

CARIBOO REGIONAL DISTRICT

BYLAW NO. 3160, 1996

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CARIBOO REGIONAL DISTRICT

BYLAW NO. 3160

A BYLAW TO PROVIDE FOR THE ADMINISTRATION OF THE BUILDING REGULATIONS

The Board of Directors of the Cariboo Regional District in open meeting assembled, enacts as follows:

CITATION

1. This bylaw may be cited for all purposes as the "Cariboo Regional District Building Bylaw No. 3160, 1996."

INTERPRETATION

2. For the purposes of this bylaw, the following words and expressions are defined, and where the same words and expressions are defined in the *Building Regulations*, those definitions do not extend to the use of those words and expressions in this bylaw:

"*Agent*" includes a *person* representing the *owner* by written consent and includes a hired tradesman and contractor who may be granted *permits* for work within the limitations of his licence.

"*Authority Having Jurisdiction*" for the purposes of this bylaw means the *Building Inspector*.

"*Board*" means the Board of Directors of the Cariboo Regional District.

"*Bona Fide Agricultural Operation*" means an operation classified as a farm by the Assessor under the Assessment Act;

"*Building Regulations*" means the British Columbia Building Code and the British Columbia Plumbing Code as regulations under the municipal act and in force at relevant times under this bylaw.

"*Building Inspector*" means the *person* or *persons* employed from time to time to administer or enforce this bylaw.

"*Building Permit*" means a *permit* required or issued pursuant to this bylaw.

"Construct" includes to reconstruct, install, repair, alter, add to, demolish, and move and all other matters to which the *Building Regulations* apply, except occupancy of a building.

"Fee" means a *fee* prescribed in Schedule "A" to this bylaw.

"Lane" means a secondary public access to the side or rear of a *parcel*.

"Manufactured Home Park" means land used or occupied by any *person* for the purpose of providing spaces for the accommodation of three or more manufactured homes and for imposing a charge or rental for the use of such space.

"Owner" has the same meaning as in the Municipal Act and includes an *agent*, and refers to the *owner* of a *parcel* for which a *permit* is issued under this bylaw.

"Parcel" means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

"Permit" means a *permit* required or issued pursuant to this bylaw and includes *permits* for buildings, demolitions, *plumbing*, building moves, chimneys, fireplaces and fuel burning appliances.

"Person" has the same meaning as in the Interpretation Act.

"Plumbing" means any system or arrangement of one or more pipes, including fittings and appliances attached thereto, in, upon, or about any premises and within the boundaries of the land, installed for the purpose of supplying such premises with hot water for radiant heating purposes, potable water or for the conducting or carrying away of waste water or of rain or surface water, including any required vent pipes and including fire sprinkler systems.

"Regional District" means the Cariboo Regional District.

"Site Plan" means a plan showing the location of the proposed construction, in relation to:

- (a) the *parcel* boundary; and,
- (b) any existing *structures* on the *parcel*.

"Structure" means any appurtenance or improvement which is affixed to, supported by or sunk into land or water.

"Survey Certificate" means a survey plan prepared by a BC Land Surveyor, indicating the location of buildings or *structures* in relation to the *parcel* boundary.

"Zoning Bylaw" means the *Zoning Bylaw* of the *Regional District* in effect from time to time.

SCOPE AND EXEMPTIONS

3. (1) This bylaw shall be applicable within the Cariboo Regional District Building Inspection Extended Service Area as established by "Cariboo Regional District Building Inspection Extended Service Establishment Bylaw No. 2326, 1989", as amended.

(2) *Permits* and inspections are required for any of the conditions where the codes apply as noted in Subsection 1.1.2. of the BC Building Code; Subsection 1.1 of the BC Plumbing Code; or where an inspection is required under other legislation.

(3) Exemptions:

The following are exempted from the requirement for building *permits* or inspections under this bylaw but shall comply with all other applicable bylaws and regulations:

- (a) Single-storey storage, garden sheds and other accessory buildings not exceeding 15 m² in floor area;
- (b) *Farm Buildings* when part of a *bona-fide agricultural operation*;
- (c) Minor alterations or repairs valued at up to \$4,000, only if not creating new rooms or spaces in a building, if non-structural and not related to *plumbing* or foundation perimeter drains;
- (d) Re-roofing or replacing exterior cladding unless structural repairs are required, or insulation is also being replaced or upgraded;
- (e) Decks attached to residential occupancies if the deck surface is 600 mm or less above the adjacent ground level;
- (f) *Structures* other than *buildings*, unless attached to a *building*; and,
- (g) Repair or replacement of a *plumbing* fixture, valve or faucet, clearing of stoppages, or the repair of leaks.

