

Pat Clements
 VILLAGE OF MASSETT
 BUILDING BYLAW
 BYLAW NO. 428-284

A BYLAW TO REGULATE THE CONSTRUCTION OF BUILDINGS.

WHEREAS Part 21 of the British Columbia Municipal Act authorized Council, by bylaw, for the health, safety and protection of persons and property, to regulate the construction, alteration, repair and demolition of buildings;

NOW THEREFORE, the Council for the Village of Masset, in open meeting assembled, enacts as follows:

1 INTERPRETATIONS

In this Bylaw,

- (a) "Agent" includes a person, firm or corporation representing the owner, by designation or contract, and interalia includes a hired tradesman and contractor who may be granted permits for work within the limitations of his/her licence.
- (b) "Application to Install a Manufactured Home ~~on a Private Lot or Parcel of Land Whichever is More Appropriate~~" means the attached as Appendix "D".
- (c) "Building" means a structure or portion of it which is used or intended to be used for supporting or sheltering a use, occupancy, person, animal or property, including foundations and supporting structures for free-standing signs over 3 metres in height, equipment, machinery or both, and including in height, equipment, machinery or both and including mechanical devices and plumbing fixtures, but excluding a structure prescribed by regulation as exempt from the Building Code.
- (d) "Building Code" means all or parts of the British Columbia Building Code and Plumbing Code, and any other codes or regulations as may from time to time be adopted by the Minister of Municipal Affairs.
- (e) "Building Inspections" means the Building Inspections attached as Appendix "C".
- (f) "Building Inspector" means the person acting in the capacity of building inspector, and includes the building inspector's lawful deputy under Section 1.1 of the Municipal Act.
- (g) "Building Permit" means the Building Permit attached as Appendix "B".
- (h) "Building Permit Fees" means the Schedule of Building Permit Fees attached as Appendix "A".
- (i) "Building Permit Revocation Notice" means the Building Permit Revocation Notice attached as Appendix "H".
- (j) "Construct" means build, install, enlarge, locate, relocate, move, erect, repair, alter, add, demolish, remove, excavate and shore.
- (k) "Construction" includes build, install, enlarge, locate, relocate, move, erect, repair, alter, add, demolish, remove, excavate and shore. *Pat Clements*
- (l) "Council" means the Municipal Council for the Village of Masset.
- (m) "Land Title Office" means the Land Title Office situated in Prince Rupert, Province of British Columbia.
- (n) "Municipality" means the Corporation of the Village Of Masset. *Pat Clements*

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VILLAGE OF MASSETT BUILDING BYLAW NO. 428 ²⁸⁷

statements have been filed complying with all pertinent requirements of the Bylaw. The issuance of the permit notwithstanding, the requirements of this Bylaw apply to the remainder of the building, as if the permit had not been issued.

- (g) No permit shall be required for minor maintenance or repairs that do not affect the health & safety features of a building or structure.
- (h) No permit shall be required for the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or re-arrangement of valves, pipes or fixtures or hot water tanks.
- (i) Subject to any other Bylaw, the Building Inspector may issue a permit for the erection or placement of a temporary building, structure or shelter, if it is satisfied that the building, structure or shelter is safe for the stated use and duration.
- (j) Where a building permit has been issued for a single family residence, the owner may apply for a permit to occupy the building prior to completion of construction. The permit may be withheld until the building, or part thereof, complies with the health and safety requirements of the Bylaws of the Municipality or of any Statute.

7. RESPONSIBILITY OF OWNER

- (a) Neither the granting of a permit nor the approval of the drawings and specifications nor inspections made by the Building Inspector shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of this Bylaw and the Building Code.

- (b) Any owner of property for which a permit is issued shall be responsible for the cost of repair of any damage to municipal works (roads, sidewalks, etc.) that occur as a result of the work covered by the permit.

