

CITY OF SURREY

BY-LAW NO. 9011

As amended by By-laws No. 9432, 02/29/88; 9455, 04/25/88; 9959, 03/13/89; 10366, 01/22/90; 10620, 07/30/90; 10798, 01/28/91; 10901, 04/29/91; 11021, 08/26/91; 11168, 01/20/92; 11176, 02/03/92; 11209, 06/15/92; 11613, 01/11/93; 12268, 04/25/94; 12383, 07/25/94; 12827, 05/13/96; 13083, 04/14/97; 13219, 09/22/97; 13593, 12/14/98; 14090, 07/24/00; 14187, 12/04/00; 14222, 02/26/01; 14344, 03/26/01; 14531, 10/22/01; 14575, 12/10/01; 14636, 02/18/02; 14786, 09/09/02; 14928, 03/24/03; 15020, 05/12/03; 15931, 02/13/06; 16202, 01/15/07; 16520, 01/14/08; 16847, 01/19/09; 16937, 05/25/09; 17068, 12/14/09; 17107, 01/25/10; 17309, 01/10/11; 17555, 02/06/12

A by-law for the administration and enforcement of the Building Code made applicable to the City by Section 734 and 740 of the Municipal Act, R.S.B.C. 1979, as amended.

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THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

WHEREAS Section 740 of the "Municipal Act" and the regulations thereunder have established a Building Code for the Province of British Columbia governing standards for the construction and demolition of buildings which Building Code applies to all municipalities and regional districts in British Columbia;

AND WHEREAS Section 734 of the "Municipal Act" and the regulations thereunder provide for the health, safety, and protection of persons and property;

AND WHEREAS it is deemed necessary to provide for the administration of the said Building Code;

AND NOW, THEREFORE, the City Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law may be cited "Surrey Building By-law, 1987, No. 9011."
2. Definitions

In this By-law,

- "Agent" includes a person, firm, or corporation representing the owner, by designation or contract, and includes a hired tradesman and/or contractor who may be granted permits for work within the limitations of his license.
- "Architect" means a person registered or licensed under the Architects Act as member of the Architectural Institute of British Columbia.
- "Authority Having Jurisdiction" means the General Manager, Planning and Development, or his designate, of the City of Surrey.
- "Building" means any structure used or intended for supporting or sheltering any use or occupancy either of a temporary or permanent nature.
- "Building Area" means the greatest horizontal area of a building above grade within the outside surface of the exterior walls or within the outside surface of exterior walls and the centreline of fire walls.
- "Building Code" means the Building Code established for the Province of British Columbia pursuant to Section 740 of the Municipal Act, R.S.B.C. 1979 as amended from time to time.
- "Building Inspector" means the General Manager, Planning and Development, or his designate, for the City.
- "Building Value" shall be the completed building value of all construction or work related to the building, including finishes, roofing, electrical, plumbing, drains, heating, air-conditioning, fire extinguishing systems, elevators, and any other equipment and materials, the current monetary worth of all plans and specifications, labour and fees for design, testing, consulting, management, contractor's profit and overhead, sales taxes, goods and services tax, and insurance, current monetary worth of all contributed labour and materials, and a reasonable value for site works and improvements not included in other permits.

"Certified Professional" means an Architect or Engineer registered to practise in British Columbia and accepted by the General Manager, Planning and Development, or his designate, as qualified for the purpose of this By-law.

"City" means the City of Surrey.

"Construction" means to erect, alter, add, demolish, repair, reconstruct, renovate, remove, or relocate a building.

"Council" means the City Council of the City of Surrey.

"Engineer" means a person registered or licensed as a Professional Engineer pursuant to the provisions of the Engineers and Geoscientists Act of British Columbia.

"Field Reviews" means such reviews of the work at the project site and at fabrication locations, where applicable, as the Architect or Engineer in his professional discretion considers to be necessary in order to ascertain that the work substantially conforms in all material respects to the plans and supporting documents prepared by the Architect or Engineer and accepted by the City of Surrey for the project. This includes keeping records of all site visits and any corrective actions taken as a result thereof.

"Owner in respect of any real property" means the registered owner as appears on the records of the Land Title Office as an estate in fee simple, and in the event of their being a registered life estate includes the tenant for life. In the event that there is a registered Agreement for Sale and purchase, "OWNER" means the registered holder of the last registered Agreement for Sale and Purchase.

"Permit" means permission or authorization in writing by the Building Inspector to perform work regulated by this By-law.

"Registered Professional" referred to in this By-law shall be an Engineer or Architect registered in the Province of British Columbia, as a member in good standing in the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia.

3. Scope

- (1) No building or structure or part of a building or structure shall be built, erected, enlarged, altered, raised, repaired, demolished, or moved except in accordance with the provisions of the Building Code and of this By-law.
- (2) No building or structure or part of any building or structure shall be built, erected, enlarged, altered, raised, repaired, demolished, or moved until a building permit, therefor, has been granted by the Building Inspector.
- (3) The Building Inspector shall have the right of entry into any building or premises at any reasonable time for the purposes of administering or enforcing this By-law and the Building Code.
- (4) No person shall interfere with or obstruct the entry of the Building Inspector to any building or premises while the Building Inspector is acting in the course of his duties.
- (5) The provisions of this By-law shall be subject to the provisions of any zoning By-law or the provisions of any other relevant By-laws of the City.
- (6) The requirement of the Building Code and this By-law shall apply to the construction and occupancy of the building.
- (7) For the purpose of this By-law, the provisions, regulations, and fee schedule pertaining to building permits shall apply mutatis mutandis to sign permits.

4. Accessory Buildings Less than Ten (10) Square Metres (100 Square Feet)

Accessory buildings not greater than 10 square metres in building area used for storage purposes only may be placed or constructed without a building permit provided they do not create a hazard and further provided that such building complies with the siting for accessory buildings and site coverage requirements as set out in the Zoning By-law and any other applicable provision of a development permit.

5. Farm Buildings

Farm buildings as defined by the Canadian Farm Building Code 1983 which are not used as dwelling units, shall comply with the Canadian Farm Building Code 1983, as issued by the Associate Committee of the National Building Code, National Research Council of Canada, which is hereby adopted and forms part of this By-law.

6. City Services

- (1) Notwithstanding the provisions hereafter contained, the Building Inspector shall not grant a building permit for the construction of any building unless:
 - (a) "Adequate Vehicular Access" is provided to the lot or parcel upon which the said lot is to be constructed or placed;
 - (b) The property is serviced by City sanitary sewer or is approved for the installation of a septic disposal field;
 - (c) Each parcel of land shall have water supply from an improved City distribution system or have a proven source of water meeting the "British Columbia Drinking Water Quality Standards, 1982" of the Province of British Columbia Ministry of Health, and of sufficient quantity to provide a continuous flow of 2,300 litres per day, all as certified by a Hydro Geologist registered in and for the Province of British Columbia.
- (2) For the purpose of this By-law, "ADEQUATE VEHICULAR ACCESS" shall mean a maintained public road having a minimum width of four decimal two (4.2) metres (14 feet) ditched or storm sewered for adequate drainage, and of sufficient strength to carry a fire truck of nine (9.0) tonnes (18,000 lbs.) single axle loading and from which a boulevard crossing can be approved to serve the building in question. The road shall be constructed over a highway allowance dedicated by plan or deed registered in the Land Title Office. Lanes shall not be considered adequate vehicular access unless the property is served by a maintained public road and vehicular access to the said property is specifically permitted only from a lane abutting the property.

