

DISTRICT OF WELLS

BYLAW NO. 15, 1999

A BYLAW TO IMPOSE BUILDING PERMIT AND INSPECTION FEES

WHEREAS the District of Wells, by way of Letters Patent, is authorized to vary the use of Building Bylaw No. 3160 of the Cariboo Regional District as they pertain to those properties within the boundaries of the District;

AND WHEREAS the Council may impose Building Permit & Inspection fees as specified under Part 26 of the Municipal Act;

NOW THEREFORE the Council of the District of Wells in open meeting assembled enact as follows:

1. This Bylaw may be cited as "Building Permit & Inspection Fees Bylaw No. 15 of 1999.
2. Schedule ' A ' as attached to and forming part of Bylaw No. 3160, 1996 is hereby repealed and replaced with Schedule 'A' as attached and forming part of this Bylaw.

READ A FIRST TIME this 1st day of June, 1999.

READ A SECOND TIME this 1st day of June, 1999.

READ A THIRD TIME this st day of June, 1999.

FINALLY ADOPTED this 15th day of June, 1999.

signed by: Joseph Jourdain, Mayor

and by: Doug Ruttan, Clerk

Registered in the office of the Inspector of Municipalities this 30th day of July 1999.

District of Wells
SCHEDULE "A" to Bylaw No. 15, 1999

A. APPLICATION AND PERMIT FEES

- A.1 Every permit application shall include a non-refundable application fee. This application fee will be credited to the permit fee calculated in accordance with Schedule "A" to this Bylaw.
- A.2 A permit fee calculated in accordance with Schedule "A" to this Bylaw shall be paid in full upon issuance of the relevant permit under this Bylaw.
- A.3 A restoration and clean-up security in accordance with Schedule "A" in the form of cash, certified cheque, bond guarantee or a letter of credit from a bank shall be paid in full upon issuance of a permit having a construction value of \$5000. or more, which restoration fee and clean-up security is refundable within sixty (60) days of the building being completed and ready for occupancy, subject to the owner restoring the road allowance ditches, storm sewers and other services to their original condition as determined by a Building Inspector.
- A.4 An application for a permit may be cancelled if the prescribed permit fee is not paid within 60 days from the date of notification to the applicant that the Building Permit is ready for issuance.
- A.5 A re-application for a permit shall be processed as a new application and subject to payment of the application fee under Section A.1.
- A.6 An applicant for a building permit may obtain a refund of the building permit fee, less the application fee, when a permit is surrendered and cancelled within one year of issuance and before any construction begins or inspection is made in the amount of 90% of the balance of the building permit fee.
- A.7 Where applicable, inspection charges shall be paid in accordance with Schedule "A" to this Bylaw, in advance of inspection.
- A.8 Where the District, in issuing a building permit, indicates that it has relied on a certification of compliance from a Professional Designer retained by the owner that the plans or the aspects of the plans comply with the Building Code and other enactment's respecting safety; the City shall reduce the permit fee by one percent (1%) to a maximum as set out in Schedule "B".

B. FEE SCHEDULE

Building Permit Application Fee:	\$150.00 or the estimated cost of the building permit, which ever is lower. (See A.1)
Building Permit Fee:	0.5% of actual construction value, in no case shall the value be less than the value derived from the attached "Construction Values / Costs per Square Foot"
Building Permit Fee Reduction:	Section A-8 reduction is limited to a maximum of \$500.00
Building Permit Transfer Fee:	\$50.00
Minimum Building Permit Fee:	\$35.00

Additional Permit Fee:

If any work for which a permit is required in this bylaw was commenced prior to a permit being issued the fee payable as determined in Schedule "C" shall be increased by fifty percent (50%) and the minimum penalty shall be fifty (50) dollars.

Inspections due to a Change of Occupancy or use where no alterations are made: \$35.00

Refundable Restoration and Clean-up Security: \$750.00 (see section A.3)

Demolition of a building: \$35.00

Re-inspection fee for inspections required due to non-conformance: \$35.00

Re-issuance fee for permits which have expired: 0.5% of value of work remaining to be completed.

Installation of Chimney or Solid Fuel Burning Appliance: \$45.00

Plumbing Fixtures: \$5.00 per DWV plumbing rough-in fixture, Hot Water Tank, Floor Drain, Roof Drain, Industrial equipment :
\$2.00 per DWV plumbing fixture in a CSA certified, factory built building

Fire Sprinkler Systems: 0.5% of actual construction value

CSA Certified Manufactured Homes:

\$50.00 plus 0.5% of construction value of foundation and additions

Building Moves: (except CSA certified, manufactured homes)

1. For a building that is to be moved from a location within the District of Wells building inspection area to a location outside of the building inspection area: \$35.00
2. For a building that is to be moved from a location within the District of Wells building inspection area to another location within the building inspection area: 0.5% of the latest appraised value of the building

Temporary Buildings: 0.5% of the value of the building (non-refundable)

Removal security in the amount of \$2000.00 in the form of cash, certified cheque, bond guarantee or a letter of credit from a bank.

Permit Transfer or Assignment Fee:

For the transfer or assignment of a building permit when requested in writing by the original applicant, an additional fee shall be paid of ten percent (10%) of the original permit fee or \$35.00, whichever is the greater.

Permit Fee Refunds:

May be obtained through a request in writing by the original applicant as described in section A-6.

CONSTRUCTION VALUES/COSTS PER SQUARE FOOT
TO DETERMINE MINIMUM CONSTRUCTION VALUE

RESIDENTIAL SINGLE FAMILY

Full Basement, single storey	\$85.00 per square foot of building outline
Crawl space, single storey	\$78.00 per square foot of building outline
Finished second floor amounts	\$40.00 per square foot, added to above amounts
Garages/Workshops	\$25.00 per square foot
Carports	\$15.00 per square foot
Sundecks	\$12.00 per square foot
Covered decks	\$20.00 per square foot
Mobile Home additions	
unfinished, unheated	\$30.00 per square foot
finished	\$50.00 per square foot

Commercial/Industrial/Institutional/Public Building Projects

0.5% of the contract price, or if there is no contract, at the cost estimated by the Building Inspector with due regard to the contract price of the most recent work of a similar nature done in the closest proximity to the proposed project. If the applicant disputes the value estimated by the Building Inspector, then the average of two professional appraisals at the cost of the applicant, shall be used.