

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10050

TO AMEND BYLAW NO. 9529
BEING THE "BUILDING BYLAW, 2019 NO. 9529"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 9529, being the "Building Bylaw, 2019" is hereby amended as follows:
 - a) By deleting section 3.3(b) and replacing with the following:

"an accessory *building* with a floor area of less than 10 square metres in area that is used for utility purposes that do not create a hazard"
 - b) At section 6.6(b), by removing the reference to "Appendix E" and replacing it with "Appendix D"
 - c) By adding the following immediately after 6.9(a), and renumbering all sections thereafter:

"(b) a *plumbing permit*;"
 - d) By deleting section 7.1(a) and replacing with the following:

"*constructing*, plumbing, repairing or *altering* a *building* or *structure*, including a *retaining wall*;"
 - e) By deleting 7.9 and replacing with the following:

"Prior to obtaining a *permit* to demolish a *building* or *structure*, the *owner* must:

 - (a) Provide to the *District* a vacancy date;
 - (b) Pay any applicable capping and inspection chamber installation fees as set out in the *District's* bylaws governing waterworks and sewer;
 - (c) Ensure that all municipal services and other services are capped and terminated at the property line; and
 - (d) provide to the District a hazardous material report and clearance letter."
 - f) By deleting section 9.2 and replacing with the following:

[this section has been deleted]
 - g) At section 10.1, by deleting the word "issuance" and replacing with "application".

- h) By deleting section 10.2(e)(xxi) and replacing with the following:
- “geodetic elevation of the underside of a wood floor system or the top of a finished concrete slab of a *building* or *structure* where the *District’s* land use regulations or provincial flood mapping regulations establish siting requirements related to minimum floor elevation,”
- i) By deleting section 10.2(n) and replacing with the following:
- “include five (5) sets of drawings a suitable scale of the design prepared by each *registered professional* containing the information set out in (f) to (j) of this section, which may be included by digital submission; and”
- j) By deleting section 10.4(k) and replacing with the following:
- “include five (5) sets of drawings at a suitable scale of design including the information set out in (e) to (h) of this section, which may be included by digital submission; and”
- k) By deleting section 10.8 and replacing with the following:
- “10.8 An applicant for a building permit must pay to the District, at the time of the application, the following security deposit:
- (a) for a single family dwelling parking structure, a combination parking structure/accessory building, or an accessory building greater than 25 square metres: \$1,000.00;
 - (b) for a single family dwelling addition, alteration, renovation (including demolition of existing buildings(s) and structure(s)): \$1,000.00;
 - (c) for a new single family dwelling or simple building (including demolition of existing building(s) and structure(s)): \$2,000.00;
 - (d) for a complex building: \$10,000.00;
 - (e) for a second dwelling unit under section 10.61 of this bylaw: \$50,000.00;
 - (f) for demolition of a single family dwelling or accessory building: \$1,000.00; and
 - (g) for demolition of a building other than a single-family dwelling or accessory building: \$2,000.00.
 - (h) No security deposit shall be required for municipal projects conducted by or on behalf of Saanich, on property owned or managed by Saanich.”

- l) By deleting sections 10.30 and replacing with the following:

“For all work in respect of *simple buildings* the *owner* must obtain an inspection and receive a *building official’s* written acceptance prior to concealing the work for the following stages of inspection, as may be applicable:

- (a) Demolition Inspection;
- (b) Excavation and Footing Forms Inspection;
- (c) Foundation Forms Inspection;
- (d) Foundation Drainage, Damp Proofing and Rainwater Leaders Inspection;
- (e) Underslab Radon Inspection;
- (f) Underslab Plumbing Inspection;
- (g) Slab/Foundation Insulation Inspection;
- (h) Sewer, Storm and Water Lateral Inspection;
- (i) Rough Plumbing Inspection;
- (j) Framing and Sheathing Inspection;
- (k) Pre-Cladding and Flashing Inspection;
- (l) Solid Fuel Burning Appliance, Fireplace, and Factory Building Chimney Inspection;
- (m) Insulation Inspection;
- (n) Fire Separation Inspection;
- (o) Stucco-Wire Inspection;
- (p) Occupancy Inspection;
- (q) Final Inspection.”

- m) At section 10.35, by deleting the reference to “Appendix E” and replacing with “Appendix D.”
- n) At section 10.41, by deleting the reference to “Appendix F” and replacing with “Appendix E.”
- o) By adding the following section 10.62, immediately after section 10.61:

“Alternative Solutions

10.62 An owner to wishes to provide alternative solutions to satisfy one or more of the requirements of the Building Code or this Bylaw must submit sufficient evidence to demonstrate that the proposed alternative solutions will provide the level of performance required by the Building Code or this Bylaw and pay the fee specified in Appendix A of this Bylaw.”

- p) By deleting section 15.1(d), and replacing with the following:

“the gradient of an access route must not change more than 1 in 12.5 over a minimum distance of 15.0 metres, unless the *building official* is satisfied that an alternative solution under BC Building Code 9.10.20.3.(1) is acceptable.”

- q) By deleting section 18.6 in its entirety, and replacing with the following:
- “Appendices A through E are attached to and form part of this bylaw.”
- r) In Appendix “A” by deleting section 2 under the heading “Building Permit Fees”, and replacing with the following:
- “2. Building Permit Fees
- Building Permit fees payable for a permit for the construction, addition, alteration or repair of any building or structure or any part thereof, including any deconstruction, demolition or removal of existing buildings or structures or any part thereof, shall be as follows:
- (a) For permits where the value of the work is \$1,000.00 or less:
\$100.00;
- (b) For permits where the value of the work is in excess of \$1,000.00, the fees shall be:
- \$100.00 for the first \$1,000.00 plus;
\$13.00 per thousand for the next \$499,000.00 plus;
\$10.00 per thousand for all value in excess of \$500,000.00.”
- s) In Appendix “A”, by adding the following section 5 under “Building Permit Fees”
- “5. The building permit fee for a permit which involves an *alternative solution* to the BC Building Code shall be:
- (a) \$550.00 for first *alternative solution*;
- (b) \$250.00 for each additional *alternative solution*;
- (c) \$250.00 for each revision to an *alternative solution*
- t) In Appendix “A”, by adding the following section immediately after section 8, under the heading entitled “GENERAL”:
- “9. Waiver of Fees for Municipal Projects: No fees under this Appendix A shall be required for municipal projects conducted by or on behalf of Saanich, on property owned or managed by Saanich.”
- u) By deleting Appendix “C” in its entirety.
- v) By renumbering Appendix “D” [Complex Permit Occupancy Checklist] to Appendix “C”.
- w) By renumbering Appendix “E” [Stop Work Order] to Appendix “D”.
- x) By renumbering Appendix “F” [No Occupancy] to Appendix “E”.

- 2) This Bylaw may be cited for all purposes as the "**BUILDING BYLAW, 2019, AMENDMENT BYLAW, 2025, NO. 10050.**"

Read a first time this 24th day of February, 2025.

Read a second time this 24th day of February, 2025.

Read a third time this 24th day of February, 2025.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the

Corporate Officer

Mayor