

CITY OF PRINCE GEORGE
BYLAW NO. 9482, 2024

A Bylaw of the City of Prince George to regulate the construction of buildings in accordance with the British Columbia Building Code.

WHEREAS the *Community Charter* authorizes the City of Prince George to regulate, prohibit and impose requirements in relation to buildings and other structures;

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 the Province;

AND WHEREAS it is deemed necessary to provide for the administration of the *Building Code*;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, enacts as follows:

1. SHORT TITLE

This Bylaw may be cited as the “City of Prince George Building Bylaw No. 9482, 2024”.

2. SEVERABILITY

If any section, subsection, clause, sub-clause or phrase of this *Bylaw* is for any reason held to be invalid, unlawful or unenforceable by the decision of any Court of competent jurisdiction, that section, subsection, clause, sub-clause or phrase shall be struck from the Bylaw and its severance shall not affect the validity of the remaining portions of this Bylaw.

3. REPEAL

“City of Prince George Building Bylaw No. 8922, 2018”, and all amendments thereto are repealed.

4. DEFINITIONS

Unless otherwise defined in this Bylaw, all words and phrases in this *Bylaw* shall have the meaning given to them in the *City of Prince George Zoning Bylaw*, *City of Prince George Subdivision & Servicing Bylaw*, *City of Prince George Sign Bylaw*, *Building Act* and regulations, *BC Building and Plumbing Code*, *Local Government Act*, the *Community Charter*, and any other relevant bylaws, regulations, and policies.

In this Bylaw, the following terms and words have the meanings set out below:

ASHRAE: American Society of Heating, Refrigerating and Air-Conditioning Engineers.

Applicant: the Owner of a parcel, or an authorized representative of an Owner, that submits an Application.

Application: a written request by an Applicant to amend a land use bylaw, approve a subdivision application, and/or the issuance of a permit in a form and content prescribed by the Authorized Person and this Bylaw.

Authorized Person: the person appointed by Council as head of the city department responsible for the land use planning, subdivision and building inspection function, or a person designated in writing by the head of the department responsible for the above-mentioned functions, to carry out any act or function under this Bylaw.

BC Energy Step Code: the Province of British Columbia's performance-based standard for energy efficiency in new construction requiring energy modelling and on-site testing to demonstrate minimum performance against metrics for building envelope, equipment, systems, and airtightness requirements, including Step 1, Step 2, Step 3, Step 4, and Step 5, as defined in the *Building Code*, and any amendments thereto.

Building: any structure used or intended for supporting or shelter any use or occupancy.

Building Act: the *Building Act*, SBC 2015, c 2, and any amendments thereto.

Building Bylaw: *City of Prince George Building Bylaw No. 9482, 2024, and any amendments thereto.*

Building Code: the provincial regulation under the *Building Act* that governs new construction, alterations, repairs, rehabilitation, change in occupancy and demolitions of buildings. This code establishes minimum requirements for safety, health, accessibility, fire and structural protection for persons and property, energy, and water efficiency.

Building Official: a person qualified under the *Building Act* and appointed as a Building Official for the City.

Building Site: the parcel that is subject to an active application or permit under this Bylaw.

Bylaw Enforcement Officer: an officer or employee of the City who has responsibility for inspection and enforcement relating to bylaw compliance including a member of the Royal Canadian Mounted Police or other Peace Officer.

Bylaw Notice Enforcement Bylaw: *the City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016, and any amendments thereto.*

City: the City of Prince George.

Community Charter: the *Community Charter*, SBC 2003, c 26, and any amendments thereto.

Construct: includes, but is not limited to, build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore.

Department: the Planning and Development Department of the City of Prince George.

Development Cost Charge Bylaw: the *City of Prince George Development Cost Charge Bylaw No. 7825, 2007, and any amendments thereto.*

Do Not Occupy Order: a notice posted by the building official pursuant to this Bylaw ordering the immediate cessation of occupancy of a building.

Energy Advisor: a consultant registered by a Service Organization licensed by Natural Resources Canada (NRCAN) to deliver NRCAN's EnerGuide Rating System for New Homes and R-2000 programs.

