



January 15, 2010

Building permits for remote area within the Sunshine Coast Regional District

The Regional District, having jurisdiction, is most interested in determining the:

1. Basic safety, health and structural integrity intended by the Building Code for all buildings constructed without permits after 1972 when the SCRD Building Bylaw was largely enforced on the Coast , and,
2. Keeping an accurate record of all buildings and /or construction on the property, and,
3. More particularly, safety, health and structural integrity of buildings recently constructed without the benefit of the SCRD review and inspection for those buildings intended as seasonal use dwelling units or full time residences.

To this end, once the Zoning issues have been dealt with and approved by the Board where required, (setbacks, environmental issues etc.), and building permits become necessary, a framework by which owners can assess their requirements given each of their uniquely particular situations is as follows:

1. If owners have construction that pre dates 1972, there are no issues regarding permits for any buildings that may have been constructed prior to this date-- they are grandfathered. We do recommend that since the RD acts as a repository for information on properties within the Region, a site plan showing any structures is appreciated. This may occur automatically as a result of the survey requirements dealing with setback issues with respect to the Development Variance Permit.
2. If owners have land only, and no buildings exist, there are no issues and no permits are required until they choose to build.
3. Where it can be determined by the Building Inspector that the construction that exists has occurred after 1972, but prior to 1992, the Regional District is only interested in determining the basic fire safety, health, structural integrity and personal safety of the occupants of the buildings constructed. To this end, a permit application with drawings and health approval , where necessary is required, however a basic permit fee of \$150.00 per building would be imposed instead of the current fees.

A registration of a seasonal use covenant if the principle building is to be used as a seasonal cottage may also be necessary.

In an effort to streamline the permitting process and implement a fair and equitable means of cataloguing and inspecting buildings for safety the "one fee per building" for structures that predate 1992 is seen to be a reasonable approach.

Where it has been determined that a grandfathered principle building has had a deck added, an addition or an accessory building constructed; the permit requirements would include:



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- i. A site plan, which may include a legal survey to determine legal setbacks if not already produced for Development Variance purposes, showing the location of all buildings on the site.
 - ii. Planning approval, this may mean approval from Islands Trust if on one of the islands under their jurisdiction
 - iii. Provincial health approval for septic where required
 - iv. Potable water approval where required
 - v. Four copies of drawings and a construction detail of the building which may include engineering

4. Where the principle building has been constructed after 1992 as determined by the building inspector, the current BC Building Code and Building Bylaw regulations shall be used as the governing documents for Code compliance and current building permit fees will apply for plan review and building inspection.

5. Where an owner has an existing building that post dates 1972, and chooses not comply with the Building Bylaw requiring a permit, a notice on title will be registered attesting to the status of the building on site. Removal of the notice on title can then only be made in future if the owner legalizes this structure to the most current code. No additions or renovations to the existing building can be granted unless the structure has been legalized.

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