8. DUTIES OF OWNER

Every owner of a property or his/her agent shall:

- (a) obtain, where applicable, from the Building Inspector,
- (1) a building permit for the purpose of building, excavation and blasting, swimming pools, sewer, water, building to be moved, demolition, repair of buildings, change in classification of occupancy, plumbing, signs, canopies, awnings, marquees; or
- (2) a permit to install a manufactured home ~~on a private lot or parcel of land which is not a trailer court~~ and
- (3) all other permits required in connection with the proposed work prior to the commencement of such work,
- (b) in all cases where it is proposed to conduct the waste from plumbing fixtures, trade waste or surface or roof water to a public sewer, make certain, by inquiring from the Building Inspector, such public sewer is at a sufficient depth and of a capacity to receive such discharge, and also to arrange the plumbing to suit the location of the connection provided for the lot by the Municipality;
- (c) where it is desired to connect a building storm sewer with any building or storm sewer extension, furnishing such information as the General Superintendent of Public Works may require to show that the proposed sewers will be laid at such depth, and in such a position as to connect the property with the building or storm sewer extension,
- (d) give at least 72 hours notice to the Building Inspector of the intention to start work on the building site to ensure that the Building Inspector can complete periodical inspections of the construction site;

- (e) inform the Building Inspector that the construction is ready for inspection and obtain the Building Inspector's approval of the work that the building inspector has outlined are the required building inspections per Appendix "C";

VILLAGE OF MASSET BUILDING BYLAW NO. 428

21. REPEAL

Bylaw No. ~~253~~, 1981, being "The Building Code Bylaw" is hereby repealed.

22. CITING

This Bylaw may be cited as "The Village of Masset Building Bylaw No. ~~428~~, 1994".

Pete Clements 284, 1997

READ A FIRST TIME THIS ~~29th~~ DAY OF ~~APRIL~~, 1997

READ A SECOND TIME THIS ~~29th~~ DAY OF ~~APRIL~~, 1995, 1997

READ A THIRD TIME THIS ~~29th~~ DAY OF ~~APRIL~~, 1995, 1997

RECONSIDERED AND ADOPTED THIS ~~29th~~ DAY OF ~~APRIL~~, 1995, 1997

Al Spunkley
Clerk

Al Pedicell
Mayor

Certified a true and correct copy of "The Village of Masset Building Bylaw No. ~~428~~, 1997".

Al Spunkley
Clerk

A true copy of By-Law No. 428 registered in the office of the Inspector of Municipalities this 29th day of April - 1997.

[Signature]
Deputy Inspector of Municipalities

Port Dorset
VILLAGE OF ~~MASSETT~~ BUILDING BYLAW NO. ~~428~~ *284*

APPLICATION TO INSTALL A MANUFACTURED HOME ~~ON A PREVIOUSLY ZONED RURAL LOT WHICH IS NOW A RURAL ZONE~~

APPENDIX "D"



PERMIT NUMBER _____

1. Applicant's Name: _____
Address: _____

2. Contractor's Name: _____
Address: _____

3. Manufactured Home Information: Manufacturer _____
Size of Building: _____ Approvals, Standards: _____
Model, Series, Type: _____

4. Intended Use of Building: _____

5. Address of Proposed Location: _____

6. Type of Heating: _____

7. The following drawings, in triplicate must be submitted with application:

- (a) Scale drawing of site plan indicating legal description of property, and showing proposed building location on lot, existing buildings, heights of buildings and additions, and, water and sewer locations;
- (b) Detailed Foundation drawings, to scale, showing footings, anchoring and support details; and
- (c) Drawing of skirting, showing supports and sheathing material.

CERTIFICATION

Port Dorset

I/We, the undersigned, hereby agree to abide by the requirements of the Village of ~~Masset~~ Zoning Bylaw and Building Code Enforcement Bylaw and to comply with the construction standards as set out in the Building Regulations of British Columbia.

Owner, Agent or Contractor _____ Date _____

FOR OFFICE USE ONLY

Application approved _____ Permit Fee \$ _____
Application NOT approved _____ Remarks: _____

Date: _____ Building Inspector: _____

VILLAGE OF MASSETT

Part Amendments

BUILDING

BYLAW

NO. 428,

284

1997

~~1994~~

VILLAGE OF MASSETT *Post Clements*
 BUILDING BYLAW NO. ~~728~~ 284

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Ray Clunick
VILLAGE OF MASSETT-BUILDING BYLAW NO. 428- 284

- (o) "Occupancy Permit" means the Occupancy Permit attached as Appendix "E".
- (p) "Person" means and includes any corporation, partnership, firm, association, society or party.
- (q) "Real property" means land and land together with all improvements which have been affixed to the land as to make them a part thereof.