PROHIBITIONS

4. (1) No *person* shall, unless exempted by this bylaw or any other enactment, commence or continue to *construct* a building or *structure* without obtaining a *permit* for that purpose from the *Building Inspector* prior to commencing construction and without holding a *permit* for the construction during the carrying out of the construction.
- (2) No *person* shall, unless exempted by this bylaw or any other enactment, commence or continue the connection, installation, repair or alteration of *plumbing*, sewers, drains, tanks, pumps and similiar works without obtaining a *permit* for that purpose from the *Building Inspector* prior to commencing the work, and without holding a *permit* for the work during the carrying out of the work.
- (3) No *person* shall occupy, use, or allow the occupancy or use of any building or part thereof contrary to the terms of this bylaw or any *permit*, notice, or certificate given or posted by the *Building Inspector*.
- (4) No *person* shall interfere with or obstruct the entry of the *Building Inspector* or his representatives authorized under this bylaw who are acting in the conduct of administration and enforcement of this bylaw.
- (5) No *person* shall submit false or misleading information in relation to an application for a *permit* under this bylaw.
- (6) No *person* shall, unless authorized by the *Building Inspector*, alter, reverse, deface, cover, remove or in any way tamper with any notice, *permit* or certificate posted pursuant to the provisions of this bylaw.
- (7) No *person* shall do any work that is at variance with the description, plans and specifications for the building or *structure* which have been authorized by the *Building Inspector* and for which a *permit* has been issued, unless the variance has first been authorized in writing by the *Building Inspector*.
- (8) No *person* shall continue to do any work upon a building or *structure* or any portion of it after the *Building Inspector* has ordered cessation of work on it or has ordered the suspension of any portion of construction of it.
- (9) No *person* shall do any work or carry out any construction contrary to this bylaw or the *Building Regulations*.

AUTHORITY OF BUILDING INSPECTOR

5. (1) The *Building Inspector* is authorized to

- (a) administer this bylaw;
- (b) keep records of applications received, *permits* and orders issued, inspections and tests made, and retain copies of all papers and documents connected with the administration of this bylaw;
- (c) take such action and require such tests that he considers necessary in order to establish whether any method or type of construction or material used in the construction of a building conforms with the requirements and provisions of the *Building Regulations*; and,
- (d) determine 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 Regulations*;

it being understood that the purpose of this function is to enforce the provisions of this bylaw and not to hold out to any *person* that a building is constructed in a safe and proper manner.

(2) The *Building Inspector*

Authority to Enter

- (a) is hereby authorized to enter, at all reasonable times, upon any property subject to the regulations of this bylaw and the *Building Regulations*, in order to ascertain whether the regulations of or directions under them are being observed;

Consent to Enter

- (b) where any dwelling, apartment or guest room is occupied, shall obtain the consent of the occupant before entering it or else shall provide written notice twenty-four (24) hours in advance of entry;

Correct Work

- (c) may order the correction of any work which is being or has been improperly done under any *permit*;

Stop Work

- (d) may order the cessation of work that is proceeding in contravention of this bylaw or the *Building Regulations* by the placing of a "stop work" notice on the building or jobsite;

Professional Certification

- (3) Where the *Building Inspector* considers that
- (a) the site conditions, or
 - (b) the size or complexity of
 - (i) the development, or
 - (ii) an aspect of the development

to which a *building permit* relates, warrants a certification by a Professional Engineer or Architect that the plans submitted with the application for the *permit*, or specified aspects of those plans, or actual on-site construction techniques or assemblies, comply with the *Building Regulations* and other applicable enactments respecting safety, the *Building Inspector* may require the *owner* to provide the certification.

Endorsement and Notice under Section 5(3)

- (4) The following Notice shall be given to the *owner* by endorsing it on a *building permit* that is issued in reliance upon a certification by a professional Engineer or Architect that the plans submitted in support of the application for the *permit* comply with the British Columbia *Building Regulations* and other applicable enactments respecting safety of the building:

"Take notice that the Cariboo Regional District, in issuing this *permit*, has relied upon the certification of compliance of _____, professional Engineer or Architect, submitted with the plans of construction, that the plans comply with the current British Columbia *Building Regulations* and other applicable enactments respecting safety of the building or *structure*."

