage and retaining walls, but prior to framing;
 - (i) framing, sheathing, exterior doors, windows and roof membrane completed, including the installation of any fire stopping, bracing, chimney and duct work construction, rough wiring, gas venting and rough plumbing, but before installation of the insulation or the application of an interior or exterior finish which would conceal such work;
 - (j) insulation and vapour barrier applied, but prior to any interior or exterior finish applied that would conceal the insulation and vapour barrier; and
 - (k) final plumbing, sprinkler installation and lot grading;
 - (l) final *building* when the *building* is substantially complete and ready for occupancy, but before occupancy of any part of the *building*; and
 - (m) final public works and project completion.
- 18.3 The owner shall give at least one business day notice to the Village when requesting that the *Building Official* attend the site. The *Building Official* will endeavor to complete *building* reviews as scheduled, but the Village shall not be under any obligation to attend on a specified day. No aspect of the work shall be concealed until the *Building Official* has accepted that aspect of the work in writing.

- 18.4 Where a *registered professional* provides *Letters of Assurance* in accordance with this Bylaw and the *Building Code*, the Village shall rely exclusively on field reviews undertaken by the *registered professional* as assurance that the design and construction of the components of the drawings and supporting documents prepared by the *registered professional* in support of the application for the permit, substantially comply with the *Building Code* and other applicable enactments.
- 18.5 The *Building Official* may attend the site from time to time to observe the progress of the construction and to monitor the field reviews completed by a *registered professional*.
- 18.6 Changes to the approved plans must be approved in writing by the *Building Official* prior to construction.

PART 19 – OCCUPANCY PERMITS

- 19.1 No person shall use or occupy a *building* or part of a *building* until an occupancy permit has been issued by the Village.
- 19.2 At the discretion of the *Building Official*, a provisional occupancy permit may be issued for a maximum period of 60 days where the work authorized by the permit is substantially complete and there are no life or fire safety issues. A bond shall be paid to the Village based on the value of the outstanding work. The bond shall be refunded to the owner upon satisfactory completion of the outstanding work.

PART 20 – DEMOLITION

- 20.1 A person seeking a building permit for demolition must submit the following information to the *Building Official*:
- (a) completion of a building permit application;
 - (b) payment of the applicable fees and securities as required by the Anmore Fees and Charges Bylaw;
 - (c) payment for utility service disconnections (if applicable); and
 - (d) evidence of registration with Worksafe BC as a demolition contractor.
- 20.2 Unless a building permit has been issued for new construction, the owner must ensure that:
- (a) the site is regraded;
 - (b) measures are implemented to prevent water accumulation or erosion; and
 - (c) there are no life safety hazards.

PART 21 – RETAINING STRUCTURES

- 21.1 An owner shall obtain a building permit for the construction or alteration of retaining structures where:
- (a) the vertical height is greater than 1.22 m, as measured from grade to top of the wall; or
 - (b) tiered retaining structures are spaced less than twice the vertical height of the immediate lower retaining structure.
- 21.2 Prior to the issuance of a building permit, sealed engineering plans and Letters of Assurance prepared by a registered professional must be submitted to the *Building Official*.

PART 22 – SWIMMING POOLS

- 22.1 An owner must obtain a building permit for the construction of a swimming pool, and shall provide the following documentation/information:
- (a) a site plan showing the pool location relative to the property lot lines and buildings;
 - (b) sealed engineering plans with Letters of Assurance prepared by a registered professional;
 - (c) details of water supply, drainage and backflow prevention.
- 22.2 Effluent from the pool must drain to a dedicated rock pit.
- 22.3 All pools require the construction of fencing that completely surround the swimming pool with a minimum height of 1.5 m and will not allow a spherical object of 100 mm to pass through. The fence shall include self-closing and self-latching gates, buildings or other structures. Latches shall be located 900mm above grade.