(r) "Security Deposit" means the Security Deposit attached as "Appendix "G".

(s) "Stop Work Notice" means the Stop Work Notice attached as Appendix "F".

(t) "Structure" means construction of any kind whether fixed to, supported by or sunk into land or water.

2. ATTACHMENTS

All appendixes are attached to and forming part of this Bylaw.

3. PROHIBITIONS

- (a) No person shall commence or continue any construction of a building or structure unless they have a valid and subsisting building permit issued by the Building Inspector.
- (b) No person shall occupy or use any building or part thereof contrary to the terms of any permit, notice or certificate given by the Building Inspector.
- (c) No person shall, unless authorized by the Building Inspector, reverse, alter, deface, cover, remove or in any way tamper with any notice or certificate posted upon or affixed to any building or land pursuant to any provision of this Bylaw.
- (d) No person shall do any work that is at variance with the description, plans and specifications for the building, structure, work or thing for which a permit has been issued, unless such change has been approved by the Building Inspector.
- (e) No building or structure, or part of it, shall be constructed except in accordance with the provisions of the Building Code, this Bylaw and other enactments respecting health and safety.

4. DUTIES

There is hereby established a Building Inspector for the Village of Massett

Ray Clunick

The Building Inspector shall:

- (a) keep records of any application received, permits and orders issued, inspections and tests made, and will retain copies of all papers and documents connected with the administration of this Bylaw; and
- (b) establish whether any method or type of construction or material used in the construction of any building conforms with the requirements and provisions of the building code and if the Building Inspector is not able to establish whether the method of construction would conform to the Code, the Building Inspector may ask the owner to provide the Building Inspector with a certificate prepared by a B.C. Certified professional certifying the method conforms to the Code or is an acceptable equivalent.

5. POWERS

- (a) The Building Inspector, and his/her representatives are authorized to enter on any property at all reasonable time in order to ascertain whether the regulations and directions of this Bylaw and the Building Code and other applicable enactments are being met.

Pat Clment
 VILLAGE OF MASSETT BUILDING BYLAW NO. 428-287

- (b) Where the dwelling, apartment or guest room is occupied, the Building Inspector shall obtain the consent of the occupant.
- (c) The Building Inspector will ensure that employees or persons charged with the administration and enforcement of this Bylaw carry credentials which identify them as representatives of the Municipality.
- (d) The Building Inspector may revoke or refuse to issue a permit where the results of geological tests, professional certification, materials, devices, construction methods, structural assemblies or foundation conditions are not satisfactory, in the Building Inspector's opinion.
- (e) The Building Inspector may order the correction of any work which is being or has been improperly done under the permit.
- (f) The Building Inspector may order the owner to uncover at his/her own expense work concealed without inspection approval by the Building Inspector.
- (g) The Building Inspector may order the cessation of work that is proceeding in contravention of this Bylaw by issuing a Stop Work Notice in the form attached to this Bylaw as "Appendix F".
- (h) No person shall interfere with or obstruct the entry of the Building Inspector or his/her representatives acting in the conduct of administration and enforcement of this Bylaw.
6. PERMITS
- (a) Where,
- (1) an application has been made in the form attached to this Bylaw as either Appendix "B" or "D"; and
 - (2) the proposed work set out in the application conforms with this Bylaw and the Building Code and all other applicable bylaws and enactments; and
 - (3) the applicant for a permit has paid the fee(s) prescribed as set out in Appendix "A",
- the Building Inspector shall issue, as applicable, either:
- (i) a building permit, in the form attached as Appendix "B", or
 - (ii) a Manufactured Home Installation Permit, in the form attached as Appendix "D".
- (b) Every permit is issued upon the condition that:
- (1) the work is to be started within six months from the date of issuing the permit;
 - (2) the work is not to be discontinued or suspended for a period of more than one year,
 - (3) all permits issued by the building inspector shall expire two years from date of issue,
 - (4) the permit shall lapse in the event that any of the conditions outlined in this section are not met; and
 - (5) an additional fee per the renewal fee set out in Appendix "A", shall be paid if an application for extension is received within 30 days of the expiration of the building permit.
- (c) The application shall:
- (1) be made in the form set out in Appendix "B" or "D" (in triplicate);
 - (2) be signed by the owner or the owners agent (agent must have written consent of owner);