Fees and Charges Bylaw: the *City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004, and any amendments thereto.*

Flood Plain Bylaw: the *City of Prince George Flood Plain Regulation Bylaw No. 8285, 2010, and any amendments thereto.*

Interior Finishing: the application of one or more materials to the exposed surface of any interior floor, wall or ceiling of a building required to meet the Flame-Spread Rating as prescribed in the *Building Code* and may include, but is not limited to, carpeting, flooring, millwork, painting, and tiling.

Letter of Assurance: confirmation from a Qualified Professional(s) that they are responsible for the design, and have been engaged by the applicant, to provide supervision to certify the works have been constructed in accordance with City Bylaws and other applicable enactments for the design, drawings, specifications, and review of an application. The letters of assurance shall be in the form of Schedule "A", "B" and "C" of the *Building Code*.

Local Government Act: the *Local Government Act*, RSBC 2015, c 1, and any amendments thereto.

Local Government Bylaw Notice Enforcement Act: the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c 60, and any amendments thereto.

Municipal Assets: includes, but is not limited to, a parcel, roadways, sidewalks, bicycle paths, pathways, waterworks, sewerage, drainage, boulevard landscaping, boulevard crossing, transit bays, street lights, and underground wiring.

NECB: National Energy Code of Canada for Buildings.

Occupancy Permit: a permit issued by the building official pursuant to this *Bylaw* authorizing

the occupancy, for its intended use, of a building for the shelter or support of persons, animals or property.

Offence Act: the *Offence Act*, RSBC 1996, c 338, and any amendments thereto.

Owner: a person listed in the land title office as the owner of a parcel.

Parcel: any lot, block or other area of land registered with the Land Title Survey Authority.

Part 3 Buildings: buildings that are used for major occupancies and classified as assembly, detention, treatment, care, and high hazard industrial. This also includes buildings exceeding 600 m² in area, or exceeding three (3) storeys in height that are used for major occupancies and classified as residential, business and personal services, mercantile, and medium hazard and low hazard industrial.

Part 9 Buildings: buildings that are used for major occupancies and classified as residential, business and personal service, mercantile, and medium to low hazard industrial occupancies. This also includes buildings three (3) storeys or less in building height, and have a building area not exceeding 600 square meters.

Permit: a permit approved by a Building Official, and issued by the Authorized Person. For the purposed of this Bylaw, this includes a building permit, plumbing permit, occupancy permit demolition permit, and moving permit.

Person: an individual, firm, partnership, association, company, corporation, or society.

Plumbing Code: *National Plumbing Code of Canada* and Book II of the *Building Code*.

Plumbing System: the water supply distribution and disposal piping of a building, including appliances and equipment attached between the connection points for either a public or private system.

Qualified Professional: an applied scientist or technologist acting alone or together with another qualified professional that is:

- a) registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, and acting under that associations code of ethics and subject to the disciplinary actions by that association (includes, but not limited to, biologists, foresters, agrologists, architects, engineers, geologists, technicians, and technologists);
- b) acting within the individual's area of expertise;
- c) the individual's area of expertise is recognized by their professional organization as acceptable for the purpose of providing a report or other information required under this bylaw; and

- d) a full member and is not in training, articling, retired or on leave or a student member.

Sign: any structure, device, fixture, or visual representation that uses colour, form, graphic illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

Sign Bylaw: the *City of Prince George Sign Bylaw No. 7202, 2001, and any amendments thereto.*

Stop Work Order: a notice posted by the building official pursuant to this *Bylaw* ordering the immediate cessation of work on a building.

