



**City of Richmond**

**Report to Committee**

**To:** Community Safety Committee  
**From:** John McGowan  
Chief, Richmond Fire-Rescue

**Date:** June 23, 2009  
**File:** 09-5140-01/2009-Vol 01

Renny Nessel  
OIC, Richmond RCMP

**Re: Electrical & Fire Safety Inspection Program**

**Staff Recommendations:**

- (1) That the Electrical & Fire Safety Inspection Program become an established program for the City of Richmond.
- (2) That the Property Maintenance and Repair (Grow-Up) Bylaw No. 7897, Amendment Bylaw No. 8485 (Attachment 1) be introduced and given first, second and third readings.

John McGowan  
Fire Chief  
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Supt. Rendall Nessel  
Officer in Charge  
Richmond Detachment

Att. 1 (Bylaw 8485)

| <b>FOR ORIGINATING DEPARTMENT USE ONLY</b> |  |                                       |                        |  |                                |
|--|--|---------------------------------------|------------------------|--|--------------------------------|
| <b>ROUTED TO:</b>                          | <b>CONCURRENCE</b>   | <b>CONCURRENCE OF GENERAL MANAGER</b> |                        |  |                                |
| Budgets .....                              | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> |                                       |                        |  |                                |
| Law .....                                  | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> |                                       |                        |  |                                |
| R.C.M.P. ....                              | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> |                                       |                        |  |                                |
| Building Approvals .....                   | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> |                                       |                        |  |                                |
| Community Bylaws .....                     | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> |                                       |                        |  |                                |
| <b>REVIEWED BY TAG</b>                     | YES<br><input checked="" type="checkbox"/>                       | NO<br><input type="checkbox"/>        | <b>REVIEWED BY CAO</b> | YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> |

## Staff Report

### Origin

In August 2007, a one-year pilot Electrical and Fire Safety Inspection (EFSI) Program was introduced in Richmond, with progress reports to be prepared after six months and one year of the pilot. The six-month program update report was presented to Community Safety Committee in March 2008 and this report is the analysis of operation of the program to date.

Richmond and other municipalities in the region had temporarily shut down their programs or significantly reduced inspections as a result of the BC Supreme Court's decision in *Arkininstall v. City of Surrey*, other legal actions disputing the fee regimes and low hydro consumption data from BC Hydro.

At the April 27, 2009 Council meeting the Electrical & Fire Safety Inspection Program and Property Maintenance and Repair (Grow-Op) Bylaw No. 7897, Amendment Bylaw No. 8485 was referred back to staff to clarify the following items:

1. *the range of acceptable BC Hydro consumption levels; (page 6 – item #1)*
2. *opportunities for appeal in cases of damage resulting from inspection; (page 9 – item “C”)*
3. *general inspection procedures; (page 9)*
4. *the role of the Richmond RCMP in the inspection process; (page 9) and*
5. *provisions for voluntary disclosure of high energy consumption by residents. (page 8 – item “B”)*

### Findings Of Fact

#### **Marihuana Production Impacts**

Until 2008, and prior to the implementation of the EFSI Program, Richmond RCMP experienced an increase in the number of reported Marihuana Grow Operations. The following information is intended to provide factual information concerning the impact Marihuana Grow Operations have had on the community of Richmond.

#### **Organized Crime and Marihuana Grow Operations**

Intelligence and evidence gathered during police investigations indicate that Organized Crime Groups control many of the Marihuana Grow Operations located in the Province of British Columbia. These groups include not only traditional Organized Crime Groups such as Outlaw Motorcycles Gangs and Asian Gangs but also other non-traditional Organized Crime Groups that are operating locally, nationally and internationally.

The marihuana trade requires the involvement of a large number of people playing a variety of roles. Individuals are needed to set up the Marihuana Grow Operation, tend the plants, buy, sell and transport the marihuana and launder the proceeds generated by the ultimate sale of the product. Each person within this process plays a key role in ensuring the success of the Criminal Organization.

### **The Value of Marihuana**

Marihuana grown in Richmond is often exported to the United States and other parts of Canada. United States Drug Enforcement officers advise that a pound of marihuana from British Columbia worth approximately \$2,200 in Canada may sell for as much as \$5,000 in Seattle. Profits made from the sale of marihuana are often used by Organized Crime Groups to finance other criminal activity. This criminal activity may include the manufacturing of other drugs such as methamphetamines or ecstasy and the importation of cocaine. Marihuana originating from British Columbia is a very valuable commodity that is highly sought by many Criminal Organizations. A recent study conducted by the Fraser Institute estimates the marihuana trade in British Columbia to be worth over 7 billion dollars.