Administrative Directions

- (5) Words defining the responsibilities and authority of the *Building Inspector* shall not be construed as creating any duty upon the *Building Inspector* or the *Regional District*, but as internal administrative directions only.

Release from Liability

- (6) Despite any other provision of this bylaw, the *Building Inspector* may require as a condition of the issuance of a *building permit* that the *owner* execute and submit to the *Regional District* a release and undertaking in the form prescribed in Schedule "B" (the *Owner's Undertaking*) attached hereto and forming part of this bylaw.

PERMITS

6. Issuing Permit

- (1) Where
- (a) an application has been made;
 - (b) the proposed work set out in the application complies with the *Building Regulations*, this bylaw and all other applicable bylaws and enactments; and,
 - (c) the applicant for a *permit* has paid to the *Regional District* the *fee* or *fees* prescribed in Schedule "A" to this bylaw

the *Building Inspector* shall issue the *permit* for which the application was made.

Permit Conditions

- (2) Every *permit* is issued upon the conditions
- (a) that construction shall be started within six (6) months from the date of issuing the *permit*;
 - (b) that the work is not to be discontinued or suspended for a period of more than six (6) months;
 - (c) that the *permit* shall lapse in the event that either of the preceding two conditions is not met;
 - (d) that all *permits* shall lapse eighteen (18) months from the date of issue;
 - (e) that a lapsed *permit* shall not be renewed nor the *fee* refunded. If the work is not completed when a *permit* lapses, a new *permit* shall be applied for, for the work remaining;

- (f) that at any time after the issuance of a *permit*, but before the work under the *permit* has commenced, the *permit* holder may apply for cancellation of the *permit*. Upon receipt of such application, the *Building Inspector*, if satisfied that the work has not commenced, shall cancel the *permit* and shall provide a refund to the *permit* holder as prescribed in Schedule "A" attached hereto;
- (g) that, where inspections additional to those required by this bylaw are required due to violations or failure of the *permit* holder to have the work accessible and ready at the time the inspection is called for, the *Building Inspector* may charge the additional inspection *fee* prescribed in Schedule "A" attached hereto; and,
- (h) that the registered *owner* of the land signs the following, which may be endorsed on the *permit*:

"In consideration of the granting of this *permit*, I/we agree to release and indemnify the Cariboo Regional District, its *Board* members, employees and agents from and against all liability, demands, claims, causes of action, suits, judgments, losses, damages, costs and 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 Cariboo Regional District Building Bylaw or the British Columbia Building Regulations and I/we agree that the Cariboo Regional District owes me/us no duty of care in respect of these matters.

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

Contents of Application for Permit

- (3) The application for a *permit* shall
 - (a) be made in the form provided by the *Regional District*;
 - (b) be signed by the *owner* or his authorized *agent*;
 - (c) state the intended use or uses of the building;
 - (d) state the market value of the proposed work;

- (e) be endorsed by the Ministry of Health and/or the Ministry of Transportation and Highways when required by the *Building Inspector*;
- (f) include as exhibits, copies in duplicate of the specifications and scale drawings of the building with respect to which work is to be carried out, and including
 - (i) a *site plan* which clearly indicates the proposed location of the new building and all existing buildings on the property by dimensions from property lines, all right-of-ways and adjacent roads and the driveway location and any watercourses or bodies of water on or immediately adjacent to the property;
 - (ii) the dimensions of the building including area of each floor;
 - (iii) the dimensions, area and proposed use of each room or floor area;
 - (iv) the technical information specified in other parts of this bylaw and the *Building Regulations* required to be included on the drawings related to those parts;
 - (v) such other information as is necessary to illustrate all essential features of the design of the building; and,
 - (vi) the name, address and telephone number of the designer;

and,

- (g) contain any and all other information necessary to establish compliance with this bylaw, the *Zoning Bylaw* and any other applicable enactment.
- (4) When required by the *Building Inspector*, the application shall also be accompanied by:
- (a) a plan showing the location and size of every building drain and of every trap or inspection piece that is on a building drain;
 - (b) a sectional drawing showing the size and location of every soil or waste pipe, trap, and vent pipe. The plans and specifications shall be submitted in the form and quantities required by the *Building Inspector* and shall have on them complete design and calculation criteria so that the *Building Inspector* has this information available for examination, and shall bear the name, address and telephone number of the designer;

- (c) a graphic or isometric drawing of proposed *plumbing* work showing the size and location of the *plumbing* system and containing complete design and calculation criteria; and,
 - (d) a survey of the building site by a registered British Columbia Land Surveyor.
- (5) Each building to be constructed on a *parcel* shall be the subject of a separate *building permit* application and *building permit*, and shall be assessed a separate *building permit fee* based on the value of the building.