7. Administration

- (1) The Building Inspector may:
 - (a) Enter any land or building at any reasonable time for the purpose of administering this By-law;
 - (b) Refuse to issue a permit where in his opinion the proposed work does not comply with the requirements of this By-law, or any other by-law;
 - (c) In writing, order the correction of any work which is in contravention of this By-law;
 - (d) Order the cessation of work that is proceeding in contravention of this By-law by the placing of a "Stop Work Order" on the building or job site.
 - (e) Establish or require the owner to establish whether any method or type of construction or material used in the construction of any building conforms to the requirements and provisions of the Building Code.

8. Building Permit Applications

- (1) Each building to be constructed on a site shall have a separate building permit application, building permit, and be assessed a separate building permit fee based on the value of that particular building.
- (2) If, in the opinion of the Building Inspector, the character of the work is sufficiently described in the application, he may waive the filing of plans provided the value of such work does not exceed one thousand dollars (\$1,000.00), including applicable taxes.
- (3) Applications for building permit shall be filed with the Building Inspector as follows:
 - (a) be made in the form provided for such purpose;

- (b) be signed by the owner or his agent;
- (c) state the intended use or uses of the building or structure; and
- (d) include two complete sets of clear, legible, and dimensioned plans and specifications of the building or structure which contain sufficient information to satisfy the Building Inspector that the work covered by the application will comply with the provisions of the Building Code and all By-laws of the City and shall include the following:
 - (i) the dimensions of the building or structure.
 - (ii) the proposed use of each room or floor area.
 - (iii) a plot plan showing the relationship of the proposed building or structure or addition thereto, to all property lines and any other buildings or structures on the site.
 - (iv) a site drainage plan showing the elevations of a lot corner and slab or floor of crawlspace.
 - (v) any other technical information that may be required to satisfy the Building Inspector that the proposed building or structure complies with the Building Code and the relevant City By-laws.
- (4) If, in the opinion of the Building Inspector, the building or structure would be on land that is subject to or is likely to be subject to flooding, mud flows, debris flows, erosion, rockfalls, or avalanche, he may request the owner to provide a report certified by an engineer with experience in geotechnical engineering that the land may be used safely for the use intended.

9. Issuance of Building Permits

- (1) If the Building Inspector is satisfied that the proposed building or structure will comply with all By-laws of the City and the Building Code, he may issue the building permit.

- (2) If the Building Inspector is satisfied that a part of the proposed building or structure will comply with all the By-laws of the City and the Building Code, he may issue a building permit for that part of the building or structure.
- (3) The Building Inspector may refuse to issue any building permit where:
 - (a) The information submitted is inadequate to determine compliance with the provisions of this By-law.
 - (b) The information submitted is incorrect.
 - (c) The building or use thereof would be prohibited by any other By-law, act, or regulation.
- (4) Pursuant to subsection 8.(4) of this By-law, where a professional geotechnical engineer determines that land may not be used safely for the use intended, the Building Inspector shall refuse to issue any building permit.
- (5) Pursuant to subsection 8.(4) of this By-law, where a professional geotechnical engineer determines that land may be used safely for the use intended, the Building Inspector may issue a building permit on the following conditions:
 - (a) the owner of the land covenants with the City to use the land only in the manner determined and certified by a professional geotechnical engineer as enabling the safe use of the land for the use intended; and
 - (b) the covenant shall be registered pursuant to the Land Title Act, R.S.B.C., 1979 as amended.
- (6) The Building Inspector shall, where requested by an owner, give written reasons for his refusal to issue a building permit.

- (7) Notwithstanding any other provision of this By-law, whenever the Building Inspector considers the character of any proposed work or portion thereof for which a permit has been applied, pursuant to this By-law, is such that because of:
- (a) site conditions;
 - (b) size or complexity of the building or portion thereof;
 - (c) the intended building or portion thereof falls within the scope of Part 3 of the British Columbia Building Code;
 - (d) a structural component of the intended building falls within the scope of Part 4 of the British Columbia Building Code; or
 - (e) the intended building or portion thereof is designed with a common egress system for occupants and requires the use of firewalls, according to the provisions of the British Columbia Building Code;

he may require that any drawings, specifications, plot plans, and related documents pertaining to the proposed work or portion thereof shall be prepared, signed, and sealed by a Registered Professional, and that the construction field review be carried out under the supervision of a Registered Professional.

The Building Inspector may impose these requirements on applications and permits issued apart from those received or issued under the seal of a Certified Professional.

- (8) One set of plans and specifications describing the work covered by the building permit and authenticated by the Building Inspector shall be kept at the site of the proposed building at all times until final approval for the building has been granted.
- (9) The plans and specifications for which the permit has been issued shall not be altered unless such alteration is approved by the Building Inspector.

- (10) No person, including a Certified Professional, shall do any work that is at variance with the description, plans, and specifications submitted with the application for any permit which has been issued pursuant to this By-law unless such variance has been approved by the Building Inspector.
- (11) Neither the granting of a building permit nor the receiving of the relevant drawings and specifications nor inspections made by the Building Inspector shall in any way relieve the owner or agent of such building from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and all relevant By-laws of the City.

9A. Soil Profiles

Prior to the issuance of any building permit to erect or demolish any structure on a site that has previously been used for industrial or commercial purposes, the Building Inspector may require the applicant to provide a site profile of the property in accordance with the requirements of the Provincial Government Waste Management Act as amended April 1, 1997.

10. Revocation of Building Permit

- (1) The Building Inspector may revoke a building permit for one or more of the following reasons:
 - (a) For violation of any of the conditions under which the building permit was issued.
 - (b) For violation of any provisions of this or any other By-law.
 - (c) For violation of any provisions of the Building Code.
 - (d) If any reason is found to exist which would have been cause for denial of such permit, if known to exist at the time of issuance of the building permit.

- (e) If any person has prevented or obstructed or sought or attempted to prevent or obstruct the entry of the Building Inspector upon the premises or property to inspect any building to ascertain if the requirements of this By-law or any other applicable by-law of the City or the British Columbia Building Code are being complied with.

11. Stop Work Orders

- (1) The Building Inspector may direct the immediate suspension or correction of all or any portion of the work on any building, by attaching a notice to that effect on such premises, whenever it is found by him that such work is not being performed in accordance with the provisions of the Building Code or any relevant By-laws of the City. Such notice shall remain posted on the premises until all work that is not being performed in accordance with the Building Code or this or any other By-law has been remedied to the satisfaction of the Building Inspector. No work, other than the required remedial measures, shall be carried out on the portion of the work affected by the stop work notice until such notice has been removed, and such notice shall only be removed by the Building Inspector.

12. Lapse of Permit

A building permit shall become void unless construction pursuant to the permit is commenced within six months from the date of issuance of the permit. No building permit shall be valid after six months, unless such time has been extended in writing by the Building Inspector, but in no case shall such extension exceed two years from the date of issuance of said permit.

13. Survey Certificate

The Building Inspector may require an owner to submit an up-to-date plan or survey prepared by a registered land surveyor clearly showing the property lines, location of building construction, and the elevation of the lowest habitable floor area or elevation of crawlspace.

14. Responsibility of the Owner

- (1) Every owner of a property or his agent shall obtain from the Building Inspector any permits required in connection with the proposed construction of a building prior to commencing the work on the property.