### **Increase in THC Content**

Indoor grown marihuana has larger concentration levels of Tetrahydrocannabinol (THC) than in the past. THC is the active ingredient in marihuana that causes the physical and psychological effects users experience. In the 1960's marihuana typically had a THC content of 2 to 3 percent. Today, indoor grown marihuana is routinely found to have a THC content well in excess of 10 percent.

### **Related Crime -Increase in Violent Crime**

In the past Richmond has experienced reports of violent crime relating to marihuana grow operations. Cities throughout the Lower Mainland have experienced a number of marihuana grow "rips". A "rip" takes place when individuals forcefully enter a residence where marihuana is being grown. Suspects are attracted to the prospect of selling the marihuana and establishing lucrative income. The risk of apprehension by police is minimal as the marihuana grower will only notify police in the extreme circumstances. Suspects normally produce weapons, physically assault, threaten, torture, and sometimes shoot the residents (one murder in Richmond in 2003) prior to removing the marihuana plants. On occasion, suspects have attended the wrong address and threatened and/or assaulted innocent citizens. There are currently several groups of 'grow rippers' in the Richmond, Vancouver area. After interviewing suspected 'grow rippers' and community sources Richmond RCMP have learned that these groups actively search out these marihuana grow operations. Some groups offer a bounty for addresses using youths in high school. Houses are sometimes singled out by other crime group contacts, and in the house's appearance in general (covered windows, condensation) and monitoring the hydro meter for electricity consumption. Richmond RCMP has received numerous 'reported' home invasions that can be directly attributed to the presence of Marihuana Grow Operations in the community. In three of these home invasions innocent families were terrorized by armed assailants.

**Related Crime -Use of Weapons and Booby Traps**

Police are finding that more marihuana growers are arming themselves for protection from these “rips” and as such pose an increased risk to the public and police. Guard dogs and weapons such as knives, bats, and firearms are encountered in many Marihuana Grow Operations. Booby traps at grow operations designed to act as a deterrent against thefts or “rips” are encountered and remain a hazard. An example of a booby trap encountered by Richmond police occurred on November 18<sup>th</sup>, 2004. The trap consisted of a three foot piece of 2x4 board, in which four sharp spiked nails were protruding along the board length. The apparatus was fastened around the corner of a wall leading to the Marihuana grow operation. A trip wire activated the arm swing of the spikes, being propelled by four elastic bungy cords. Richmond RCMP members have encountered sharp edged weapons, cross bows and on one occasion a loaded pistol during searches of marihuana grow operations. These factors substantially increase the potential danger for police and other unsuspecting individuals who may enter on to the property of a marihuana grower.

**Danger to Police, Firefighters, Children and Members of the General Public**

Marihuana Grow Operations require abnormally high levels of electricity to power high wattage lights that accelerate plant growth. In an effort to avoid high electrical consumption (and in turn detection and costs) growers will steal hydro electrical power and by-pass power meters. The bypass may prevent B.C. Hydro from noticing the unusual electrical consumption. A 2004 study conducted by the University College of the Fraser Valley showed that, on average, Marihuana Grow Operations divert over \$3,000 of electricity. This cost is ultimately passed on to legitimate hydro consumers and taxpayers. Electrical diversions create dangerous situations for hydro employees and police officers when they are dismantling Marihuana Grow Operations. Such tampering is not only dangerous to the growers but also innocent people, including children, who live in residences where marihuana is being grown and such electrical bypasses are present. Because of health and safety concerns, police and other first responders are now wearing safety equipment such as safety glasses, masks and gloves when encountering Marihuana Grow Operations.

**Potential House Fires**

The electrical bypasses and unsafe electrical wiring used in Marihuana Grow Operations are a common cause of house fires. There is an ever present danger to fire fighters at any structural fire however, there are increased risks when attending grow operations because of the unsafe electrical bypasses, booby traps (used to protect the operation), entanglement hazards caused by illegal electrical wiring, confrontations with attack dogs, and an array of toxic chemicals. Fire fighters regularly put themselves at risk and in fighting fires in residential structures. The possibility of occupants requiring rescue causes fire fighters to enter buildings, which normally they would not enter. The added risks accompanying an illegal grow operation or clandestine laboratory complicates their efforts, increases the danger, and raises the risk.

