



**Building Regulation Bylaw No. 7230,
Amendment Bylaw No. 10506**

The Council of the City of Richmond enacts as follows:

1. Building Regulation Bylaw No. 7230, as amended, is further amended by deleting Section 2.2.1(d) and replacing it with the following:

“2.2.1(d) occupy or permit occupancy of a **building** or **structure** until the **building inspector** has issued an occupancy certificate for it, except as permitted under Section 13.7;”

2. Building Regulation Bylaw No. 7230, as amended, is further amended at Section 5.5 Permit Fee Requirements by deleting subsection 5.5.3 and replacing it with the following:

“5.5.3 Where an **owner** proposes to modify a **building** or **structure** design, **plumbing** design, or **gas** design which is the subject of an existing permit and the value of **construction** is not increased by such modification, the **owner** must submit the proposed modifications for plan review and pay a **building permit fee**, **plumbing permit fee**, or **gas permit fee** respectively, based on the plan review hourly rate in the amount set from time to time in the Consolidated Fees Bylaw No. 8636. Such fee is in addition to any fees payable pursuant to section 5.5.1 or any other section of this bylaw.”

3. Building Regulation Bylaw No. 7230, as amended, is further amended at Section 5.5 Permit Fee Requirements by adding the following after subsection 5.5.5:

“5.5.6 Where an **owner** proposes to modify, amend or change components of an in-stream application for a **building permit**, **plumbing permit** or **gas permit** that has already been reviewed by the **City**, other than as requested by the **City**, the **owner** must submit such modifications, amendments or changes for review and pay a **building permit fee**, **plumbing permit fee** or **gas permit fee** respectively based on the plan review hourly rate in the amount set from time to time in the Consolidated Fees Bylaw No. 8636. Such fee is in addition to any fees payable pursuant to section 5.5.1 or any other section of this bylaw.

5.5.7 Where an **owner** proposes to modify a **building** or **structure** design, **plumbing** design or **gas** design which is the subject of an existing permit and the value of **construction** is increased by such modification, the **owner** must submit the proposed modifications for plan review and pay a **building permit fee**, **plumbing permit fee** or **gas permit fee** respectively, in an amount equal to the greater of:

- (a) the plan review hourly rate in the amount set from time to time in the Consolidated Fees Bylaw No. 8636; and
 - (b) the applicable permit fee in the amount set from time to time in the Consolidated Fees Bylaw No. 8636.”
4. Building Regulation Bylaw No. 7230, as amended, is further amended at Part 5: Permits by deleting section 5.10 Expiration of Permits and replacing it with the following:

“5.10 Expiration of Permits

5.10.1 Subject to Section 5.11, every **building permit, gas permit or 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) the work authorized by the permit has not been verified to have commenced by a **building inspector, gas inspector, or plumbing inspector**, as applicable, through an inspection requested by the **owner** in accordance with Part 13, within 180 days from the date of issue of the permit;
- (b) the work authorized by the permit is discontinued or suspended for a period of more than 180 days from the date of the last inspection by a **building inspector, gas inspector, or plumbing inspector**, respectively; or
- (c) the work authorized by a permit associated with a **one-family dwelling or two-family dwelling** is started and not completed within two years of the original date of the permit or such other period of time as the **City** may specify in the permit.

5.10.2 Where a permit has expired under the provisions of clauses (b) or (c) of subsection 5.10.1, any inspections completed prior to the expiration of such permit remain valid and in effect.

5.10.3 For the purposes of Section 5.10.1(b), work authorized by a permit shall be deemed to have been discontinued or suspended for a period of more than 180 days if the **owner** has not requested an inspection for such work in accordance with Part 13 within such period of time.”

5. Building Regulation Bylaw No. 7230, as amended, is further amended at subsection 5.11.1(b) by deleting the words “within 30 days of” and replacing them with the words “within the 30 days prior to”.

6. Building Regulation Bylaw No. 7230, as amended, is further amended at Section 5.11 by adding the following after subsection 5.11.1:

“5.11.2 Where **construction, gas work or plumbing** authorized under a permit has commenced, the **building inspector, the gas inspector, and the plumbing**

inspector may extend a **building permit**, a **gas permit** or a **plumbing permit** respectively, for one period of not greater than 180 days, provided that:

- (a) an application to extend the permit is made within 180 days from the date of the last inspection;
- (b) the **building inspector**, the **gas inspector**, or the **plumbing inspector**, respectively, is satisfied that construction has been discontinued due to unanticipated adverse weather, strikes, material or labour shortages, or other hardship (other than financial or economic hardship) beyond the **owner's** control; and
- (c) the permit extension fees in the amount set from time to time in the Consolidated Fees Bylaw No. 8636 have been paid.

5.11.3 For the purposes of Section 5.11, **construction**, **gas work**, or **plumbing work**, is only considered to have commenced if the work authorized by the permit has been verified to have commenced by a **building inspector**, **gas inspector**, or **plumbing inspector**, as applicable, through an inspection requested by the **owner** in accordance with Part 13, within 180 days from the date of issue of the permit.”

7. Building Regulation Bylaw No. 7230, as amended, is further amended at Part Five: Permits by adding the following after subsection 5.15:

“5.16 Expiration of Application for a Permit

5.16.1 Subject to the provisions of Section 5.17, an **owner** shall comply with all the necessary requirements to complete an application for a **building permit**, **gas permit**, or **plumbing permit** within:

- (a) 60 days of the date review comments were provided by the **City** to the **owner** for an application for work associated with a **one-family dwelling** or **two-family dwelling** and requiring a permit; or
- (b) 90 days of the date review comments were provided by the **City** to the **owner** for an application for work other than as described in Section 5.16.1(a).