PART 23 – MOVING A BUILDING

- 23.1 Except for new manufactured housing, a *building* is not permitted to be moved without first obtaining a building permit.
- 23.2 A *building* is not permitted to be moved into the Village without first obtaining approval by resolution of Council.

PART 24 – SEDIMENT AND EROSION CONTROL

- 24.1 Prior to the issuance of a building permit and any land clearing, *building* or construction activity:

- (a) sediment and erosion control (ESC) measures must be installed;
- (b) an ESC plan, as specified in the Anmore Erosion and Sediment Control Bylaw, must be submitted and accepted by the Village; and
- (c) a letter of supervision shall be submitted by a qualified professional as specified in the provincial Riparian Area Regulation.

PART 25 – BC ENERGY STEP CODE

- 25.1 Owners may achieve a higher energy standard than that specified in the *Building Code* by electing to comply with the BC Energy Step Code.

PART 26 – BUILDING ADDRESSING

- 26.1 Every owner or occupier of a *parcel* must place a permanent civic address in a conspicuous place on the property, and be clearly visible from the street.
- 26.2 The *Building Official*, at his discretion may renumber or alter the assigned numbers in respect of any *building* on any *parcel*, including those already in existence.
- 26.3 The *Building Official* may, on the issuance of a building permit, assign a house number related to the *building* authorized by the permit.
- 26.4 Prior to the start of construction, after obtaining a building permit, the owner shall post the civic address at a conspicuous place on the site.

PART 27 – CLIMATIC DATA

- 27.1 Refer to Schedule A for climatic data values.

PART 28 – ENFORCEMENT

- 28.1 Any person who:
- (a) contravenes, violates or fails to comply with any provision of this Bylaw;
 - (b) fails or neglects to do anything required under this Bylaw; or
 - (c) permits, suffers or allows an action or thing to be done in contravention of this Bylaw, or of any permit, notice or order issued under this Bylaw, commits an offence, and where the offence is a continuing one, each day that the offence is continued constitutes a separate offence.
- 28.2 Upon conviction of an offence under this Bylaw, the person who committed the offence shall be liable to a fine of up to ten thousand dollars (\$10,000); and shall be liable on summary conviction to the penalties prescribed in the Offence Act.

PART 29 – EFFECTIVE DATE

29.1 Anmore Building and Plumbing Code Administration Bylaw No. 381-2004 and all amendments thereto are hereby repealed on adoption of this Bylaw.

29.2 This Bylaw comes into force and effect on the date of adoption.

READ a first time the 4th day of September

READ a second time the 4th day of September

READ a third time the 4th day of September

ADOPTED the 18th day of September

J. McEwen

MAYOR

C. Baird

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of "Anmore Building Bylaw No. 583-2018".

September 18, 2018

C. Baird

DATE

MANAGER OF CORPORATE SERVICES

SCHEDULE A

CLIMATIC DATA

DESIGN ELEMENT	DESIGN VALUE
January 2.5% Design Temperature	-7° C
January 1.0% Design Temperature	-9° C
July 2.5 % Design Drybulb Temperature	25° C
July 2.5% Design Wetbulb Temperature	17° C
Annual Total Degree-Days Below 18°C	3100
Maximum Fifteen-Minutes Rainfall	2 mm
Maximum One-Day Rainfall	150 mm
Annual Total Precipitation	2100 mm
Moisture Index	2.07
Driving Rain Wind Pressures, 1/5	160 Pa
Snow Load, Ss	2.9 kPa
Snow Load, Sr	0.7 kPa
Hourly Wind Pressure 1/10	0.36 kPa
Hourly Wind Pressure 1/50	0.47 kPa

SEISMIC DATA

DESIGN ELEMENT	DESIGN VALUE
Sa (0.2)	0.93
Sa (0.5)	0.63
Sa (1.0)	0.32
Sa (2.0)	0.17
PGA	0.46

FROST PROTECTION

DESIGN ELEMENT	DESIGN VALUE
Minimum Depth	460 mm

NB: These values have been derived from the BC Building Code and are provided for convenience only.