- (2) The Building Inspector may require the owner or his agent to give up to forty-eight (48) hours' or two working days' notice of any inspections required to be performed under this section.
- (3) The owner of a building or his agent shall have the building or any part thereof inspected and approved by the Building Inspector at the following stages of construction:
 - (a) When the forms or footing and/or foundation walls are complete, but prior to placing any concrete therein.
 - (b) When any reinforcing steel or heating duct work is placed and before any concrete is placed thereon.
 - (c) After the installation of perimeter drain tiles and damp-proofing, put prior to the backfilling against the foundation.
 - (d) After installation of storm sewer systems but prior to the backfilling thereof.
 - (e) When the framing, sheathing, all exterior doors, windows, and roof membrane are completed, including the installation of any fire stopping, bracing, chimney, and duct work construction, rough wiring, gas venting, and rough plumbing but before the insulation, lath or other interior or exterior finish is applied which would conceal such work.
 - (f) When the insulation has been completed and the vapour barrier applied but before any lath or other interior or exterior finish is applied that would conceal the insulation.
 - (g) When the building or portion thereof is ready for occupancy, and final Plumbing and Electrical inspections have been made pursuant to the respective By-laws and all other inspections set out in this By-law have been made, but prior to any occupancy thereof.
 - (h) Prior to the issuance of a final approval or occupancy permit for cases described in paragraph 9.(7), the owner or applicant shall submit certification confirming that:

- (a) the construction field review has been completed under the supervision of the appropriate Registered Professional; and
 - (b) the construction of the building or portion thereof conforms with the plans, specifications, plot plans and related documents for which the permit was issued.
- (4) The civic address shall be conspicuously posted on the front of the premises or on a sign post so that it may be easily read from the street.

15. New Buildings

- (1) No person shall occupy or permit occupancy of any building or part thereof hereafter erected until there has been issued a final approval for it by the Building Inspector. The Building Inspector shall determine that all of the relevant By-laws of the City and the Building Code have been complied with prior to issuance of such an approval.
- (2) Provisional Approval: Upon request of the holder of a permit, or the owner, the Building Inspector may issue a provisional approval for the occupancy for part of a building provided that such provisional approval would not jeopardize life, property or the health of the inhabitants. The exterior cladding on the building is also to be completed prior to such an approval.
- (3) The holder of the building permit or the owner may request that a provisional approval be issued for a building, or part of a building, prior to the development being completed and being in full compliance with the Building Code and all relevant By-laws, provided that:
 - (a) The use of the building would not jeopardize life, property or the health of the inhabitants.
 - (b) The applicant deposits a cash security equivalent to the cost of the unfinished work with the City and guarantees the said work will be completed within the time specified in the agreement covering the provisional approval.

16. Change of Use

No change in the type of use of any structure or part thereof shall be made or permitted by the owner until the owner or his agent has first applied for and obtained a building permit for such change of use. A change in the type of use shall be interpreted to mean a new use of any existing structure or part thereof.

17. Size Limitations

Deleted: Bylaw 14636, 02/18/02

18. Building Fees

(1) Building Permits

Before receiving a Building Permit for any building or structure, the owner or his agent shall pay to the City the following fee:

(a)	Minimum permit fee for the first \$1000 of building value for other than tenant improvement permits	\$47.00
(b)	Minimum permit fee for commercial and industrial tenant improvement permits for the first \$1000 of building value	\$166.00
(c)	For each subsequent \$1000 of building or portion thereof over \$1000 and up to a value of \$100,000	\$10.50
(d)	For each subsequent \$1000 of building value or portion thereof over \$100,000 and up to a value of \$250,000	\$8.65
(e)	For each subsequent \$1000 of building value or portion thereof over \$250,000	\$7.90

All fees are subject to applicable taxes.

(1.1) Economic Investment Zone Permit Fees

- (a) For the purposes of this Section 18(1.1) the following definitions apply:

“Economic Investment Zone or Zones” means the City Centre and Bridgeview/South Westminster areas designated as Economic Investment Zones in Schedules “A” and “B” respectively, attached to and forming part of this By-law.

“Parcel” means any parcel of land of which fifty-one percent (51%) or more of the land area is within an Economic Investment Zone and upon which a person applies to construct a Project.

“Project” means the construction of a new improvement on a Parcel where:

- (i) the new improvement is commercial or industrial and has a Building Value of at least:
- (1) ten million dollars (\$10,000,000.00) for improvements in the City Centre Economic Investment Zone, and
 - (2) five million dollars (\$5,000,000.00) for improvements in the Bridgeview/South Westminster Economic Investment Zone; or
- (ii) the new improvement is a concrete high-rise residential building in the City Centre Economic Investment Zone with a Building Value of at least 25 million dollars (\$25,000,000.00), and the building permit is issued on or before December 22, 2010.
- (b) Notwithstanding paragraphs 18(1)(a) to (e) above, the permit fee payable for any Project in an Economic Investment Zone shall be equal to fifty percent (50%) of the total permit fee calculated in accordance with paragraphs 18(1)(a) to (e) above.
- (c) If:
- (i) construction on the Project pursuant to the permit does not commence on or before December 31, 2010; or

- (ii) the Project does not receive final approval from the Building Inspector on or before December 31, 2012,

then the permit fee shall no longer be discounted and the Owner shall pay to the City forthwith the remaining portion of the fee owing in an amount equal to fifty percent (50%) of the total permit fee calculated in accordance with paragraphs 18(1)(a) to (e) above, and failure to pay the remaining permit fee owing will result in cancellation of the building permit.

(2) Ancillary Permits and Services

(a)	For change of use	\$59.00
(b)	For site inspection and inquiry prior to the moving of a building or structure a non-refundable fee of	\$139.00
(c)	For demolishing a building or structure, a fee of	\$31.00
(d)	For the erection of any auxiliary space heating appliances and appurtenances or chimney, a fee of	\$73.00
(e)	For transfer of a building permit	\$59.00
(f)	Where a permit has been issued and the applicant desires to make design changes:	
(i)	For non-Building Code related amendments (no plan check), a fee of	\$109.00 /hr. one hour min.
(ii)	For amendments requiring a Building Code plan check, a fee of	\$216.00 /hr. one hour. Min
(g)	For examination of requests for equivalencies to the Building Code requirements, for all buildings (per equivalency)	\$422.00
(h)	Extension of Building Permits	\$69.00
(i)	Replacement of Building Permit information	\$14.00 per sheet
(j)	Special Inspection	
	Where an applicant wishes a special inspection not provided for in the fee schedule, the fee shall be:	
(i)	during normal working hours	\$75.00 /hour one hour min.

(ii)	after hours during which the offices of the City Hall are normally open, the fee, in addition to other required fees, to be based on the time actually spent in making such inspection, including travelling time	\$518.00 plus \$129.00 / hour for each hour or part thereof beyond the first 4 hours
(k)	Comfort Letter (Fees Include GST): Residential: Multi-residential (per unit): Others:	\$118.00 \$155.00 \$155.00 plus \$118.00 per unit
(l)	Basic historical building records research (Fees Include HST) Age of building: Square footage of building: Final occupancy date: Survey Certificate:	\$18.00 \$18.00 \$18.00 \$18.00
(m)	Plan Review for Code Compliance	\$110.00/hour one hour min.

All fees are subject to applicable taxes.