### **Increased Costs to Policing**

The Richmond RCMP currently have five police officers dedicated to investigating Marihuana Grow Operations. The expense and cost to the taxpayer of combating Marihuana Grow Operations in the City of Richmond is about \$631,500 per year. Dismantling of a standard Marihuana Grow Operation alone can cost as much as \$4,000. Countless hours of investigation, surveillance, court preparation and file maintenance are dedicated to each case.

### **Structural Damage to the Interior**

Marihuana Grow Operations can cause extensive damage to the interior of residences. Over time, high humidity inside a Marihuana Grow Operation will destroy interior drywall and produce mold. Many studies report that mold found inside homes where Marihuana Grow Ops were located are extremely toxic. In essence, the interior of these homes are contaminated causing long term health risks to the current and future occupants. The cost of restoring a contaminated structure to its original condition can be extremely high. Water leaks are also common and very expensive to repair. A water leak, in a 2003 grow operation in one Richmond's high rise apartment buildings caused water damage in one entire wing of the building. The leak started on the 8<sup>th</sup> floor, because of the time of night, the leak was not detected and continued to flow to all the successive floors. There was in excess of \$100,000 in damage as a result.

### **Harm to the Environment**

Marihuana growers typically discard used chemicals into community drainage systems or back yards resulting in environmental damage. The heavy use of pesticides produces an extremely toxic by-product.

### **Destruction of Property / Increased Personal Injury / Other Costs**

#### **Homeowners and Landlords**

Marihuana growers sometimes buy or rent homes to grow marihuana. The interior of the homes are customized to accommodate the grow operation. Once the Marihuana Grow operation is dismantled, the home is almost always left with extensive damages. If the grower intends to sell the home they will often make basic or cosmetic repairs to try and cover up evidence of this activity. If the grower is renting the residence they will usually abandon the house and leave the landlord to deal with the mess. An unsuspecting buyer or renter will often inadvertently expose the new occupants of the home to toxic mold, mildew, and pesticide residue. The cost of repairs in all cases exceeds the value of the landlord's damage deposit and in most cases is not covered by household insurance.

#### **Insurance costs**

The Insurance Bureau of Canada (IBC) advises that most insurance providers are detailing exclusions in their policies related to Marihuana Grow Operations or simply have an illegal activity clause. Currently landlords are finding themselves at a loss because the insurance policies do not cover damage from this type of activity. In addition IBC advises that most of the claims from landlords are related to structural damage. Specifically in these cases the addition of new walls or damage to old ones, condensation, or the presence of toxic

contaminants as previously mentioned. IBC states that insurance rates do not rise in a particular neighbourhood solely as a result of the presence of a Marihuana Grow Operation. Rates do tend to rise due to the accompanying related property crimes that often plague effected neighbourhoods. Marihuana Grow Operations have been known to attract problems in a neighbourhoods including break and enters, vandalism and theft. This increase in property crime forces the insurance rates to rise. IBC recognizes Marihuana Grow Operations as “a part of the larger cycle of crime and violence”.

### **Richmond’s EFSI Program**

Richmond’s EFSI Program along with those of other communities were modelled after the City of Surrey’s. The overall program was developed under the following assumptions:

1. That abnormally high residential consumption, over 93 kilowatts hours per day, is an indicator that the electrical system integrity of the residence may be compromised, resulting in potentially serious fire/life safety hazards and property loss consequences. BC Hydro established this target using historical statistical consumption data.
2. That those communities who adopt the EFSI Program are less likely to be seen as a desirable place in which to operate residential grow-ops.
3. That the special safety inspection fees charged would recover the program delivery costs.

The standard inspection process under the City of Richmond’s pilot EFSI Program involves both Fire Rescue and the RCMP analyzing the hydro data and de-conflicting the premises with other investigations. De-conflicting occurs when the RCMP review the property file to determine if the premises are currently under a criminal investigation or not. Once the decision is made to conduct an inspection, a Fire Inspector and RCMP member post a 48-hour “Notice of Inspection” at the premises. The owner/occupier is required to book an inspection appointment with Fire-Rescue to occur within the 48-hour posting period. The Fire Inspector and a contracted Electrical Inspector return to perform the inspection along with two RCMP members.