Port Clinton, OH
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- (3) state the intended use and occupancy of the building(s) or structure(s);
- (4) include as attachments copies of the specifications and drawings of the building, or structure, in triplicate. The drawings shall be drawn on substantial paper, cloth or film, to a scale not less than 1:100, be fully dimensioned accurately figured, explicit and complete. The drawings and specifications will bear the name and address of the designer;
- (5) unless otherwise approved by the Building Inspector, the drawings will consist of a minimum of:
 - (i) a plot plan showing:
 - the legal description and dimensions of the property,
 - the location of the building on the property c/w dimensions of all roof, porch, window or other projections and their heights,
 - set back dimensions from lot lines,
 - the location and dimensions of all existing buildings and structures on the property,
 - the grades, elevations of streets and sewers, the location of all building service locations (including drains, electrical, and water supply), and
 - any other information that may be required to establish compliance with building and zoning bylaws.
 - (ii) a foundation plan c/w all details of construction,
 - (iii) a lay out of all floors c/w a notation of the use of all rooms and other areas and showing the location of electrical, plumbing, fixtures and cabinets,
 - (iv) outside elevations of all sides of the building or structure, and
 - (v) vertical sections showing construction details;
- (6) include specifications (either as notations on the drawings or as a separate document) containing technical information, design criteria, materials of construction and any other information required by the building inspector sufficient to establish compliance with bylaws and codes;
- (7) include a survey of the building site by a B.C. Land Surveyor prior to the start of construction, and, the Building Inspector may require a building site survey after the foundations are poured and prior to any construction on the foundation to confirm the siting of the building conforms to the siting requirements, and, at any other time during construction the Building Inspector considers that projections, such as bay windows, may encroach into a setback area.
- (d) Notwithstanding any other provisions of this Bylaw, whenever in the opinion of the Building Inspector, the proposed work requires specialized technical knowledge, it may be required as a condition of the issuance of any permit that all drawings, specifications and plot plans, or any part thereof, be prepared and signed by and the construction carried out under the supervision of an architect or professional engineer registered in the Province of British Columbia.
- (e) The Building Inspector may revoke a permit when there is a violation of:
 - (1) any condition under which the permit was issued; or
 - (2) any provision of the Building Code or any other applicable Bylaw or enactment; or
 - (3) where the permit was issued in error; or
 - (4) where the permit was issued on the basis of false or misleading information.The Revocation Notice shall be forwarded to the permit holder by double registered mail or by personal delivery.
- (f) The Building Inspector may issue a permit for the construction of a phase of a building before the entire plans are specification for the whole building have been submitted or approved, provided adequate information and details

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Post Demerit

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(f) obtain an occupancy permit from the Building Inspector prior to any,

(1) occupancy of a building or part thereof after construction, partial demolition or alteration of that building, or

(2) change in the occupancy of any building or part thereof; and

(g) be subject to additional charges for additional inspections.

9. DUTY OF CARE

This Bylaw does not create any duty of care whatsoever on the Municipality, the Council members, the Building Inspector, or any employees or agents of the Municipality in respect of:

(a) the issuance of a permit under this Bylaw;

(b) the review and approval of the drawings, plans and specifications submitted with the application for a permit;

(c) inspections made by the Building Inspector or failure to make such inspections; or

(d) the enforcement or failure to enforce the recent edition of the Building Code or the provisions of this Bylaw.

10. CAUSE OF ACTION

Neither a failure to administer or enforce, or the incomplete or inadequate administration or enforcement, of the Building Code or the provisions of this Bylaw, nor any error, omission or other neglect in relation to the issuance of a permit under this Bylaw, the review and approval of the drawings, plans and specifications, or inspections made by the Building Inspector, shall give rise to a cause of action in favour of any person whatsoever, including the owner and his/her agent.