- (3) Building permit fees will be divided into two portions, plan checking for 35% of the estimated building permit fees and inspection charges for 65% of the estimated building permit fees. Where one or more letters of assurance from a registered professional are required, the plan checking amount is to be reduced by 10% to a maximum deduction of \$500.
- (4) To move a building or structure, the applicant will pay a building permit fee based on the value of work to be done on site in accordance with the schedule set out in sub-sub-paragraphs (b) to (g) above.
- (5) Where any building takes place before a building permit is issued, the building permit fees shall be doubled.
- (6) The Building Inspector shall use the "Marshall Valuation Services" publication with their updated "current cost multiplier", and "current multipliers for Vancouver regional costs", or such other universal source of calculating valuation as he deems practical and expedient to assess the building value.

(18A) Fees for Additional Inspections

- (1) On any portion of the work the permit holder shall be entitled to one re-inspection.
- (2) A \$69.00 re-inspection fee will be imposed whenever an inspection was called for and the work to be inspected was not ready for inspection. Inspections not ready shall be deemed to include any inspection called for where the work to be inspected was not complete or where there was a substantial number of deficiencies which showed that the work was not checked over prior to calling for inspection. \$75.00
- (3) For second and further re-inspections subsequent to a re-inspection in paragraph (2) \$125.00

All fees are subject to applicable taxes.

19. Refunds

Where a building permit or application is cancelled by the owner or the City, a refund on permit fees will be issued on the following basis:

- (1) Where a permit has been applied for but not issued and the plans have been reviewed, all but the charges listed will be refunded:
 - (a) single family dwellings, a fee of \$139.00
 - (b) all other buildings up to \$1,000 in building value, a fee of \$93.00
 - (c) all other buildings with a value greater than \$1,000 and less than \$1.5 million, a fee of \$618.00
 - (d) all other buildings with a building value greater than \$1.5 million, a fee of \$930.00

All fees are subject to applicable taxes.

- (2) Where a permit has been issued and no inspections have been made, 50% of the building permit fee may be refunded subject to the minimum charge as set forth herein.
- (3) Where a permit has been issued and inspections have been made, no refund will be given.

20. Equivalents and Tests

- (1) Equivalents for one or more of the provisions of this By-law or the Building Code may be permitted provided sufficient evidence is submitted to satisfy the Building Inspector that the proposed equivalent will provide the level of performance required by this By-law and the Building Code.
- (2) The Building Inspector may direct that tests of materials, devices, construction methods, structural assemblies, or foundation conditions be made, or sufficient evidence or proof be submitted at the expense of the owner, where such evidence or proof is necessary to determine whether they meet the requirements of this By-law and the Building Code.
- (3) To the extent that is possible, all tests required by the Building Inspector shall be carried out in accordance with recognized standard test methods. In the absence of such standard test methods the Building Inspector may specify the test procedure to be followed.

21. Alterations and Additions

- (1) Every building being altered, added to, raised, or removed from its existing foundation shall be made to conform in its entirety to the requirements of the Building Code and this By-law governing new buildings, except that in the case of alterations or additions this provision shall apply only to the part of the building being altered or added to if that part is completely self contained with respect to the facilities and safety measures required.
- (2) When materials and equipment which fall within the scope of this By-law and the Building Code are replaced or altered in a building, such replacements and alterations shall meet the requirements of this By-law and the Building Code.

22. Repair of Damaged Buildings

- (1) No building, the use of which is not in conformity with Surrey Zoning By-law, 1964, No. 2265 and Surrey Zoning By-law, 1979, No. 5942, as amended from time to time, shall be constructed, nor shall a permit be issued under this By-law, if said building is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the authority having jurisdiction. Construction will only be permitted, under these circumstances, for a conforming use in accordance with the

said Zoning By-laws.

23. Moving of a Building

- (1) No person shall move any building or structure from one parcel of land to another parcel of land without first obtaining a permit.
- (2) Every application for a permit to move a building shall designate the site of the building to be moved and the site to which the building is to be moved. Permission to use the public streets shall be obtained from the proper authority.
- (3) Notice of disconnections from City Water and Sewerage Systems shall be given to the proper authority and such disconnections must be done under City supervision.
- (4) No building that is to be used as a dwelling may be moved into the City.
- (5) A building situated within the City may be moved within the City provided:
 - (a) The building is not older than the majority of the buildings situated on lots within one hundred and fifty-five (155) metres of the lot to which it is proposed to move the building, and
 - (b) It conforms to the structural and architectural standards of the majority of the buildings situated on lots within one hundred and fifty-five (155) metres of the lot to which it is proposed to move the building.
- (6) No building may be moved on to a lot unless the lot is within one hundred and fifty-five (155) metres of a lot occupied by a building at the date of application to move the building and in no event shall a building be moved on to any lot within a registered plan of subdivision containing more than two (2) lots if no buildings exist on any of the lots within the said subdivision at the date of application to move the building.
- (7) The provisions of Subsections (5) and (6) of this Section shall not apply if:
 - (a) the building being moved is to be used as a dwelling; and

- (b) the lot onto which the building is to be moved is:
 - (i) located within the Agricultural Land Reserve,
 - (ii) designated "Agricultural" in the Surrey Official Community Plan By-law,
 - (iii) zoned to permit agricultural uses, and
 - (iv) a minimum of 2.0 hectares (5 acres) in area; and
 - (c) the moved building is sited such that it has a minimum separation of 100 metres (330 feet) from every point along the boundary separating lands designated "Agricultural" in the Surrey Official Community Plan By-law (OCP) from lands with any other OCP designation.
- (8) Buildings which do not conform to the requirements of sub-section 5(b) of this section may be moved pursuant to the provisions of this Section if the Owner:
- (a) submits plans showing the architectural and structural changes required in order to make the building conform to the structural and architectural standards of the majority of the buildings situated on lots within one hundred and fifty-five (155) metres of the lot to which it is proposed to move the building, and
 - (b) deposits with the City a sum of money sufficient to pay the estimated cost of architectural and structural changes required to make the building conform as hereinbefore provided and to complete any other work required under this section. In the event that the work required to make the building so conform is not completed within one year from the date of application for permission to move the said building such deposit shall be forfeited to the City and the Building Inspector may give the owner, tenant, or occupier thirty (30) days notice to vacate the premises and to move the building from the lot to which it had been moved pursuant to the permission hereinbefore referred to.
- (9) No building shall be moved to another site or parcel of land unless it will comply with all By-laws of the City; or unless the owner of such building has entered into an agreement with the City to complete all the work

required under this By-law and places a deposit with the City in the value of the work necessary under this By-law section. Work required under this By-law section shall be completed within one calendar year from the date on which the building permit was granted.

- (10) Notwithstanding Subsection (3) of this Section a newly constructed dwelling that has never been occupied, even if being moved from outside the City, will be considered to be a dwelling situated within the City for the purpose of this Section.
- (11) Notwithstanding Subsections (5) and (6) of this Section, a building that is the subject of a heritage revitalization agreement which contemplates the move of the building may be moved to a location within the City, and Sub-Subsection (8)(a) of this Section shall not apply to the move.

24. Site Drainage

- (1) When the Building Inspector designates that a given site must have a zero increase in run-off for any development, the owner or his agent shall:
 - (a) Produce proof and verification to the City of the rate of run-off on that site prior to any development.
 - (b) Show clearly on all plans submitted for building permit how he intends to maintain a zero increase in run-off.
 - (c) Produce where required engineering calculations showing that a zero increase in run-off can be attained by developing the site in a manner set out in application for building permit.
 - (d) Where required by the Building Inspector, retain a Professional Engineer to design and supervise all site construction as it relates to any necessary on-site retention required for the purpose of maintaining a zero increase in run-off.
 - (e) Design and install on-site retention system where required.
 - (f) Be responsible for maintaining any drainage system referred to under this Subsection for all times.

