

February 18, 2021

Notice re: Building Inspection Reports

The CRD first started providing building inspection (BI) services in 1969 and has expanded its BI service area throughout the years. The CRD's building bylaw stipulates that it is the building permit applicant's responsibility to call for inspections, including a final inspection, by the CRD.

The CRD has records of having issued building permits from the time it initiated BI service; however, in very few of them did the owners fulfill their responsibility to call for all required inspections. The CRD also surmises that there are numerous buildings within the CRD for which no building permits were issued at all.

As a result, there are many buildings within the CRD for which the CRD did not issue a building permit, or did not conduct a final inspection, that may remain occupied to date.

Due to the changing Building Code, inaccessibility of works and in some cases subsequent development, as well as lack of resources, it may not be possible or practical for the CRD to perform final inspections on these properties. This is especially the case for buildings constructed many years or decades ago. Furthermore, due to a variety of factors, the CRD's records relating to building permits issued before 2000 may not be complete.

The above reasons led to the adoption of the attached Pre-2000 Building Policy.

Does this policy apply to me?

Scenario 1: I called the CRD office and they informed me that:

- my original building permit was issued prior to January 1, 2000,
- there is no final inspection on record, and
- there is no record of unsafe conditions on the file.

Yes, this policy applies to your building permit

Scenario 2: I called the CRD office and they informed me that:

- there is no building permit on file for the structure in question,
- BC Assessment states that the structure was built prior to January 1, 2000, and
- There is no record of unsafe conditions on the file.

Yes, this policy applies to your structure

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Scenario 3: I called the CRD office and they informed me that:

- my original building permit was issued prior to January 1, 2000,
- there is no final inspection on record, and
- the CRD has been made aware of unsafe conditions.

No, this policy does not apply to your building permit

Scenario 4: I called the CRD office and they informed me that:

- there is no building permit on file for the structure in question,
- BC Assessment states that the structure was built prior to January 1, 2000, and
- The CRD has been made aware of unsafe conditions.

No, this policy does not apply to your building permit

Scenario 5: I called the CRD office and they informed me that:

- The original building permit on file was issued on or after January 1, 2000, or
- BC Assessment states that the structure was built on or after January 1, 2000.

No, this policy does not apply to your permit. All applicable building code and building bylaw requirements are applicable.

The CRD has adopted the following policy as it relates to the lack of a building permit or final inspection for a particular property:

Pre-2000 Construction:

The CRD will respond to building information requests to the best of its ability. In most cases the CRD will be unable to provide proof of final inspection and compliance with the BC Building Code. While always retaining its discretion to do so, the CRD will generally not take enforcement action or register notices on title under s.57 of the *Community Charter* in relation to these properties, subject to unsafe conditions being brought to the CRD's attention.

Post-1999 Construction:

The CRD will respond to building information requests to the best of its ability. The CRD may register notices on title under s.57 of the *Community Charter*, and may issue Do Not Occupy Notices, for those properties for which a building permit was issued but no final inspection was called, and for those properties for which no building permit was issued.



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All Construction:

If the CRD receives information that a particular building is unsafe, the CRD will conduct an inspection and take whatever further action it may deem is appropriate, including registering a notice on title under s.57 of the *Community Charter*, and posting a Do Not Occupy Notice.