11. WARRANTY OR REPRESENTATION

Neither the issuance of a permit under this Bylaw, the review and approval of the drawings, plans and specifications, nor inspections made by the Building Inspector, shall in any way constitute a representation, warranty or statement that the Building Code or this Bylaw has been complied with and no person shall rely on any of the above listed matters as establishing compliance with the Building Code or this Bylaw.

12. ADMINISTRATIVE DIRECTIONS

Words defining the responsibilities and authority of the Building Inspector shall be construed to be internal administrative directions and not as creating any duty.

13. RELEASE FROM LIABILITY

Notwithstanding any other provision in this Bylaw, the issuance of a building permit is conditional of the submission to the Municipality, a release and undertaking in the form as set in Appendix "B".

14. DOCUMENTS ON THE SITE

The owner to whom a permit is issued shall, during construction, keep:

- (a) posted in a conspicuous place on the property in respect of which the permit is issued the building permit or placard in lieu thereof; and

VILLAGE OF MASSETT BUILDING BYLAW NO. 428

- (b) a copy of the approved drawings and specifications on the property in respect of which the permit was issued.
15. EQUIVALENTS

The provisions of this Bylaw are not intended to limit the appropriate use of materials, equipment or methods of construction not specifically authorized herein. An owner desirous of providing an equivalent material, equipment or method of construction not specifically authorized by this Bylaw shall submit to the Building Inspector sufficient proof that the proposed equivalent will provide the level of performance required by this Bylaw.

16. CLIMATIC DATA

Climatic data for the design of buildings in the Municipality of the Village of ^{Port Clements} ~~Masset~~ shall be in accordance with standards set in the most recent edition of the National Building Code.

17. CORRECTION ORDER

The Building Inspector may issue a correction order in the form of a written letter either delivered in person or forwarded by double registered mail to the permit holder to make any corrections the Building Inspector may deem necessary to either the building plans or to the building.

18. PENALTY

- (a) Any person who violates the provisions of this Bylaw or the Building Code is liable, on summary conviction, to a penalty not exceeding \$2,000.00 and also the costs of the prosecution.
- (b) Each day during which such violation is continued shall be deemed to constitute a new and separate violation.
- (c) No conviction or order made in any matter arising under this Bylaw, either originally or on appeal, shall be quashed for want, or form, and no information, summons, conviction, order or other proceedings shall be held to be bad or quashed on account of its charging two or more violations, or charging a violation disjunctively, or in the alternative.
- (d) In any prosecution, action or proceeding under this Bylaw in which it is alleged that a corporation is or has been guilty of a violation against this Bylaw, the fact of the incorporation of that corporation shall be presumed without it being proved by the prosecutor, unless satisfactory proof is produced to the contrary.
- (e) In any such case, and in addition to the other remedies provided hereby, a copy of the conviction or order certified to by any Judge, or by the officer in whose custody the same is by law required to be kept may be filed in the office of the Registrar of any Supreme or County Court, and the conviction or order shall thereupon become a judgement of that Court and all proceedings may be thereupon taken and had as on any other judgement of that Court.
- (f) Nothing in this section contained shall be construed as in any way affecting, limiting, or restricting any proceedings which otherwise may be taken or had for the recovery of fines or penalties.

19. SECURITY DEPOSIT

A security deposit may be required - Appendix "G" - prior to the issuance of a building permit. The security deposit will be returned upon the issuance of the final Occupancy Permit and all outstanding charges incurred by the applicant with the Village of ~~Masset~~ having been paid in full. The Village of ~~Masset~~ may deduct from the Security Deposit any unpaid charges prior to the return of the security deposit (such as for damage to sidewalks, roads, etc.).

20. PERMIT EXPIRATION

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All permits issued by the Building Inspector expire two years from the date of issue.