- (2) Where fill is placed upon any site for whatever reason, all necessary drainage controls to prevent discharge of storm water to adjacent properties shall be installed by the owner.
- (3) All rainwater leaders shall discharge to an approved "splash pad" at grade. No rainwater leaders shall discharge directly into the weeping tile or main storm discharge system, unless approval to do so is given by the Building Inspector.

25. Access to Properties - Driveway Gradients

(1) Residential, Single Family and Duplex Properties

Gradients on driveways shall commence at or within the property boundaries. No gradient serving the property shall commence on the City right-of-way.

26. Damage Deposit

- (1) Every applicant for a building permit, or permits, where construction exceeds \$20,000.00, including applicable taxes in value, shall prior to receiving such permit, or permits, deposit with the City the sum of \$1,000.00 per permit for single family or duplex construction and \$1,000.00 per permit for all multi-family and non-residential construction, to a maximum amount of \$5,000.00, as security against damage incurred to City property or services so caused by the owner or his agent during the period of construction. Such security may be in the form of a certified cheque or letter of credit. This security does not relieve the responsible party for damage in excess of the amount withheld. Should the work cost be in excess of the security amount held the owner/applicant of the building permit is responsible for the additional costs incurred. Unless otherwise agreed, the owner or his agent at the time of making his damage deposit, agrees that the road allowance in front or adjacent to his building site is free from damage or major defect and that any subsequent damage during the building period is his responsibility.

- (2) Any damage so caused by the owner or his agent shall be repaired to the satisfaction of the General Manager, Engineering. Failure by the owner or his agent to carry out all work deemed necessary shall entail forfeiture of such amounts of the bond monies as is necessary to complete such work by other forces.
- (3) At completion and final approval of the dwelling or building, all security monies or portion thereof not used for necessary repairs, shall be refunded to the owner.

27. Posting of Notices

- (1) The Building Inspector may post in an appropriate place in a dwelling a Notice which describes the use or uses to which the building may be lawfully put.
- (2) No person shall, unless authorized by the Building Inspector, alter, deface, cover, remove or in any way tamper with any Notice posted upon or affixed to the building as described in Subsection (1).

For the purpose of this Subsection, 'cover' shall not be deemed to include a decorative wall panel, curtain or other feature installed in front of the Notice for the express purpose of decorating the room in which the Notice is placed.

28. Certified Professionals

- (1) An Architect or Engineer may qualify as a Certified Professional by applying to the General Manager, Planning and Development, or his designate, for certification on completion of the following:
 - (a) attending a course or courses approved by the General Manager, Planning and Development, or his designate, concerning this By-law and other laws applicable to the design, construction, construction and inspection of buildings and structures;
 - (b) exhibiting by examination or otherwise as directed by the General Manager, Planning and Development, or his designate, a level of competency in respect of the matters referred to in 28 (1) (a);

- (c) providing evidence satisfactory to the General Manager, Planning and Development, or his designate, that the professional is covered by professional liability insurance.
- (2) The General Manager, Planning and Development, or his designate, may qualify as a Certified Professional, an Architect or Engineer who meets the requirements of Section 28 (1).
- (3) The General Manager, Planning and Development, or his designate, may disqualify a Certified Professional if the Certified Professional:
 - (a) is no longer registered or licensed as required by his professional association;
 - (b) fails, when required by the General Manager, Planning and Development, or his designate, to demonstrate the level of competency required for qualification;
 - (c) submits to the Building Inspector a document which is in any material way inaccurate or misleading;
 - (d) fails to disclose to the Building Inspector any deviation, changes or violations of the requirements of design, construction or inspection in respect of a building or structure to which he is connected as a Certified Professional; or
 - (e) fails to perform any duties or obligations required by this By-law.
- (4) The General Manager, Planning and Development, or his designate, may establish the form of such certificates that he may require as satisfactory evidence of compliance and conformity to the British Columbia Building Code and the City By-laws.
- (5) The Building Inspector may accept any application for a Building Permit under the Certified Professional program provided that:
 - (a) the building is regulated by Part 3 of the British Columbia Building Code; and

- (b) the application is accompanied by a confirmation of commitment by the owner, duly executed, and a certification of Code compliance of the design.

- (6) The Building Inspector may also require:
 - (a) a Design Checklist;
 - (b) a Project Directory;
 - (c) such other documentation he deems necessary.

- (7) Upon issuance of a Building Permit under the Certified Professional program, a Certified Professional shall conduct inspections and provide the Building Inspector with applicable field review reports in a form acceptable to the Building Inspector at the earliest reasonable opportunity; or upon demand of the Building Inspector.

- (8) A Certified Professional shall, in respect of the project for which he made application for a Building Permit under the Certified Professional program:
 - (a) undertake and/or coordinate and review any design criteria and field reviews required for the project;
 - (b) certify that the design will comply and construction of the project will substantially conform in all material respects to this By-law and all other laws applicable to the project;
 - (c) certify that the construction of the project substantially conforms in all material respects to the certified design, to this By-law and to all other laws applicable to the project;
 - (d) ascertain that only qualified persons are retained to conduct tests, inspections, design and detailing work and field reviews;
 - (e) approve in advance of building permit issuance any tenant improvement work constructed prior to occupancy of the building;

- (f) review for adequacy and acceptability any report, oral or written, concerning testing, inspection and field review requirements; and maintain a detailed record of such reports or comments; and make same available to the Building Inspector if he requires;
 - (g) advise the Building Inspector in writing if any matter of design, construction or inspection does not meet lawful requirements;
 - (h) at least once every thirty days from issuance of a Building Permit under the Certified Professional program, submit a written Progress Report to the Building Inspector;
 - (i) forthwith advise the Building Inspector if he has ceased to be retained, or of the date upon which he will cease to be retained by the owner;
 - (j) provide on request to the Building Inspector within 60 days after occupancy of the project has been approved, a set of record drawings sealed by a British Columbia licensed member of each professional discipline involved along with a written Letter of Assurance of the Certified Professional that no significant changes in the project's design or construction occurred other than those that had been approved by the Building Inspector.
- (9) The Building Inspector may stop work and revoke a Building Permit issued under the Certified Professional program in the following circumstances:
- (a) if a Certified Professional is no longer retained by the Owner for that project;
 - (b) if a Certified Professional fails to perform any of his duties or obligations under Subsection 28(8) herein;
 - (c) if a document required by this By-law is not delivered within the time required; or at all;
 - (d) if any of the reasons in Section 10 of this By-law occur.
- (10) Section 15 of this By-law applies to Building Permits issued under the Certified Professional program.

- (11) Neither anything herein contained, nor the acceptance by the Building Inspector of a Letter of Assurance, nor the issuance of a Building Permit or Final Approval shall relieve the Owner or Certified Professional from full and complete compliance with the British Columbia Building Code and the City By-laws, and the City may enforce all provisions of such by by-laws by the issuance of stop work orders, injunctions, prosecution or such other means as are available at law.
- (12) Where the Building Inspector accepts the Certification of Compliance or Letters of Assurance of a Certified Professional, neither the City nor the Building Inspector nor any other City employee shall be liable for any loss, damage or expense caused or contributed to because a building in respect of which a certificate is issued is unsafe or does not comply with the British Columbia Building Code or any City By-law.