Subdivision and Development Servicing Bylaw: the *City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014, and any amendments thereto.*

Zoning Bylaw: the *City of Prince George Zoning Bylaw No. 7850, 2007, and any amendments thereto.*

5. GENERAL PROVISIONS

- 5.1 Words in this Bylaw directing or empowering any officer or employee of the City to do any act in the purview of their office, shall also include their successors in such office, and be their lawful deputy. This may also include any person that Council may by bylaw or resolution designate to act in their place.
- 5.2 A reference in this Bylaw to any enactment of British Columbia is a reference to the enactment as amended, revised, consolidated, or replaced from time to time, and a reference to any bylaw of the City is a reference to the bylaw as amended, revised, consolidated, or replaced from time to time.
- 5.3 Headings for each section of this Bylaw are intended to organize the content and are to be used for reference purposes only.
- 5.4 Wherever the singular or masculine form of a word is used, it shall also mean the plural or feminine form of the word as the case may be.
- 5.5 The provisions of this Bylaw shall apply to the whole territorial area of the City.

6. BYLAW INTENT AND WARRANTY

Intent

- 6.1 This Bylaw applies to the design, construction and occupancy of new buildings, and the alteration, reconstruction, demolition, removal, relocation, and occupancy of existing buildings.

- 6.2 This Bylaw applies to the installation or alteration of any plumbing system.

Disclaimer of Warranty or Representation

- 6.3 This Bylaw has been enacted for the purpose of regulating construction within the City in the general public interest. The activities undertaken by or on behalf of the City pursuant to the Bylaw are for the sole purpose of providing a limited spot-checking function for reasons of health, safety and the protection of persons and property. The purpose of this Bylaw does not extend to the protection of a person from economic loss.
- 6.4 Neither the issuance of a permit under this *Bylaw*, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by a building official, shall constitute a representation or warranty that the *Building Code*, the *Plumbing Code*, this Bylaw, and other applicable enactments have been complied with, or that the building meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the *Building Code*, the *Plumbing Code* or this Bylaw or any standard of construction.

7. OWNER'S RESPONSIBILITY

Obtain a Permit

- 7.1 It shall be the full responsibility of the owner to obtain a permit and construct a building in accordance with the *Building Code*, *Plumbing Code*, this Bylaw and other applicable enactments. The issuance of a permit under this Bylaw, shall not relieve a Person, Owner, or Applicant from this responsibility.
- 7.2 No person shall commence or continue any construction, alteration, reconstruction, demolition, removal, relocation or change the occupancy of any building or plumbing system, unless a permit has been issued to that person.

Comply with Stop Work Order

- 7.3 After immediately securing the site, no person shall, unless authorized in writing by a Building Official, continue work on a property with a Stop Work Order posted.

Comply with Permit Terms and Obtain an Occupancy Permit

- 7.4 No person shall occupy or use any portion of a building that is contrary to the terms of an issued permit, and in which an Occupancy Permit has not been issued.

Comply with Do Not Occupy Order Notice

- 7.5 After immediately securing the site, no person shall, unless authorized in writing by a building official, occupy a building that has a Do Not Occupy Order posted.

Provide Accurate Information

- 7.6 No person shall knowingly submit false or misleading information to the Authorized Person, or a Building Official, in relation to any permit application or construction undertaken pursuant to this Bylaw, *Building Code*, *Plumbing Code* and other applicable enactments.
- 7.7 No person shall erase, alter, or modify any drawings or specifications that have been approved by a building official pursuant to this Bylaw, without approval in writing.

Indemnify the City

- 7.8 It is a term and condition of the issuance of a permit that:
- a) the applicant agrees in writing that no action shall be brought against the City, the authorized person, its employees, or any building official, for anything done, or not done, by acting in good faith while exercising their duties under this Bylaw, the *Building Code*, the *Plumbing Code*, and other applicable enactments; and
 - b) the applicant agrees in writing that the City, the authorized person, its employees, or the building official, shall not be liable for any damage caused by a decision related to the system of inspections, examinations or evaluations including, but not limited to, their frequency and manner to which they are carried out.

Construct to Code

- 7.9 The issuance of a permit under this Bylaw, the acceptance or review of plans, drawings or supporting documents, and any inspections made by or on behalf of the City, shall not in any way relieve a person, owner, or applicant from their responsibility to construct in accordance with the *Building Code*, the *Plumbing Code*, this Bylaw and other applicable enactments.