5.16.2 Subject to the provisions of Section 5.17, if an **owner** fails to comply with the requirements of Section 5.16.1, the application for a **building permit**, **gas permit**, or **plumbing permit** shall expire.

5.17 Extension of Application for a Permit

5.17.1 The **building inspector**, the **gas inspector**, and the **plumbing inspector** may extend an application for a **building permit**, **gas permit** or **plumbing permit** respectively, for a period of not greater than 180 days from the expiration date of the original application, provided:

(a) the application to extend the application is made within the 30 days prior to the application expiration date; and

(b) the applicable inspector determines that the failure to complete the requirements of the original application for such permit was reasonable in the circumstances.

5.17.2 An application for a **building permit, gas permit or plumbing permit** which has been renewed pursuant to Section 5.17.1 must comply with any amendments made to this bylaw since the date of receipt of the original application by the City.

5.17.3 The **building inspector, gas inspector, and plumbing inspector**, respectively, may, at their sole discretion, in extenuating circumstances, extend an application for a **building permit, gas permit or plumbing permit** respectively, on such terms and conditions as the determined by such inspector.”

8. Building Regulation Bylaw No. 7230, as amended, is further amended at Part Seven: Temporary Buildings For Occupancy, by adding the following after Section 7.2:

“7.3 **Removal of Temporary Structure**

7.3.1 An **owner** must remove a temporary **building or structure** constructed pursuant to a permit issued under Section 7.2.1 on or before the first anniversary of the date of issuance of an occupancy certificate for such **building or structure**, or as otherwise directed by the **building inspector**.”

9. Building Regulation Bylaw No. 7230, as amended, is further amended by deleting the words “**provisional occupancy**” wherever they are used in sections 10.1.2 and 10.2.3, and replacing them with the words “provisional occupancy”.
10. Building Regulation Bylaw No. 7230, as amended, is further amended at Section 13.7.1 by deleting the following words “, other than a **building or structure** used or intended to be used as a **one-family or two-family dwelling**”.
11. Building Regulation Bylaw No. 7230, as amended, is further amended by deleting the word “**occupancy**” wherever it is used in section 13.7, and replacing it with the word “occupancy”.
12. Building Regulation Bylaw No. 7230, as amended, is further amended at Section 13.7 Provisional Occupancy and Provisional Plumbing Compliance, by adding the following after subsection 13.7.5:

“13.7.6 The **building inspector and plumbing inspector**, respectively, may revoke an inspection notice for provisional occupancy or provisional **plumbing compliance** for failure to comply with any conditions of the notice.”

13. Building Regulation Bylaw No. 7230, as amended, is further amended at PART THIRTEEN: INSPECTIONS, by adding the following after subsection 13.12:

“13.13 Subject to section 13.7, no person may occupy a **building** or **structure**, or part of a **building** or **structure** that is subject to a permit, until an occupancy certificate has been issued by the **building inspector** for such **building** or **structure**, or the part of such **building** or **structure** that was subject to the permit, after completion of **construction**.”

13.14 An occupancy certificate will not be issued unless

- (a) all letters of assurance have been submitted when required in accordance with this bylaw;
- (b) all aspects of the work requiring inspection and acceptance pursuant to Part 13 of this bylaw have both been inspected and accepted or the inspections and acceptance are not required in accordance with this bylaw;
- (c) if required by the **building inspector**, the **owner** has provided to the **City** a **building** survey prepared by a British Columbia Land Surveyor showing the building height, size, location and elevation determined in accordance with the **City**'s land use regulations; and
- (d) all other documentation required under applicable enactments has been delivered to the **City**.

13.15 The **building inspector** may withhold an occupancy certificate until the **building, structure** or part thereof complies with this bylaw, the **building code** and any other applicable bylaws or enactments.”

14. Building Regulation Bylaw No. 7230, as amended, is further amended at subsection 16.1, by deleting the definitions of “One-Family Dwelling”, “Owner” and “Two-Family Dwelling” and replacing them with the following:

“ONE-FAMILY DWELLING means a detached **building** or **structure** used exclusively for residential purposes, containing one dwelling unit only, or one dwelling unit and a **secondary suite**.

OWNER

means the registered owner in fee simple, and also where the context or circumstances so require:

- (a) the tenant for life under a registered life estate;

- (b) the strata corporation in the case of a lot under strata ownership;
- (c) a registered holder of the last registered agreement for sale; and
- (d) an agent.

TWO-FAMILY DWELLING

means a detached **building** or **structure** used exclusively for residential purposes containing two dwelling units only (each of which may contain one **secondary suite**), which is not readily convertible into additional dwelling units and the plans for which have been filed with the **building inspector** showing all areas of the **building** or **structure** finished.”

15. Building Regulation Bylaw No. 7230, as amended, is further amended at subsection 16.1, by adding the following definition in alphabetical order:

“**SECONDARY SUITE** means secondary suite as defined in the **zoning bylaw**.”

16. This Bylaw is cited as “**Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10506**”.

FIRST READING

SECOND READING


THIRD READING

ADOPTED

MAR 25 2024

MAR 25 2024

MAR 25 2024

CITY OF RICHMOND
APPROVED for content by originating Division

APPROVED for legality by Solicitor
BRB

MAYOR

CORPORATE OFFICER