

Exhibit "A" to Bylaw No. 9425

**Proposed Amendments to City of Prince George Building Bylaw No. 8922, 2018**

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**1. Delete Section 8.0 Permit Application.**

**8.0 Permit Application**

8.1 Every person shall apply for and obtain:

8.1.1 a building permit before constructing, installing, repairing, moving, demolishing, renovating or altering a building or structure; and

8.1.2 a plumbing permit before installing or altering a plumbing system.

8.2 Section 8.1 does not apply to non-structural alterations to a building whose construction is regulated by Part 3 of the Building Code, if the alterations are being made solely to improve the level of safety in the building in relation to accessibility to persons with disabilities, occupant load or class of occupancy, or means of egress from the building, or are limited to the interior finishing of the building. The authorized person may require the owner to provide a report, prepared by the owner's registered professional, in the format required by the authorized person, to determine whether the proposed alterations are within the scope of this exemption. The authorized person may, upon the written application of the owner describing the proposed alterations, determine whether the alterations are within the scope of this exemption.

8.3 All plans and specification submitted with the permit application shall be of a professional quality, drawn at an appropriate scale and bear the name and address of the designer of the building, structure or plumbing system, the street address of the proposed building, structure or plumbing system, the name and address of the owner and include such details as are required to satisfy the authorized person and the building official that the proposed design complies with the Building Code, the Plumbing Code, other City Bylaws and applicable enactments respecting safety.

8.4 Each building or structure to be constructed on a site requires a separate permit and shall be assessed a separate permit fee based on the value of that building or structure.

8.5 A building or plumbing permit application made under this Bylaw shall lapse six (6) months following the date of application if the application is incomplete and the owner has failed to provide the information required by the authorized person or building official to complete the application. In this case the processing fee shall be forfeited.

**2. Delete Section 9.0 Applications for Standard Buildings.**

**9.0 Applications for Standard Buildings**

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

9.1.1 be made in the form prescribed by the authorized person and signed by the owner, or a signing officer if the owner is a corporation;

9.1.2 include a copy of a title search made within thirty (30) days of the date of the application;

- 9.1.3 include a site plan in the form prescribed by the authorized person showing at a minimum:
  - 9.1.3.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
  - 9.1.3.2 the legal description and civic address of the parcel;
  - 9.1.3.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
  - 9.1.3.4 the location and dimensions of all existing and proposed buildings or structures on the parcel;
  - 9.1.3.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the Floodplain Bylaw establishes siting requirements related to flooding;
  - 9.1.3.6 the existing and finished ground levels to an established datum at or adjacent to the site and the geodetic elevation of the underside of the floor system of a building or structure where the Floodplain Bylaw establishes siting requirements related to minimum floor elevation; and
  - 9.1.3.7 the location, dimension and gradient of parking and driveway access.
- 9.1.4 include one set of construction drawings in the form prescribed by the authorized person showing at a minimum:
  - 9.1.4.1 foundation and floor plans showing the dimensions and uses of all areas, the dimensions and height of crawl and roof spaces, the location, size and swing of doors, the location, size and opening of windows, floor, wall and ceiling finishes, structural elements, and stair dimensions;
  - 9.1.4.2 a cross section through the building or structure illustrating foundations, drainage, ceiling heights and construction systems;
  - 9.1.4.3 elevations of all sides of the building or structure showing finish details, roof slopes, windows, doors, and finished grade;
  - 9.1.4.4 cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the building or structure substantially conforms to the Building Code; and
  - 9.1.4.5 any other information required by the building official or the Building Code to establish substantial compliance with this Bylaw, the Building Code, the Plumbing Code or other applicable enactments respecting safety relating to the building or structure.
- 9.1.5 where any portion of the design of the building or structure deviates from the requirements of Division B Part 9 of the Building Code, include drawings prepared and sealed by a registered professional; and
- 9.1.6 include copies of approvals required under any enactment relating to health and safety, including, without limitation, highway access permits under the Highways Bylaw.

- 9.2 The authorized person may waive the requirements for a site plan, in whole or in part, where the permit is sought for the repair or alteration of an existing building or structure and the existing footprint of the building or structure will not be enlarged or otherwise changed or where the provision of a site plan is not required to establish that the siting or elevation of buildings and structures that would be authorized by the building permit complies with City Bylaws.