When the inspection is concluded, depending on the degree and/or type of evidence or the lack of evidence, the EFSI Team applies one or more of these options:

1. Where there is evidence of a grow op or past grow op and/or a major electrical safety violations and/or health issues were found, a “Do Not Occupy” notice is issued and a special inspection fee is charged.
2. Where there is evidence of a grow op or past grow op, and minor unsafe conditions, a 7-Day Repair Notice is issued and an inspection fee is charged.
3. Where there is no evidence of a grow op but minor unsafe conditions exist, a 7-day repair notice is issued but no inspection fee is charged.
4. Where there is no evidence of a grow op and no unsafe conditions, no inspection fee is charged.

### Statistics (Richmond's EFSI Program)

The EFSI Program is an effective tool to assist law enforcement to: (1) locate marihuana production operations in Richmond and (2) deter those that are looking for a community to operate a marihuana production operation.

Richmond's 2008 EFSI Program inspection statistics were significantly less than 2007. This is as a result of less hydro data and the program only being active for 9 months. The program was temporarily shut down in September 2008 to await the Arkinstall decision, and due to staffing restraints. A decline in marihuana production reports after the initiation of the program may in part be attributable to the long term effects of proactive inspections. It is important to note that these inspections are only approximately 25% of the RCMP files.

|      | Inspections Conducted | Evidence of Grow Op or Past Grow Op | 7 Day Repair Notice Issued | Unsafe, "Do Not Occupy" Notice Issued | Hydro Disconnections Requested | Inspection Fee Not Applied |
|------|-----------------------|-------------------------------------|----------------------------|---------------------------------------|--------------------------------|----------------------------|
| 2007 | 126                   | 64                                  | 34                         | 30                                    | 25                             | 68                         |
| 2008 | 52                    | 6                                   | 9                          | 0                                     | 0                              | 45                         |

### STATISTICS (RCMP)

A total of 431 marihuana production files were generated during the period May 2007 to April 2009. Of those, 292 files were reported from May 1, 2007-April 30, 2008, and 139 files were reported from the following twelve months of, May 1, 2008-April 30, 2009.

All of the marihuana files were reviewed to determine whether the following was involved in the discovery of marihuana production operations:

- Was the file created as a result of an EFSIP inspection? 45
- Was there a related flood/significant water damage as a result of the marihuana production? 2
- Was there was a related fire as a result of the marihuana production? 2
- Was there was an act of violence (B&E or Assault) or weapon (found firearm) as part of the incident? 20

Of non-EFSIP investigations reported, 33 % have thus far have been confirmed to have a residential grow-op and 67 percent are either still under investigation or have been confirmed not to have a residential grow-op. Using the EFSI Program increased the confirmed residential grow-op rate to 47 percent.

## Analysis

As predicted in the March 2008 Community Safety report, the number of reports of high consumption data from BC Hydro declined and the other cities experienced the same trend. It is believed the decline is caused by:

- Grow-ops locating to cities/countries without these programs;
- Grow-ops relocating to commercial, agricultural or industrial areas;
- Grow operators reducing their electrical consumption in a variety of ways in order to stay undetected; and
- Grow operators finding alternative sources of power or more inventive means to steal power.

Despite the decline in BC Hydro data, not operating an EFSI Program in Richmond is not recommended. If the program were cancelled it would result in Richmond becoming a target city for grow ops to operate within. EFSI Programs act as a deterrent to the establishment of residential grow-ops and criminals are likely to follow the path of least resistance.

Although the decline in hydro data and corresponding inspections has resulted in a decrease in revenue generation, the EFSI Program can be financially viable with changes to the resources allocated.

The *Arkininstall v. City of Surrey* decision examined the electrical safety program, the constitutional ability of BC Hydro to provide data to municipalities and the role of police officers during inspections. As a result of the court ruling, and the program's experience to date, the EFSI Program needs to be re-formatted.

***To ensure an active, safe and viable EFSI Program, the following changes are recommended:***

- A. Based on 2008 numbers of inspections, the compliment of the EFSI Team change to reflect a one quarter time program. In 2009 a Fire Inspector will continue one quarter time in the EFSI Program and the other three quarters of time conducting regular fire inspections.
- B. Data and evidence considered to conduct inspections be expanded to include:
  - "Soft Data" – tips provided by Fire-Rescue members, City employees, City internet to the Fire e-mail address tip line, [fire@richmond.ca](mailto:fire@richmond.ca).
  - RCMP Investigation - following a grow-op investigation concluded by the RCMP, the EFSI Program team would conduct an inspection.
  - When a resident request a voluntary inspection, the EFSI Team will evaluate the risk to determine RCMP involvement or not. No posting notice nor an inspections fee will be charged.