Reduction of Fees

- (6) Where the *Regional District* relies under Section 5(3) of this bylaw on a certification of compliance in issuing a *building permit*, the *fees* payable for the *building permit* shall be reduced by the amount of the *fees* prescribed in Schedule "A" attached hereto, which are attributable to the cost of the *Building Inspector* determining whether the plans or aspects of the plans certified to comply with the *Building Regulations*, do in fact comply with the British Columbia *Building Regulations*, and other applicable enactments respecting safety, to the extent that the certification has relieved the *Building Inspector* of the determination.

REVOCAION OF PERMIT

7. (1) The *Building Inspector* may revoke a *permit* where there is a violation of
- (a) a condition under which the *permit* was issued; or,
 - (b) a provision of the *Building Regulations*, this bylaw or other applicable bylaws or enactments.
- (2) The revocation shall be in writing and transmitted to the *permit* holder by registered mail, and deemed served at the expiration of three days after the date of mailing.

PHASED CONSTRUCTION

8. (1) The *Building Inspector* may issue a *permit* for the construction of a part of a building before the entire plans and specifications for the whole building have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the bylaw.

- (2) The issuance of the *permit* notwithstanding, the requirements of this bylaw and the *Building Regulations* apply to the remainder of the building, as if the *permit* had not been issued.
- (3) The *Building Inspector* may carry out a final inspection for part of a building provided that he is satisfied that the part of the building complies with all applicable bylaws, enactments and regulations, and that all health and safety requirements have been met.

MANUFACTURED HOMES

- 9. (1) Prior to placing on the site, factory-built housing and components shall be certified as required by the *Building Regulations*.
- (2) Older mobile homes not certified to the relevant standards as required by the *Building Regulations* require BC Government Electrical Safety Branch approval and upgrading of health and safety items to the satisfaction of the *Building Inspector*.
- (3) On-site preparations (foundations, basements, mountings), interconnection of modules, connection to services and installation of appliances or other components of all factory-built buildings are to comply in all respects to the *Building Regulations*.

TEMPORARY BUILDINGS

- 10. (1) Subject to compliance with other applicable bylaws, the *Building Inspector* may issue a *permit* for the erection or placement of a temporary building if he is satisfied that the building is safe for the stated use and duration;
- (2) The word "temporary", as used in this section, shall mean the period designated on the *permit*, but not exceeding twelve (12) months;
- (3) Applications for a *permit to construct* a temporary building shall be made in the form provided by the *Regional District*, and accompanied by:
 - (a) plans showing the location of the building on the site and construction details of the building;
 - (b) a statement of the intended use and duration of the use;

- (c) the *permit fee* noted on Schedule "A" to this bylaw, which will be non-refundable; and,
- (d) (i) except for residential ancillary buildings less than 75 m² in area, a removal security in the amount of two thousand (\$2,000) dollars in the form of cash, certified cheque, bond guarantee by a licensed bonding company or a letter of credit from a bank, which removal security is refundable within thirty (30) days of the temporary building being removed and the site left in a safe and sanitary condition.
- (ii) In the event of default by the *owner* to remove the temporary building within thirty (30) days after the expiration of the period provided for in the *building permit*:
 - (a) the removal security shall be forfeited to the *Regional District*; and,
 - (b) the *Regional District*, its employees and agents may enter and effect the removal of the temporary building, provided the *Regional District* gives the *owner* thirty (30) days notice of it's intention to effect such removal.

RESPONSIBILITY OF OWNER

- 11. (1) Before construction commences, the *owner* shall
 - (a) determine that the building site is safe and will not be affected by flooding water caused by surface run-off or otherwise, or by landslip or other hazards; and
 - (b) incorporate into the design and plans submitted for a *permit*, the climatic data in Section 14.
- (2) Neither the granting of a *permit* nor the acceptance of plans and specifications, nor inspections made by or on behalf of the *Regional District*, shall in any way relieve the *owner* from full responsibility to perform the work in strict accordance with this bylaw, the *Building Regulations* and all other applicable enactments.