VILLAGE OF ~~MASSETT~~ BUILDING BYLAW NO. ~~288~~ 289
 SCHEDULE OF BUILDING PERMIT FEES

APPENDIX "A"

1. NEW RESIDENTIAL BUILDINGS**(a) Single and multi-family dwellings:**

: Total useable floor space up to 1000 sq ft (93 sq m)	\$150.00
: Total useable floor space over 1000 sq ft (93 sq m)- each additional 100 sq ft (9 sq m)	6.00

(b) Factory Built Units:

: Single wide mobile unit	50.00
: Double wide unit	90.00
: Modular units - first unit	50.00
- each additional unit	40.00

(c) Buildings Accessory to Residential Unit:

: Total useable floor space up to 1000 sq ft (93 sq m)	50.00
: Total useable floor space over 1000 sq ft (93 sq m) - each additional 100 sq ft (9 sq m)	5.00

2. NEW COMMERCIAL BUILDINGS AND BUILDINGS NOT SPECIFICALLY INCLUDED IN SECTION 1 ABOVE**(a) Single and multi-use buildings:**

: Total useable floor space up to 1000 sq ft (93 sq m)	200.00
: Total useable floor space over 1000 sq ft (93 sq m) - each additional 100 sq ft (9 sq m)	8.00

(b) Factory Built Units:

: Single wide mobile unit	50.00
: Double wide unit	90.00
: Modular units - first unit	50.00
- each additional unit	40.00

(c) Buildings accessory to commercial units:

: Total useable floor space up to 1000 sq ft (93 sq m)	80.00
: Total useable floor space over 1000 sq ft (93 sq m) - each additional 100 sq ft (9 sq m)	8.00

3. ADDITIONS

To all units listed in sections 1 and 2 above.

: Total useable floor space up to 100 sq ft (9 sq m)	30.00
: Total useable floor space over 100 sq ft (9 sq m) - each additional 100 sq ft (9 sq m)	5.00

4. RENOVATIONS AND REPAIRS

Value up to \$2,000.00	30.00
Value over \$2,000.00 - each \$1,000 additional value	3.00

5. RENEWAL FEE - for permits previously issued 25.00

6. MOVING FEE (ALL UNITS EXCLUDING 1B & 2B) 30.00

7. DEMOLITION FEE - for all units 50.00

8. CHANGE OF OCCUPANCY FEE - for all units 25.00

9. ADDITIONAL INSPECTIONS 35.00

VILLAGE OF ~~MASSETT~~ BUILDING BYLAW NO. ~~400~~ 284

BUILDING APPLICATION AND PERMIT

PERMIT # _____

PAGE 1 OF 2 - APPENDIX "B"

1. Building 7. Job Address (Civic) _____

2. Plumbing 8. Describe Work _____

3. Demolition 9. Value of Work \$ _____

4. Sign 10. New _____ Addition _____ Alteration _____

5. Other Renovation _____ Repair _____

6. Moving Change in Occupancy - From: _____ To: _____

11. Legal Description: District Lot _____ Plan _____ Block _____ Lot(s) _____

12. Owner _____

Mailing Address _____ Phone _____

13. Contractor _____

Mailing Address _____ Phone _____

14. Designer/Engineer _____

Mailing Address _____ Phone _____

ATTACHMENTS REQUIRED TO THIS APPENDIX 'B' PERMIT APPLICATION:

Appendix(s): A C D E G Survey Cert. Health Perm.

Other _____

FOR OFFICE USE ONLY

TOTAL PERMIT FEE \$ _____

1. Present Zoning: _____ 2. Zoning Officer Approval _____

3. Building: No. of Stories _____ Parking Required _____
Construction Type _____ Occupancy Group _____

4. Plumbing: _____

Bathubs _____ Showers _____ Water Closets _____

Dishwasher _____ Kitchen Sink _____ Urinals _____ Clothes Washer _____

Slop Sink _____ Other _____ TOTAL FIXTURE UNITS _____

**PERMIT NOT VALID UNLESS SIGNED ON REVERSE BY APPLICANT AND
BUILDING INSPECTOR**

VILLAGE OF MASSETT BUILDING BYLAW NO. ~~287~~ 287

Page 2 of 2 - Appendix "B"
Pat Clements

1. I agree to conform to all the bylaws of the Village of ~~Masset~~ *Pat Clements* and to all the statutes, regulations and codes in force in the Village of ~~Masset~~ *Pat Clements* and to save the Village of ~~Masset~~ *Pat Clements* harmless from any action or costs whatsoever arising out of or incident to, the granting of this permit, if issued.
2. I recognize that, within the boundaries of the Village of Massett, there are areas of "problem soils" and that these are widely distributed as to location. I affirm that it is my responsibility as owner/agent to identify foundation conditions generally on which the intended construction is to be placed and take all action required to ensure the adequacy of the foundation.