29. Penalty for Infraction

Every person who violates any of the provisions of this By-law or the Building Code or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law or the Building Code, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this By-law or the Building Code, or who does any act which violates any of the provisions of this By-law or the Building Code shall be guilty of an infraction thereof, and upon summary conviction, shall be liable to fine of not less than Fifty Dollars (\$50.00) and not more than Two Thousand Dollars (\$2,000.00). For the purposes of this section each day of violation shall constitute a separate offence.

30. Climatic Data

Climatic data for the design of buildings in the City of Surrey shall be:

Winter 2-1/2 percent Design Temperature	-8°C
Winter 1 percent Design Temperature	-10°C
July 2-1/2 percent Design Dry Bulb Temperature	29°C
July 2-1/2 percent Design Wet Bulb Temperature	20°C
Annual Total Degree Days Below 18oC	5600
Annual Total Precipitation (inches) *	
Maximum Rainfall Intensities **	
(10-year return period)	

Weight of snow on ground (Ss) = 2.2kPa = 46.0 PSF

Weight of rain within the snow (Sr) = 0.3 kPa = 6.0 PSF

Note: any reduction factor for roof snow loading shall apply to the weight of Snow (Ss) only.

Maximum Wind Load

- Gust

- Hourly Wind Pressure 1/10 probability 0.46kN/m² or 9.5 PSF

1/30 probability 0.58kN/m² or 12.1 PSF

1/100 probability 0.72kN/m² or 15.1 PSF

Seismic Zone 4

Maximum Frost Penetration into Ground 460 m.m. or 18 inches

* Varies depending on location in City -

Use data shown on chart entitled "AVERAGE ANNUAL PRECIPITATION IN SURREY" attached hereto.

** Varies depending on location in City -

Use data shown on chart entitled "RAINFALL INTENSITY - DURATION - FREQUENCY CURVES T=10" attached hereto where:

A = Average Precipitation

I = Intensity t = Duration T = Return Period

31. REPEALED BY-LAWS

The following By-laws are hereby repealed:

- (1) "Surrey Building By-law, 1973, No. 4128"
- (2) "Surrey Building By-law, 1973, No. 4128, Amendment By-law, No. 4938"
- (3) "Surrey Building By-law, 1973, No. 4128, Amendment By-law, No. 4983"
- (4) "Surrey Building By-law, 1973, No. 4128, Amendment By-law, No. 7027"
- (5) "Surrey Building By-law, 1973, No. 4128, Amendment By-law, No. 7681"

- (6) "Surrey Building By-law, 1973, No. 4128, Amendment By-law, No. 7701"
- (7) "Surrey Building By-law, 1973, No. 4128, Amendment By-law, No. 8644"

PASSED THREE READINGS on the 25th day of May, 1987.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the 8th day of June, 1987.

