



# BUILDERS BULLETIN

May 10, 2021

## Notice re: Changes to Fee Schedule

Building Bylaw 5320 – Schedule A – Fees was recently updated. The fee revisions have been derived by comparison of the CRD's existing values to neighbouring Regional Districts and reflect a median value. The fee revision will align the CRD with neighbouring Regional Districts and support the user pay concept. The entire Fee Schedule is attached to this bulletin, but the main changes are highlighted below.

1. Minimum Permit Fee: Increased from \$80 to \$200
2. Mobile Homes – Non-Refundable Application Fee of \$200 plus a Mobile Home Permit Fee of \$300. Total Fees: \$500
3. Building Relocation Fee: Increased from \$35 to \$200
4. Wood Stove Chimney Permit: Increased from \$95 to \$150
5. Demolition Permit: Increased from \$80 to \$150
6. Permit Transfer Fee: Increased from \$35 to \$200
7. Special Inspection Fee created: Cost is \$150
  - a. This includes voluntary inspections, change of occupancy inspections, site visits, etc.

Another new item added is the Permit Surcharge Fee. This fee will be charged to all permits at time of issuance and is fully refundable if the permit passes a final inspection and is closed within 36 months of the date of permit issuance. The surcharge fees are:

- (a) \$200 where the construction value is less than \$10,000;
- (b) \$500 where the construction value is from \$10,000 to \$350,000; or
- (c) \$2,000 where the construction value is in excess of \$350,000.

These fees will come into effect May 17, 2021. If you have any questions regarding this bylaw revision, please contact the Building Department in the Williams Lake office at 250-392-3351.

## CARIBOO REGIONAL DISTRICT BUILDING BYLAW NO. 4997, 2016

### SCHEDULE "A"

#### FEES

**Table 1: Building Permit Fee Formula**

<i>Estimated Construction Values</i>	<i>Fee</i>
(a) \$1.00 to \$1,000.00;	\$200.00
(b) \$1,000 to \$200,000	\$200 plus \$10.00 per \$1,000 up to \$200,000
(c) Exceeding \$200,000	As (b) above then \$6.00 per \$1,000 value of construction in excess of \$200,000

**Table 2: Additional Fees**

<i>All Permits</i>	<i>Fee</i>
<p><b>APPLICATION FEE</b></p> <p>A non-refundable permit application fee of \$200.00 shall be charged for all permits except for when the building permit fee is less than the application fee.</p> <p><i>The building permit fee is in addition to this non-refundable application fee.</i></p>	\$200
<p><b>PERMIT FEE SURCHARGE</b></p> <p>(1) In addition to other fees payable in accordance with this Appendix at the time of permit issuance, a surcharge will apply to all building permits as follows:</p> <ul style="list-style-type: none"> <li>(a) \$200 where the construction value is less than \$10,000;</li> <li>(b) \$500 where the construction value is from \$10,000 to \$350,000; or</li> <li>(c) \$2,000 where the construction value is in excess of \$350,000.</li> </ul> <p>(2) When all work associated with a building permit is completed within thirty-six (36) months of the date of issue, the Building Official shall rebate the surcharge fee as follows:</p> <ul style="list-style-type: none"> <li>(a) \$200 where the construction value is less than \$10,000;</li> <li>(b) \$500 where the construction value is from \$10,000 to \$350,000; or</li> </ul>	

<p>(c) \$2,000 where the construction value is in excess of \$350,000.</p> <p><b>Permit Fee Surcharge Exemptions:</b> Chimney, SFBA, Demolition, Plumbing Permits.</p>	
<p><i>According to Permit Type</i></p>	
<p><b>BUILDING RELOCATIONS</b></p> <p>(except factory pre-manufactured buildings)</p> <ol style="list-style-type: none"> <li>1. For a building that is to be moved from a location within the Cariboo Regional District building inspection area to a location outside of the building inspection area – Fee is \$200.00.</li> <li>2. For a building that is to be moved from a location within the Cariboo Regional District building inspection area to another location within the building inspection area – Fee formula applied to the value of the new foundation plus the value of any upgrading carried out, or required to be carried out by the Building Official.</li> <li>3. For a building that is to be moved from a location outside of the Cariboo Regional District building inspection area to a location within the building inspection area - - Fee is calculated as follows:</li> </ol>	<p>\$200</p>
<ol style="list-style-type: none"> <li>(a) \$50 per hour, plus</li> <li>(b) normal traveling expenses for two persons, for all traveling and inspection time spent in reaching and inspecting the building at the site from which it is to be removed (both (a) and (b) are to be submitted with the application for permit, and are not refundable), plus</li> <li>(c) fee formula applied to value of the new foundation plus the value of any upgrading carried out, or required to be carried out, by the Building Official.</li> </ol>	
<p><b>CHIMNEY OR SOLID FUEL BURNING APPLIANCE</b></p> <p>The fee for installing a new Solid Fuel Burning Appliance or Chimney shall be:</p>	<p>\$150</p>
<p><b>DEMOLITION</b></p> <p>The fee for a permit to demolish a building shall be:</p>	<p>\$150</p>
<p><b>FACTORY PRE-MANUFACTURED BUILDINGS</b></p> <p>Surface Foundations: \$300.00 (Fee includes service connection inspections)</p> <p>On Foundations Below Frost Depth: \$300.00 plus additional fee based on construction value of foundation as determined by the Building Official (fee includes factory-installed plumbing).</p>	<p>\$300</p>