BUILDING INSPECTORS SPECIAL INSTRUCTIONS (NOTES): _____

Pat Clements
 "In consideration of the granting of this permit, I/we agree to release and indemnify the Village of ~~Masset~~, its Council members, employees and agents from and against all liability, demands, claims of action, suits, judgements, losses, damages, costs, expenses of whatever kind which I/we or any other person, partnership or corporation or my/our respective heirs, successors, administrators or assignees may have or incur in consequence of or incidental to the granting of this permit or any inspection, failure to inspect, certification, approval enforcement or failure to enforce the Village of ~~Masset~~ Building Bylaw or the British Columbia Building Code and I/we agree that the Village of ~~Masset~~ owes me/us no duty of care in respect to these matters. *Pat Clements*"

I/we the undersigned, hereby agree to abide by the requirements of the Village of Massett Zoning Bylaw and Building Code Enforcement Bylaw, all other Bylaws, and to comply with the construction standards as set out in the Building Regulations of British Columbia. Any changes to plans after permit is issued MUST be drawn in and approved by the Building Inspector before that work is started.

"I/we have read the above agreement, release and indemnity and understand it".

Signature of Building Inspector

Signature of Owner/Agent

DATE: _____

DATE: _____

**BUILDING PERMIT VALID ONLY IF SIGNED BY
 APPLICANT AND BUILDING INSPECTOR**

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VILLAGE OF MASSETT BUILDING BYLAW NO. 428
284
BUILDING INSPECTIONS

APPENDIX "C"

REQUIRED
(YES) (NO)

YES NO

1 FORMS-after complete (including reinforcement steel) but prior to placing any concrete

Building Inspector

Date

2 BACKFILL-after removal of forms, placing of drain tile and dampproofing, prior to backfill

YES NO

Building Inspector

Date

3 FRAMING / ROUGH-INS - after framing, sheathing, fire-stopping, bracing and after electrical and mechanical rough-ins, but before insulation or exterior finish.

YES NO

Building Inspector

Date

4 VAPOUR BARRIER/INSULATION - after insulation and vapour barrier but prior to drywall or other finish.

YES NO

Building Inspector

Date

5 SERVICE CONNECTIONS - on completion of laying and bedding of water and sewer but prior to any backfill (includes under slab).

YES NO

Building Inspector

Date

6 OCCUPANCY - after the building or portion thereof is complete, but before occupancy or other use takes place.

YES NO

Building Inspector

Date

7 OTHER -

YES NO

Building Inspector

Date

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VILLAGE OF ~~MASSSETT~~ BUILDING BYLAW NO. ~~428~~ *284*

OCCUPANCY PERMIT

APPENDIX "E"

This is to certify that the premises named herein have been constructed under authority of Building Permit No. _____ and have received the final inspection of the plumbing and general construction.

Premises Civic Address: _____

Legal Description: Lot _____ Block _____ Plan _____ D.L. _____

Roll No.: _____

This building is now completed and ready for occupancy.

Pot Clemente

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This Occupancy Permit is issued pursuant to the Village of ~~Massett~~ Building Bylaw No. ~~428~~ (and all subsequent amendments). This Permit confirms the inspections pursuant to the Building Bylaw have been completed and no substantive violations of health and safety requirements has been observed.

Issuance of this Permit in no way relieves the owner from full responsibility for compliance with all health and safety requirements established by statutes, regulations or bylaw.

This Permit is not a warranty that the subject building complies with all Municipal and Provincial regulations governing zoning and building construction, nor that it is without defect.

Building Inspector

Date