### 3. Delete Section 10.0 Applications for Complex Buildings.

#### 10.0 Applications for Complex Buildings.

10.1 An application for a building permit with respect to a complex building shall:

- 10.1.1 be made in the form prescribed by the authorized person and signed by the owner, or a signing officer if the owner is a corporation;
- 10.1.2 include a copy of a title search made within 30 days of the date of the application;
- 10.1.3 include a site plan in the form prescribed by the authorized person showing at a minimum:
  - 10.1.3.1 the bearing and dimensions of the parcel taken from the registered subdivision plan;
  - 10.1.3.2 the legal description and civic address of the parcel;
  - 10.1.3.3 the location and dimensions of all statutory rights of way, easements and setback requirements;
  - 10.1.3.4 the location and dimensions of all existing and proposed buildings or structures on the parcel;
  - 10.1.3.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the Floodplain Bylaw establishes siting requirements related to flooding;
  - 10.1.3.6 the existing and finished ground levels to an established datum at or adjacent to the site and the geodetic elevation of the underside of the floor system of a building or structure where the Floodplain Bylaw establishes siting requirements related to minimum floor elevation; and
  - 10.1.3.7 the location, dimension and gradient of parking and driveway access.
- 10.1.4 include one set of construction drawings in the form prescribed by the authorized person showing at a minimum:
  - 10.1.4.1 foundation and floor plans showing the dimensions and uses of all areas, the dimensions and height of crawl and roof spaces, the location, size and swing of doors, the location, size and opening of windows, floor, wall and ceiling finishes, structural elements, and stair dimensions;
  - 10.1.4.2 a cross section through the building or structure illustrating foundations, drainage, ceiling heights and construction systems;

- 10.1.4.3 elevations of all sides of the building or structure showing finish details, roof slopes, windows, doors, and finished grade;
  - 10.1.4.4 cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the building or structure substantially conforms to the Building Code; and
  - 10.1.4.5 any other information required by the building official or the Building Code to establish substantial compliance with this Bylaw, the Building Code, the Plumbing Code or other applicable enactments respecting safety relating to the building or structure.
- 10.1.5 include a letter of assurance in the form of Schedule “A” as referred to in section 2.2.7 of Division C Part 2 of the Building Code, signed by the owner, or a signing officer of the owner if the owner is a corporation, and the coordinating registered professional;
- 10.1.6 include letters of assurance in the form of Schedule “B” as referred to in section 2.2.7 of Division C Part 2 of the Building Code, each signed by such registered professionals as the coordinating registered professional, building official or Building Code may require to prepare the design for and conduct field reviews of the construction of the building or structure; and
- 10.1.7 include copies of approvals required under any enactment relating to health and safety, including, without limitation, highway access permits under the Highways Bylaw.
- 10.2 The authorized person may waive the requirements for a site plan, in whole or in part, where the permit is sought for the repair or alteration of an existing building or structure and the existing footprint of the building or structure will not be enlarged or otherwise changed or where the provision of a site plan is not required to establish that the siting or elevation of buildings and structures that would be authorized by the building permit complies with City Bylaws.
- 10.3 In addition to the requirements of section 10.1, the following may be required by the City to be submitted with a building permit application for the construction of a complex building where in the opinion of the authorized person or a building official the complexity of the proposed building or structure or siting circumstances warrant:
- 10.3.1 site service drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a registered professional, in accordance with standards generally accepted as good engineering practice;
  - 10.3.2 a section through the site showing grades, buildings, structures, parking areas and driveways; and
  - 10.3.3 any other information required by the City or the Building Code to establish substantial compliance with this Bylaw, the Building Code and other Bylaws and enactments relating to the building or structure.

#### **4. Delete Section 11.0 Applications for Plumbing Systems.**

##### **11.0 Applications for Plumbing Systems**

- 11.1 Each dwelling unit in a duplex requires a separate plumbing system and each separate plumbing system requires a plumbing permit.
- 11.2 An application for a plumbing permit shall:

- 11.2.1 be made in the form prescribed by the authorized person and signed by the registered professional responsible for the design of the work or the person responsible for the installation of the work as required in the Plumbing Code;
- 11.2.2 include one (1) set of plumbing drawings in the form prescribed by the City showing at a minimum:
  - 11.2.2.1 the position, sizing and dimensions of all components of the plumbing system; and
  - 11.2.2.2 any other information required by the building official, the Building Code or the Plumbing Code to establish substantial compliance with this Bylaw, the Building or Plumbing Code or other applicable enactments respecting safety relating to the building or structure;
- 11.2.3 where any portion of the design of the plumbing system deviates from the prescriptive requirements of the Plumbing Code, include drawings prepared and sealed by a registered professional;
- 11.2.4 include copies of approvals required under any enactment relating to health and safety, including, without limitation, highway access permits under the Highways Bylaw;
- 11.2.5 in the case of sanitary sewer systems where on-site sewage treatment or disposal is proposed, be accompanied by evidence that all filings required under the Sewerage System Regulation (B.C. Reg. 326/2004) have been made with the Northern Health Authority; and
- 11.2.6 in the case where a piped on-site potable water system is proposed, be accompanied by evidence from a provincially certified testing agency that the potable water source is of a quality that falls within the Drinking Water Protection Act.

## **5. Delete Section 20.2**

- 20.2 The insurance required for the purposes of section 20.1.2 is third party personal injury and property damage liability insurance in an amount determined by the City on the basis of the nature and size of the building being moved or demolished, the route to be used and the risk to City infrastructure created by the move or demolition, naming the City as an additional insured.