C. Posting and Inspection Process change to:

- Change the existing 48-hour posting notice time to a 24-hour posting notice time used by all the other communities. The notice of inspection is posted on the front door of the property.
- Consult with Community Bylaws when there are dangerous and/or aggressive animals present.
- RCMP to remain off the property with visibility of the inspectors and home and in two-way communication with the team (radios supplied by RCMP). Their role is to provide protection for the inspectors. The RCMP will attend in a marked vehicle and in uniform.
- The inspection will proceed with the homeowner, fire inspector and electrical inspector in attendance.
- The “Do Not Occupy” notice is forwarded to the City’s Building Approvals Division, however to ensure the remediation notices are complied with and the file is concluded, Building will provide a copy of the completion certificate to the EFSI Team.
- Obtain administrative warrants, pursuant to the Community Charter, when access is denied to the Fire Inspector.
- Inspections are a visual walk through of the property and damages have not occurred. However, the property owner could submit claims for damages resulting from the inspection through the Fire Chief’s office.

D. Enhance public education to collaborate with the RCMP to provide awareness and reporting information to the general public, landlords, and business owners.

E. Fees – proposed increase to ensure alignment with the other departments and ensure cost recovery:

- Change the Special Safety Inspection fee from the existing \$3,500 to \$4,200 and increase the re-occupancy permit from \$250 to \$500. Further, if a third re-occupancy inspection is required an additional \$120 to be charged. This would align Richmond’s total base fees with other communities’ EFSI Programs (see table below).
- Where there is no evidence of a grow up the homeowner will not be charged an inspection fee.

|   | <b>Richmond Existing</b> | <b>Richmond Proposed</b> | <b>Mission</b> | <b>Coquitlam</b> | <b>Surrey</b>  | <b>Langley</b> |
|---|--------------------------|--------------------------|----------------|------------------|----------------|----------------|
| Special Safety Inspection Fee   | \$3,500                  | \$4,200                  | \$4,900        | \$5,000          | \$3,802        | \$3,500        |
| Additional Remediation Inspections                                      | \$300                    | \$300                    | \$250          | 84.50/hr         | \$575          | \$500          |
| Re-occupancy Permit   | \$250                    | \$500                    | n/a            | n/a              | n/a            | n/a            |
| Administration & overhead costs associated with inspections and removal | n/a                      | n/a                      | \$300          | n/a              | n/a            | \$300          |
| <b>Total</b>  | <b>\$4,050</b>           | <b>\$5,000</b>           | <b>\$5,450</b> | <b>\$5,084</b>   | <b>\$4,377</b> | <b>\$4,300</b> |

F. Bylaw Amendments – the Property Maintenance and Repair (Grow-Op) Bylaw No. 7897 be amended to reflect the fee increases, the removal of (Grow-Op) from the title and a minor change to the definition of INSPECTOR by adding to the Fire Chief section (a), “or other persons designated by the **Fire Chief**”.

In 2008 the EFSI Program was a pilot program predicted to have the ability to fund 2 additional RCMP officers. These 2 positions were GAP funded due to ongoing vacancies at the detachment. For the foreseeable future these 2 officers can continue to be GAP funded. However, if the detachment reaches full compliment then here will be a tax impact. In 2009 one police officer will be utilized for this program, the other police officer has been deployed to the Marijuana Enforcement Team.

### **Financial Impact**

The 2009 Electrical and Safety Inspection operating budget is based on the current fee structure and the RCMP Officers being GAP funded. The increase in the fees from \$3,500 per inspection to \$4,200 per inspection will increase the revenues by approximately \$36,000. Any additional revenue will be used to offset the GAP funded police officers.