Determine Compliance

- 7.10 No person, owner or applicant shall rely upon any permit as establishing compliance with this Bylaw, *Building Code*, *Plumbing Code*, or other applicable enactments, or assume or conclude that this Bylaw has been administered or enforced according to its terms. The person to whom the permit is issued, and their representatives, are responsible for making such determination.

Provide Cost of Repair to Damaged Municipal Assets

- 7.11 Every owner to whom a permit is issued shall be responsible for the cost of repair of any damage to municipal assets that occurs in the course of the work authorized by the issued permit.

Post Notice

- 7.12 Every owner to whom a permit is issued shall during construction:
- a) post and maintain the issued permit in a conspicuous place on the building site;
 - b) keep a copy of the permit, accepted designs, plans, and specifications on the building site; and
 - c) post the civic address of the property in a location visible from any adjoining streets.

Altering Notices and Permits

- 7.13 No person shall, unless authorized in writing by the building official, reverse, alter, deface, cover, remove or in any way tamper with any notice affixed to a building, or an issued permit, that is pursuant to this Bylaw.

Obstructing a Building Official

- 7.14 No person shall obstruct the entry of the building official or other authorized official of the City on property in the administration of this Bylaw.
- 7.15 No person shall do any work that varies from the accepted design or plans of a building or other works for which a permit has been issued, unless the proposed change has been accepted in writing by a Building Official.

8. AUTHORIZED PERSON AND BUILDING OFFICIAL'S RESPONSIBILITY**Records**

- 8.1 The Authorized Person, in consultation with the Building Official, shall keep records of applications received, permits and orders issued, inspections and tests made, and retain copies of all papers and documents connected with the administration of this Bylaw.
- 8.2 The Building Official shall ensure all records associated with the application is recorded.

Reasonable Entry

- 8.3 A Building Official may enter any building site, at any reasonable time, for the purpose of determining that the provisions of this Bylaw have been fulfilled.
- 8.4 A Building Official may enter into an occupied building for the purpose of determining that the provisions of this Bylaw have been fulfilled:
- a) upon obtaining the consent of the occupant;

- b) upon providing notice to the occupant twenty-four (24) hours in advance of entry; or
- c) as otherwise authorized pursuant to section 16 of the *Community Charter*.

Provide Identification

- 8.5 A Building Official shall carry identification confirming their qualifications.

9. PERMITS

Building Permit Exemptions

- 9.1 Buildings exempted by Division A Part 1 of the *Building Code* are exempt from a building permit application.

Plumbing Permit Exemptions

- 9.2 A plumbing permit is not needed to repair or replace a valve, faucet, plumbing fixture, or any water heater appliance inside the building.

Retaining Structures

- 9.3 A permit is required to construct a retaining structure that is at any point along its length greater than 1.2 metres in height above the finished grade when measured from the lower side of the structure.
- 9.4 A qualified professional shall design and conduct field reviews in accordance with the professional reliance and design requirements of this Bylaw, the *Development Procedures Bylaw*, *Building Code* and any other applicable enactments.

Re-Plan Check

- 9.5 Should the applicant modify the building permit drawings, or technical information submitted with a building permit application, or an issued permit, a re-plan check fee shall apply in accordance with the *Fees and Charges Bylaw*.

Permit Issuance

- 9.6 The authorized person shall issue a permit approved by the building official when:
- a) all required supporting documentation has been submitted for the proposed construction, and substantially conforms to the requirements of the *Development Procedures Bylaw*, *Building Code*, *Plumbing Code*, this Bylaw and all other applicable enactments, including without limitation the *Floodplain Bylaw*, the *Subdivision and Development Servicing Bylaw* and the *Zoning Bylaw*; and

- b) the owner has paid all applicable fees and charges under the *Fees and Charges Bylaw*, *Development Works Agreements*, and the *Development Cost Charge Bylaw*.

Permit Transfer or Re-Assignment

- 9.7 The holder of an active permit may request that the permit or application be transferred, or re-assigned by making a written request and paying the applicable fee in accordance with the *Fees and Charges Bylaw*. The transfer of a permit shall be made prior to the expiration of the permit.