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<p><b>FIRE SPRINKLER SYSTEMS:</b></p> <p>Fee formula applied to actual construction value.</p>	<p>Fee Based</p>
<p><b>OCCUPANT LOAD ESTABLISHMENT</b></p>	<p>\$250</p>
<p><b>PLUMBING PERMIT</b></p> <p>Basic Plumbing Permit – includes 1 fixture (minimum fee):</p> <p>\$10 per fixture after first fixture</p> <p><b>Fixture</b> includes domestic water heater, DWV trapped rough-in, and trapped industrial equipment.</p>	<p>\$200</p>
<p><b>TEMPORARY BUILDINGS:</b></p> <p>Fee formula applied to the value of building (non-refundable).</p> <p>Except for residential ancillary buildings less than 75 m<sup>2</sup> in area, removal security in the amount of \$2,000 in the form of cash, certified cheque, bond guarantee or a letter of credit from a bank.</p>	<p>Fee Formula</p>
<p><i>Miscellaneous</i></p>	
<p><b>ALTERNATIVE SOLUTION</b></p> <p>The review and examination of alternative solution fee shall be:</p>	<p>\$200</p>
<p><b>BUILDING PERMIT INFORMATION REQUEST</b></p> <p>The fee for researching building permit files shall be:</p>	<p>\$75</p>
<p><b>FEE REDUCTION FOR PROFESSIONAL SUPERVISION</b></p> <p>Where a Professional Engineer or Architect is retained by the owner to certify that the project design complies with the building regulations, the building permit fee will be reduced by 5 percent to a maximum reduction of:</p>	<p>\$500</p>
<p><b>NOTICE ON TITLE REMOVAL</b></p> <p>Once the applicant has demonstrated to the satisfaction of the Building Official that the issues regarding the Notice of Bylaw Contravention have been rectified the applicant may apply in writing, to discharge the Notice of Bylaw Contravention for a fee of:</p>	<p>\$350</p>
<p><b>PERMIT EXTENSION FEES</b></p>	<p>\$500 Min \$200</p>

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<p>Where a building permit has expired prior to the project being completed, the cost of the permit extension shall be calculated based on the value of the remaining work to complete, to a maximum of:</p>	
<p><b>PERMIT FEE REFUNDS:</b></p> <p><i>Building permit fees</i> may be refunded only upon written request from the original applicant, up to six (6) months from the date of issue of the <i>building permit</i>, subject to the following conditions:</p> <p>(a) no permit-related work on site has commenced, and</p> <p>(b) a reduction of \$100 or twenty percent (20%) of the <i>permit fee</i>, whichever is the greater reduction.</p>	
<p><b>PERMIT TRANSFER OR ASSIGNMENT FEE</b></p> <p>For the transfer or assignment of a building permit when requested in writing by the original applicant, the fee shall be:</p>	\$200
<p><b>RE-INSPECTION FEE</b></p> <p>For inspections subsequent to the first re-inspection, unless re-inspected in conjunction with another required construction inspection, the fee shall be:</p>	\$100
<p><b>RE-PLAN CHECKING FEE</b></p> <p>If an issued permit is active or application plans have been reviewed and the owner proposes significant modifications to the building whereby the design changes and the value of the work changes, regardless of whether the value increases or decreases, the re-plan check fee shall be:</p>	\$250
<p><b>SPECIAL INSPECTIONS</b></p> <p>Where a request is made for a: voluntary inspection, change of occupancy inspection (where no alterations have been made), code compliance or any other similar special inspection, the inspection fee shall be:</p>	\$150
<p><b>WORK COMMENCED WITHOUT PERMIT</b></p> <p>Where work for which a permit is required by this bylaw has been commenced prior to issuance of a permit, and a stop work order has been posted on that work, the applicant shall pay double the building permit fee prescribed in this Schedule, provided that the additional fee shall not exceed:</p>	\$750

**Table 3: Construction type and costs per square foot to determine minimum construction value**

Type of Construction	Cost Per Square Foot
<b>Residential</b>  Town/Row Houses Semi-Detached Single Family Garage Carport Open Porch Enclosed Porch Breezeway Solid Wall Log Exterior Walls Post and Beam Frame	As determined by the <i>Building Official</i> through application of the RS Means “ <i>Square Foot Costs</i> ” construction cost reference publications, as amended from time to time.
<b>Mobile Home Additions</b>	
unfinished, unheated	\$75 per square foot
finished	\$100 per square foot
<b>Commercial</b> <b>Industrial</b> <b>Institutional</b> <b>Public Buildings</b>	Fee formula applied to the contract price or, if there is no contract, at the cost estimated by the Building Official with due regard to the contract price for 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 Official, then the average of two professional appraisals, at the cost of the applicant, shall be used.
For the purpose of determining the estimated value of work for which the permit is issued, the estimated value of work shall be the greater of the contract price of the work and the amount determined by the Building Official on the basis of plans, specifications and information available, whichever value shall be greater.	