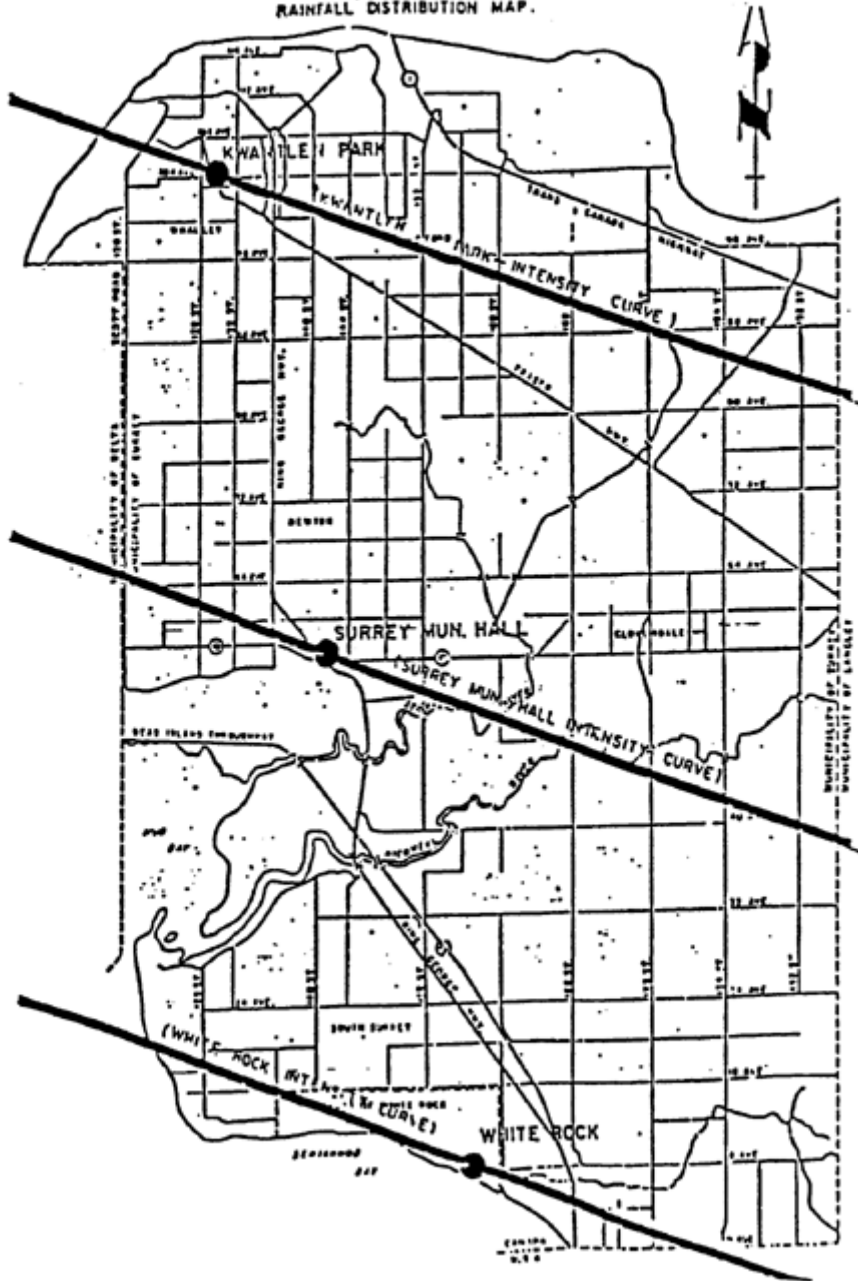
_____ "D.A. ROSS" _____ MAYOR

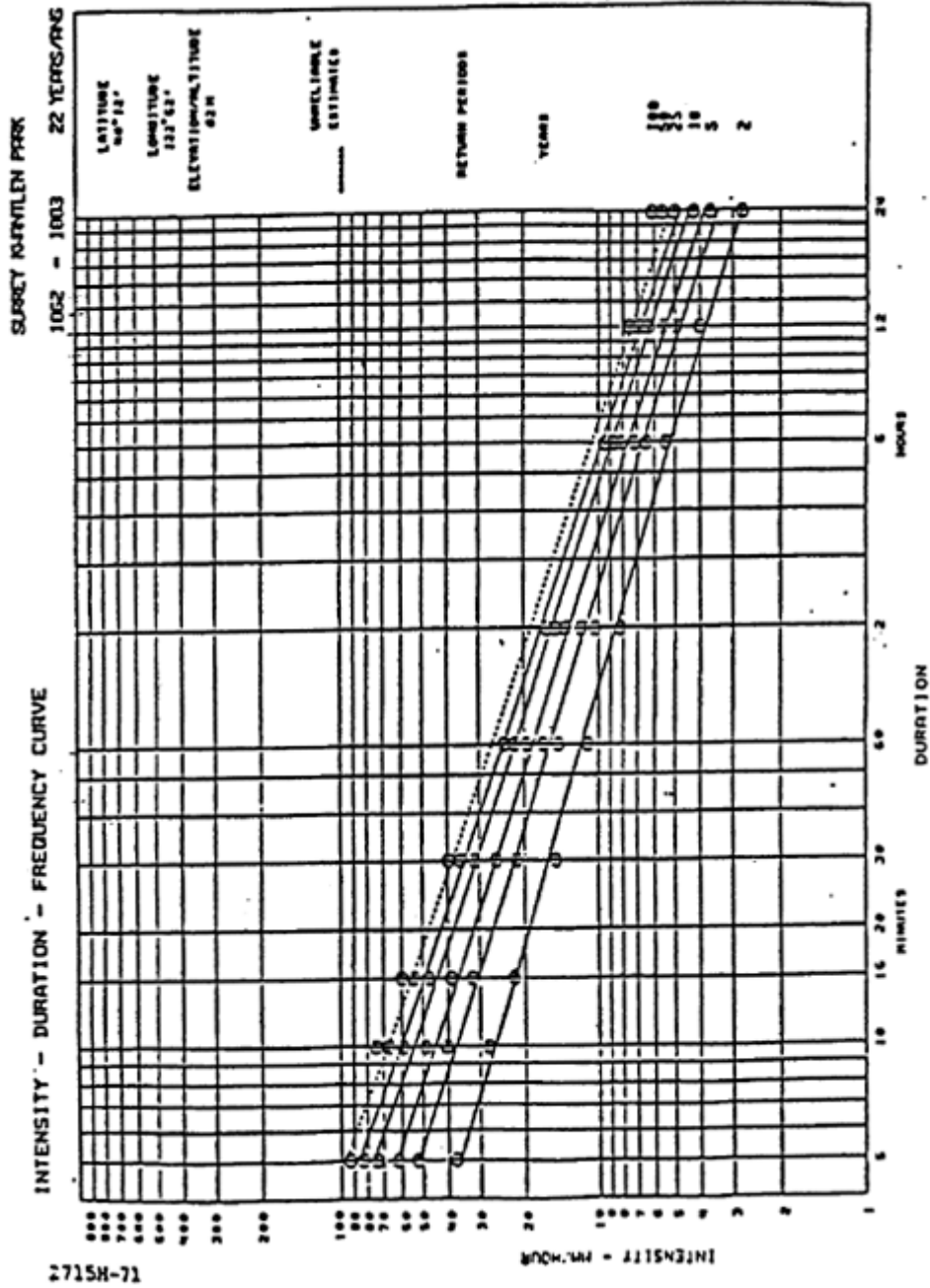
_____ "W. VOLLRATH" _____ CLERK

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DESIGN CRITERIA

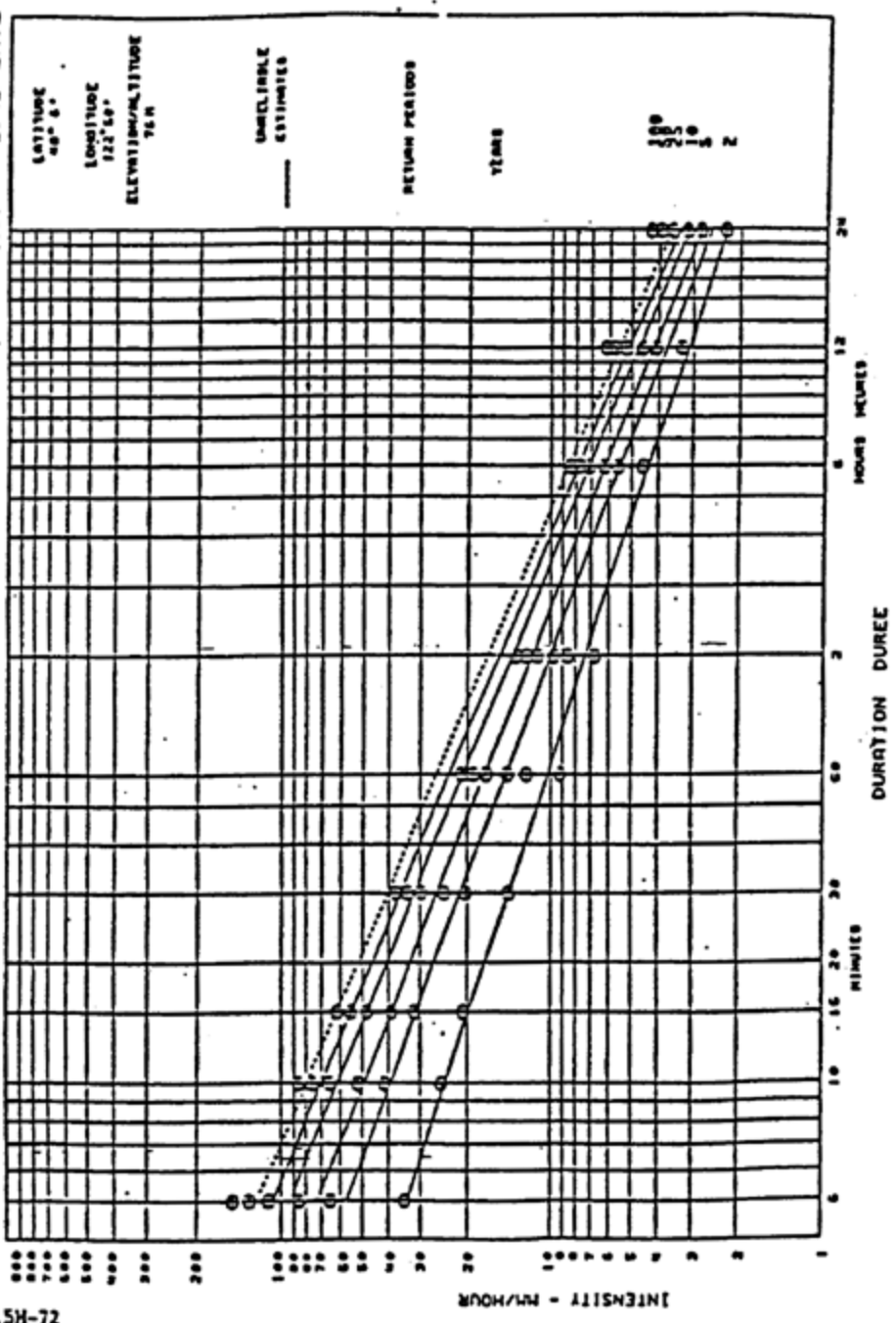
DRAINAGE
RAINFALL DISTRIBUTION MAP.