Permit Expiry

- 9.8 Every building permit and plumbing permit is issued upon the condition that the permit shall expire and the rights of the owner under the permit shall terminate if:
- a) construction authorized by the permit is not commenced within six (6) months from the date of issuance of the permit; or
 - b) construction is not completed within twenty-four (24) months of the date of permit issuance.
- 9.9 Should the permit expire, the City is under no obligation to return to the applicant the plans and related documents submitted with the application, and forming part of the permit. The building permit fee may be forfeited.

Permit Extension

- 9.10 The issued permit may extend the period of time set out under this Bylaw for an additional twelve (12) months if:
- a) the request for extension is made in writing, with rationale, prior to the permit expiring;
 - b) the applicant pays the extension fee identified in the *Fees and Charges Bylaw*; and
 - c) construction has commenced on the building.
- 9.11 The permit may only be extended once for an additional twelve (12) months.
- 9.12 Should the permit not be extended by the expiry date, a new application may be submitted to the authorized person.

Permit Cancellation

- 9.13 The applicant may obtain a refund of the permit fees, provided that the refund shall not exceed 90% of the building permit fees when:
- a) the request for a refund is made in writing with rationale; and
 - b) the permit is surrendered and cancelled prior to construction; or
 - c) the applicant has commenced with construction, and no inspections have been requested, or have been conducted by the building official in accordance with the requirements of this Bylaw, *Building Code*, *Plumbing Code* and any other enactments.

Energy Conservation

- 9.14 For a Part 9 Building, in relation to the conservation of energy, an applicant must meet the prescriptive requirements of section 9.36.2 to 9.36.4 of Division B of the *Building Code*.
- 9.15 The building envelope and mechanical systems shall meet ASHRAE, NECB or BC Energy Step Code as required by the *Building Code* and other applicable enactments.

10. INSPECTIONS

Professional Reliance and Design

- 10.1 When a registered professional provides letters of assurance in accordance with the *Building Code*, the *Development Procedures Bylaw* and this Bylaw, the City will rely solely on the letters of assurance submitted pursuant to the *Building Code*, including the letters of assurance provided by any coordinating registered professional, and on field reviews undertaken by the registered professionals, as assurance that:
- a) the design of the components of the building for which each registered professional has provided an assurance of professional design substantially complies with the *Building Code*, the *Plumbing Code*, this Bylaw and other applicable enactments respecting safety; and
 - c) the construction of the components of the building for which each registered professional has provided an assurance of professional field review and compliance substantially complies with the plans and supporting documents submitted by each registered professional in support of the application for the building permit, and with the applicable requirements of the *Building Code*, the *Plumbing Code*, this Bylaw and other applicable enactments respecting safety.

10.2 A Building Official may consider that due to site conditions, size and complexity of a Part 9 building that the applicant obtain a Qualified Professional to provide the design, plan certification, letters of assurance and/or field review reports.

10.3 Where the Building Official has required the certification of a Qualified Professional pursuant to this Bylaw, the applicant shall be advised as a condition of the permit that the City has relied on that certification in issuing the permit.

Part 9 Buildings

10.4 The Applicant shall give at least two (2) business days' notice to the City when requesting an inspection of the construction of a Part 9 Building and shall obtain an inspection and receive a Building Official's acceptance in writing of the following aspects of the work prior to concealing:

- a) placing of formwork for footings and/or foundation walls, prior to the placing of concrete;
- b) installation of perimeter drain tiles, dampproofing and/or frostwall, prior to backfilling;
- c) completion of installation of building storm and sanitary sewer and water service pipes, prior to backfilling;
- d) completion of plumbing systems, prior to the pouring of concrete slab and before any insulation or interior finishes are installed that would conceal such work;
- e) completion of framing and sheathing, fire stopping, bracing, duct work and electrical wiring, before any insulation is installed that would conceal such work;
- f) preparation of ground, including ground cover, when required, prior to the placing of a concrete slab;
- g) insulation and vapour barrier, prior to the installation of drywall and other interior finishes;
- h) substantial completion of the building must occur prior to final inspection; and
- i) final inspection must be issued prior to an occupancy permit.