DUTIES OF OWNER BEFORE CONSTRUCTION

- 12. An *owner* of real property shall

- (1) permit the *Building Inspector* to enter his building or premises at any reasonable time for the purpose of inspection;
- (2) obtain from the *Regional District*, or other *authority having jurisdiction* where applicable, *permits* relating to demolition, excavation, building, repair of buildings, zoning, change in classification of occupancy, swimming pools, sewers, private sewage systems, water, *plumbing*, signs, canopies, awnings, marquees, blasting, driveway/street access, street occupancy, electricity, building to be moved, and all other *permits* required in connection with the proposed work prior to the commencement of the work;
- (3) when required by the *Building Inspector*, give at least forty-eight (48) hours notice to the *Building Inspector* of the intention to start work on the construction site; and,
- (4) obtain elevation and construction requirements relative to Flood Plain Restrictions from the Ministry of Environment and the *Regional District*.

DUTIES OF OWNER DURING CONSTRUCTION

13. (1) The *Owner* shall, during construction
 - (a) ensure that no work is done on any part of the building or *structure* beyond that point indicated in each successive inspection report without first obtaining the written approval of the *Building Inspector*; and,
 - (b) request the *Building Inspector* to make or cause to be made the inspections at the following stages of construction, by giving notice to the *Building Inspector* a minimum of one working day prior to the inspection being required,
 - (i) after the forms for concrete footings are complete, but prior to placing of any concrete therein; or for PWF foundations, after installation and compaction of the granular drainage layer but before footings are installed;
 - (ii) after forms for foundation walls are complete and reinforcing installed but prior to placing any concrete therein;

- (iii) after removal of formwork from a concrete foundation and installation of the perimeter drainage system and application of damp-proofing; or after framing of a PWF foundation wall and floor assembly and application of damp-proofing; but prior to backfilling against any foundation;
 - (iv) after framing and sheathing of the building are complete, including the installation of the roof membrane, all exterior doors and windows, fire-stopping, bracing, chimney, duct work, *plumbing*, gas venting and wiring, but before any insulation, drywall or other interior or exterior finish is applied which would conceal such work;
 - (v) after completion of the building drain, sanitary and storm sewers, rough-in *plumbing* system, including water supply and drain, waste and vent piping, but before any such *plumbing* is covered, and if any part of a *plumbing* system is covered before it is inspected and approved it shall be uncovered if the *Building Inspector* so directs, and when considered necessary, underground building drains, branches, storm drains and sewers shall be retested after the completion of all backfilling and grading by heavy equipment;
 - (vi) after insulation and vapour barrier are complete, but before any drywall or other interior finish is applied which would conceal such work;
 - (vii) during the construction of any masonry fireplace at the smoke chamber stage; for a free-standing masonry chimney, at the thimble stage; before any factory-built or site-constructed fireplace or chimney is enclosed by combustible materials; and before the chimney cap is placed on a masonry chimney;
 - (viii) after the building is complete; and,
 - (ix) any other inspections that may be required by the *Building Inspector* due to the size or complexity of the work.
- (c) where it is deemed necessary by the *Building Inspector*, provide specialized professional information at the *owner's* cost, and the *owner* shall not proceed with any further work which would prevent a thorough inspection until the inspection has been done and approved; and,
- (d) ensure that the building or *structure* is built in compliance with the *Building Regulations* and this bylaw.

(2) The *Owner* shall

- (a) give notice to the *Building Inspector* immediately upon any change in ownership or change in the address of the *owner* or *agent* occurring prior to an approved final inspection;
- (b) obtain from the *Building Inspector* written permission prior to resuming construction which has been suspended on any building;
- (c) where tests of any materials are required by the *Building Inspector* to ensure conformity with the requirements of this bylaw, transmit to the *Building Inspector* records of the test results;
- (d) in all cases where it is required to conduct the waste from *plumbing* fixtures or trade waste to a *Regional District* sanitary sewer, make certain, by inquiring from the *Regional District*, that the sanitary sewer is at sufficient depth and capacity to receive the discharge; and also to arrange the *plumbing* to suit the location of the connection provided for the *parcel* by the *Regional District*;
- (e) in cases where the existing building or buildings are demolished, destroyed, or otherwise removed from property connected to the *Regional District* sanitary sewerage system, make arrangements to the satisfaction of the *Regional District* or else the *Regional District* shall cap off the sanitary sewer connection at the property line and the *owner* shall be liable for costs; and,
- (f) keep
 - (i) posted in a conspicuous place on the property in respect of which the *permit* was issued a copy of the *permit* or a poster or placard showing the material facts in the *permit* in lieu of the *permit*; and,
 - (ii) on the property a copy of the *permit* drawings and specifications in respect of which the *permit* was issued.