### **Conclusion**

The growth of organized crime is one of the most critical problems faced by policing in British Columbia. It is an issue that has a negative impact on the quality of life of the citizens of this Province. The illicit drug trade, fuelled by the marijuana production industry in this Province is often directly related to cocaine importation, methamphetamine production and other drug related crimes. In turn, the illicit funds derived from these crimes supports elaborate money-laundering networks throughout the Province that are controlled by local, national and international criminal organizations. The drug traffickers and the users of some of these illegal drugs, cocaine and methamphetamine in particular, will often be involved in a wide variety of street level crimes. It is these crimes which most impact upon the everyday lives of the citizens of British Columbia; robberies, drive by shootings, all types of weapons offences, break enter and thefts, car thefts, street level trafficking, prostitution, frauds and

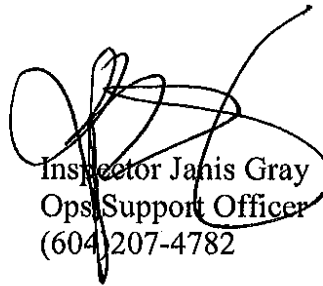
schemes of every description.

The numbers of Marihuana Grow operations report through the RCMP or via the EFSI Program have drop, however, they still exist in Richmond. The operators are just discovering new methods and places to produce their product. Without a program Richmond will become a community of choice to operate. The collective effect of Surrey, Township of Langley, Mission, Port Coquitlam, Abbotsford, Vancouver and Richmond having EFSI Programs is impressive. For the benefit of Richmond citizens and the citizens of the other participating communities it is recommended that Richmond's EFSI Program become a permanent program.

It is important to note that in every inspection the EFSI team strives to add value for the property owner as part of the inspection, such as providing the opportunity to understand why there is high electrical consumption and to determine if any fire/life safety issues are present in the dwelling. A variety of potentially serious fire/life safety issues may also be discovered and the Fire Inspector provides the education on those safety issues to the owner or occupier of the premises.



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Inspector Janis Gray  
Ops Support Officer  
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**Property Maintenance & Repair (Grow-Op) Bylaw No. 7897,  
Amendment Bylaw No. 8485**

The Council of the City of Richmond enacts as follows:

1. The Property Maintenance & Repair (Grow-Op) Bylaw No. 7897, as amended, is further amended by deleting the title and substituting the following:

**Property Maintenance & Repair Bylaw No. 7897**

2. The Property Maintenance & Repair (Grow-Op) Bylaw No. 7897, as amended, is further amended at Part Six by deleting the definition of **INSPECTOR** and substituting the following:

**INSPECTOR**

means:

- (a) the **Fire Chief** or other persons designated by the **Fire Chief**;
  - (b) the City's Manager of Building Approvals and every employee or agent authorized by the City to inspect **buildings** in respect of building, plumbing, electrical or gas standards;
  - (c) the Chief Licensing Inspector and licensing inspectors
  - (d) a bylaw enforcement officer;
  - (e) other persons designated by **Council** by name of office or otherwise to act in the place of persons, officers, or employees referred to in clauses (a) through (d).
3. The Property Maintenance & Repair (Grow-Op) Bylaw No. 7897, as amended, is further amended by repealing Schedule A and replacing it with the Schedule A attached to this Amendment Bylaw.
  4. This Bylaw is cited as "**Property Maintenance & Repair (Grow-Op) Bylaw No. 7897, Amendment Bylaw No. 8485**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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MAYOR

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CORPORATE OFFICER

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| CITY OF RICHMOND                                       |
| APPROVED for content by originating dept.<br><i>KH</i> |
| APPROVED for legality by Solicitor<br><i>WJ</i>        |

**SCHEDULE A to BYLAW NO. 7897****INSPECTION, CONFIRMATION & RE-OCCUPANCY FEES**

The following fees apply to all inspections and related administrative actions carried out under this Bylaw:

1. Other than an inspection for the purpose of a **re-occupancy permit**, each time an **inspector** enters on a **parcel** to inspect pursuant to section 4.1.2(a), the **owner** or **occupier** must pay to the **City**:
  - (a) \$300.00; and
  - (b) an additional \$300.00 for each subsequent inspection undertaken if the **owner** or **occupier** has failed to undertake any action ordered by a **fire inspector**, the **City**, or a person authorized under this bylaw to order the action.
2. Each time a **special safety inspection** is carried out pursuant to section 4.1.2(c), the **owner** or **occupier** must pay to the **City** \$4,200.00.
3. Before confirmation is provided under section 2.4.1(d), the **owner** or **occupier** must pay all applicable fees under the **City's Building Regulation Bylaw** and any amendments thereto; and
4. To obtain a **re-occupancy permit**, the **owner** or **occupier** must pay to the **City** \$500.00 for up to two inspections by a **building official** and, if necessary, \$120.00 for each subsequent inspection.