10.5 No aspect of the work referred in section 10.4 shall be concealed until a Building Official has documented approval of that work in writing.

10.6 If any aspect of the work cannot be inspected, the owner must pay the re-inspection fee specified in the *Fees and Charges Bylaw* and expose the aspect of the work requiring inspection to the satisfaction of the building official prior to reinspection.

- 10.7 The City may require the applicant to provide a survey certificate prepared by a Land Surveyor registered in British Columbia, at the time of conducting any of the inspections referred to in this Bylaw, showing that building footings and foundation walls or formwork for footings and foundation walls have been located properly in relation to approved building plans and the *Zoning Bylaw*, prior to the placing of any concrete.
- 10.8 Section 10.4 does not apply to any aspect of the work for which Letters of Assurance has been provided by a Qualified Professional.

11. OCCUPANCY PERMITS

- 11.1 The Building Official may issue an Occupancy Permit authorizing the occupancy of a building if the occupancy complies with the requirements of this Bylaw, *Building Code*, *Plumbing Code*, *Zoning Bylaw*, and any other applicable enactments.
- 11.2 No person shall occupy a building, or part of a building, until an Occupancy Permit in the form prescribed by the Authorized Person has been issued.
- 11.3 Each separate occupancy or dwelling unit within a building requires a separate Occupancy Permit, with exception of apartment buildings and supportive housing.
- 11.4 An Occupancy Permit with respect to a new building shall not be issued unless:
- a) all Letters of Assurance and record drawings have been submitted when required in accordance with this Bylaw, the *Building Code* or the *Plumbing Code* and other applicable enactments;
 - b) all aspects of the work requiring inspection and acceptance pursuant to this Bylaw have both been inspected and accepted or the inspections and acceptance are not required in accordance with this Bylaw; and
 - c) the civic address assigned by the City is posted on the building or structure in accordance with the applicable City requirements.

Part 3 Buildings

- 11.5 The owner shall give at least three (3) business days' notice to the City when requesting an occupancy permit in order to obtain the City's inspection and approval of any water meter and ancillary equipment.
- 11.6 Prior to the issuance of an Occupancy Permit for a building to which section 10.1 applies, the owner shall provide the City with:
- a) all letters of assurance in the form of Schedules "C-A" or "C-B" as required pursuant the *Building Code*;

- b) a copy of the digital record drawings for the building; and
- c) field review reporting, if any.

12. MOVING AND DEMOLITION PERMITS

- 12.1 A building permit authorizing the moving or demolition of a building shall be issued only to the person that has been contracted to move or demolish the building in accordance the *Development Procedures Bylaw*, this Bylaw and any other applicable enactments.
- 12.2 A moving permit shall not be issued to authorize the relocation of a building within the City unless the City has also issued a building permit authorizing the placement of the building at the new location.
- 12.3 The condition of the parcel shall not constitute a hazard of the public, with respect to buildings that have been removed or demolished, and that:
- a) all water, sewer, electrical, district heat, gas and other services must be disconnected and capped at the property line before the building is demolished or moved, with the prior written approval of the City or other utility concerned;
 - b) all excavations must be backfilled to grade with suitable material or fenced to prevent unauthorized access. An exception that an issued building permit for that parcel, and construction commences within five (5) business days of the demolition or removal of the previous building;
 - c) excavations, including excavations on fenced premises, must be supported to prevent subsidence or collapse;
 - d) all construction debris must be removed from the site to an approved waste disposal location.

13. CONSTRUCTION WITHOUT A PERMIT

Stop Work Order

- 13.1 The Building Official, in consultation with the authorized person, may post a stop work order on the building site, may order the immediate correction or suspension of any construction that is being or has been done in contravention of this Bylaw, the *Development Procedures Bylaw*, the *Building Code*, the *Plumbing Code*, or any other applicable enactments.
- 13.2 Once a Stop Work Order has been posted in a conspicuous location, every person shall cease construction immediately, and when applicable, may only work to correct the condition for which the stop work order was originally posted under the direction of the Building Official.