CLIMATIC DATA

14. Climatic data for the design of buildings in the *Regional District* is:

	CENTRAL CARIBOO	NORTH CARIBOO	SOUTH CARIBOO	WELLS
(1) Design Temperature				
January 2½ %	-31°C	-33°C	-28°C	-33 °C
January 1%	-34°C	-35°C	-31°C	-35 °C
July 2½ %				
Dry	29°C	30°C	30°C	26 °C
Wet	17°C	17°C	18°C	15 °C
Degree - Days below 18°C	5,100	4,850	5,150	5,950
(2) Minimum Depth for Frost-Protected Foundations				
	1,070 mm	1,070 mm	1,070 mm	1,524 mm
(3) Maximum Rainfall				
15 minutes	10 mm	10 mm	10 mm	13 mm
One Day	45 mm	50 mm	45 mm	55 mm
Ground Snowload				
	2.2 kPa Ss	2.7 kPa Ss	2.4 kPa Ss	4.4 kPa Ss
	0.2 kPa Sr	0.1 kPa Sr	0.3 kPa Sr	0.2 kPa Sr
Annual Total Precipitation	425 mm	525 mm	425 mm	1,040 mm
(4) Hourly Wind Pressure				
probability 1/10	0.30 kPa	0.25 kPa	0.30 kPa	0.30 kPa
probability 1/30	0.35 kPa	0.29 kPa	0.36 kPa	0.35 kPa
probability 1/100	0.41 kPa	0.34 kPa	0.43 kPa	0.41 kPa
(5) Seismic Data				
Za	1	0	1	0
Zv	2	2	1	1
Zonal Velocity Ratio, v	0.10	0.10	0.05	0.05

BUILDING MOVES

15. (1) This section does not apply to manufactured homes.

- (2) No *person* shall move or cause to be moved any building into the *Regional District*, or from one *parcel* to another in the *Regional District* without first obtaining a *permit* to carry out the move and to site the building on the *parcel* to which it is to be moved.
- (3) The building shall either meet the requirements of the *Building Regulations* prior to its move or be rehabilitated to *Building Regulations* requirements, to the satisfaction of the *Building Inspector*, within eighteen (18) months from the issuance of the *permit* to move.
- (4) When relocated, the building shall comply with all clearances and siting requirements applicable to that *parcel*.
- (5) The application for a *permit* to move shall be accompanied by detailed plans and specifications of the proposed relocation and rehabilitation of the building.

NO DUTY OF CARE

16. This bylaw does not create any duty of care whatsoever on the *Regional District*, the *Board* members, the *Building Inspector*, or any employees or agents of the *Regional District* in respect of:
 - (1) the issuance of a *permit* under this bylaw;
 - (2) the review and approval of the drawings, plans and specifications submitted with the application for a *permit*;
 - (3) inspections made by the *Building Inspector* or failure to make such inspections; or,
 - (4) the enforcement or failure to enforce the current edition of the *Building Regulations* or the provisions of this bylaw.

NO CAUSE OF ACTION

17. Neither a failure to administer or enforce nor the incomplete or inadequate administration or enforcement, of the *Building Regulations* 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* whomsoever, including the *owner* and his *agent*.

NO WARRANTY OR REPRESENTATION

18. Neither the issuance of a *permit* under this bylaw, the review and approval of the drawings, plans and specification, nor inspections made by the *Building Inspector*, shall in any way constitute a representation, warranty or statement that the *Building Regulations* or this bylaw has been complied with and no *person* shall rely on any of those actions as establishing compliance with the *Building Regulations* or this bylaw.

PENALTIES

19. (1) A *person* who contravenes this bylaw commits an offence and is liable on conviction to the penalties prescribed in the Offence Act.
- (2) For each day that a violation of the provisions of this bylaw is permitted to exist, it shall constitute a separate offence.

SEVERABILITY

20. If any portion of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, that portion may be severed from the bylaw and such decision shall not affect the validity of the remaining portions of this bylaw.

REPEAL BYLAWS

21. Cariboo Regional District Building Bylaw No. 1020, 1980 and all amendments thereto are hereby repealed.


READ A FIRST TIME THIS 17th day of May, 1996.

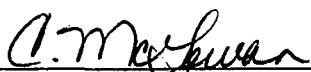
READ A SECOND TIME THIS 17th day of May, 1996 .

READ A THIRD TIME THIS 17th day of May, 1996.

NOTICE GIVEN under Section 817.1 Municipal Act on the 28th and 29th days of May , 1996.

ADOPTED this 21st day of June , 1996 .


Chairman


Deputy Secretary