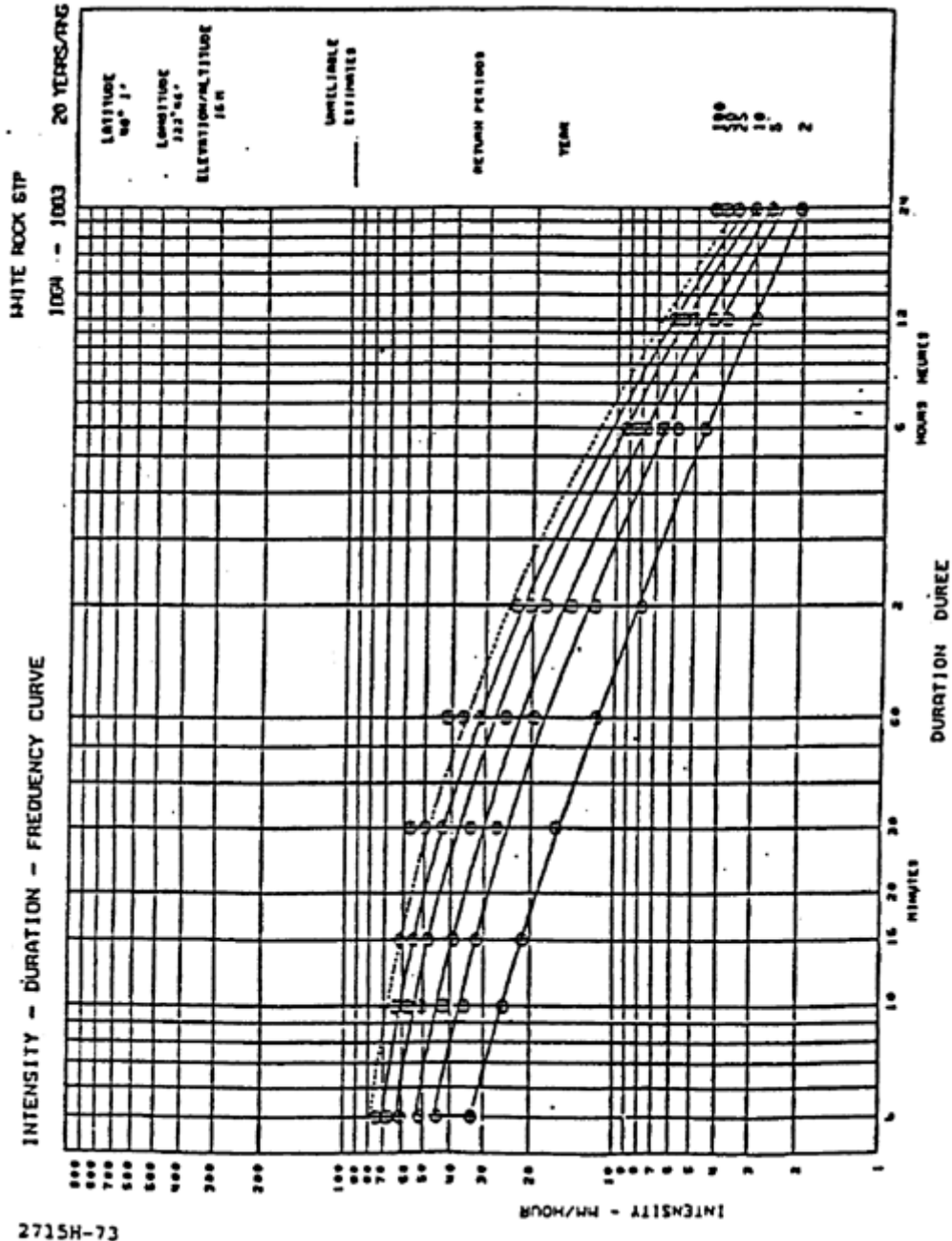


SURREY MUNICIPAL HILL
 1863 - 1003 20 YEARS/AN

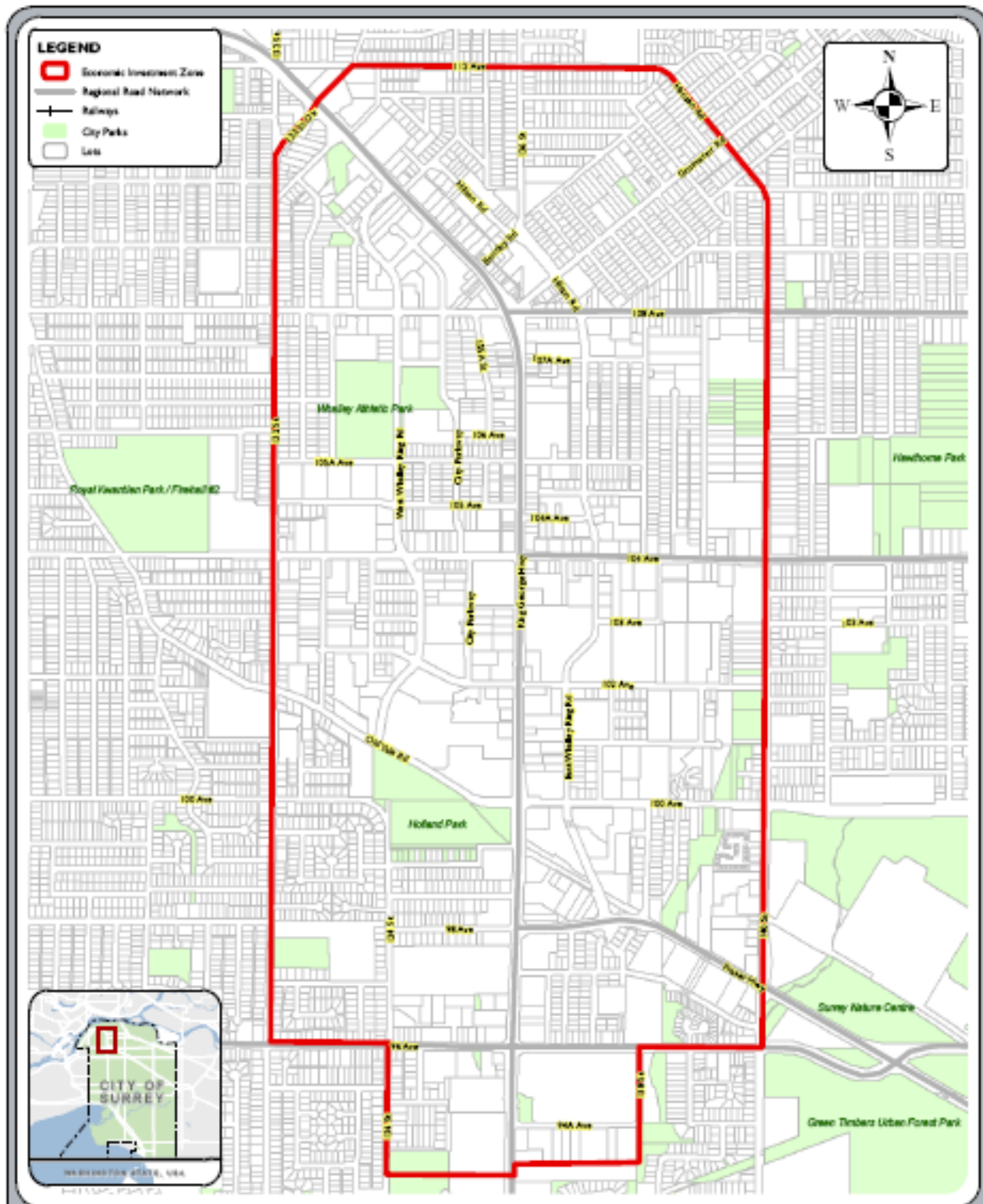
INTENSITY - DURATION - FREQUENCY CURVE



2715H-72



2715H-73



City Centre Economic Investment Zone

GS SECTION
ENGINEERING DEPARTMENT
CITY OF SURREY

The data provided is compiled from various sources and is NOT warranted as to its accuracy or reliability by the City of Surrey. This information is provided for information and convenience purposes only. Symbols, legal descriptions and measurements shall be confirmed by the Land Title Office.

Source: @Paying@Map@Custom@City@Centre_EI@planned
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