13.3 The Stop Work Order shall remain in place until the Building Official is satisfied that compliance with this Bylaw, the *Development Procedures Bylaw*, *Building Code*, or *Plumbing Code* has been obtained.

13.4 The permit fee indicated in the *Fees and Charges Bylaw* may be doubled for a person that commences construction without a permit.

14. OCCUPANCY WITHOUT A PERMIT

Do Not Occupy Notice

14.1 The Building Official, in consultation with the authorized person, may order the immediate cessation of occupancy of a building or structure that is being or has been done in contravention of this Bylaw, the *Building Code*, the *Plumbing Code*, or any other applicable enactments respecting health or safety.

14.2 Once the Do Not Occupy Order has been posted in a conspicuous location, every person shall cease occupancy immediately.

14.3 The owner shall respect the residential premises that are the subject of a residential tenancy agreement, provide sufficient notice that the owner of the premises can comply with the requirements of the *Residential Tenancy Act* that apply to the termination of a tenancy agreement where a rental unit must be vacated to comply with an order of a municipal government authority.

14.4 The Do Not Occupy Order shall remain in place until the building official is satisfied that the condition for which it was posted has been remedied.

15. PERMIT REVOCATION

15.1 The Building Official, in consultation with the authorized person, may revoke a permit when:

- a) there is a violation of the condition of a permit;
- b) the building or structure is not constructed to *Building Code*, the *Plumbing Code*, this Bylaw or any applicable enactments;
- c) information exists which would have been cause for denial of the permit had it been known at the time of issuance of the permit; or
- d) if any person has prevented or obstructed, or sought or attempted to prevent or obstruct, the entry of the Building Official onto or into the land, building, or premises in the course of carrying out their duties in relation to the administration of this Bylaw.

15.2 The Building Official shall provide written notice to the person identified on the permit, which indicates the reasons for revocation.

15.3 If the applicant wishes to proceed with the construction that was the subject of the original application, the person must submit a new application, and pay the applicable fees identified in the *Fees and Charges Bylaw*.

16. OFFENCE AND PENALTY

16.1 No person shall construct, add to, or alter a building or plumbing system unless the owner holds a valid and subsisting building permit or plumbing permit issued by the Authorized Person.

16.2 No person shall interfere with or obstruct the entry of the Authorized Person or a Bylaw Enforcement Officer or any authorized City representative onto any land or into any building to which entry is made or attempted in the administration or enforcement of this Bylaw.

16.3 No person shall construct, add to, or alter a building in a manner that is contrary to the terms of a permit issued by Council or the authorized person.

16.4 This Bylaw may be enforced by the *Offence Act*, a Bylaw Offence Notice in accordance with the *Local Government Bylaw Notice Enforcement Act*, or a combination of both methods.

16.5 A Bylaw Offence Notice shall be pursuant to the *Local Government Bylaw Notice Enforcement Act*, and the fines specified in the *Bylaw Notice Enforcement Bylaw*.

16.6 Except as otherwise provided in this Bylaw or the *City of Prince George Bylaw Notice Enforcement Bylaw*, any person who violates any of the provisions of this Bylaw or who refuses, or omits, or neglects to fulfill, observe, carry out, or perform any duty or obligation imposed by this Bylaw shall be liable on summary conviction to a fine of not less than Two Thousand (\$2,000.00) and not exceeding Ten Thousand Dollars (\$10,000.00), the cost of prosecution and any other penalty or order imposed pursuant to the *Community Charter* or the *Offence Act*.

16.7 Each day on which any violation, contravention or breach of this Bylaw continues shall be deemed a separate offence.

READ A FIRST TIME THIS **19TH** DAY OF **AUGUST** , **2024.**

READ A SECOND TIME THIS **19TH** DAY OF **AUGUST** , **2024.**

READ A THIRD TIME THIS **19TH** DAY OF **AUGUST** , **2024.**

First three readings passed by a **MAJORITY** decision of Members of City Council
present and eligible to vote.

ADOPTED THIS
BY A
ELIGIBLE TO VOTE.

DAY OF _____, 2024
DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND

MAYOR

CORPORATE OFFICER