
PART 13 - BUILDING
Division 3 - Owner Requirements

Subdivision 1 – Responsibility of the Owner

- 13.3.1.
1. Owner Liability – Neither the issuance of a permit under this Part nor the acceptance or review of plans, drawings, specifications or supporting documents, nor any inspections made by or on behalf of the District shall in any way relieve the owner from full and sole responsibility to perform the work in strict accordance with this Part, the *Building Code* and other applicable enactments respecting health and safety.
 2. On Site Requirements – Every owner to whom a permit is issued shall, during construction;
 - a. Post Permit – post and maintain the permit in a conspicuous place on the property in respect of which the permit was issued;
 - b. Plans on Site – keep a copy of the accepted designs, plans and specifications on the property; and
 - c. Civic Address – post the civic address on the property in a location clearly visible from the abutting road.
 3. Site Conditions - Where a building permit has been issued, the owner of a property shall ensure that during construction:
 - a. Storage – no construction material or equipment is placed or stored on adjacent District property or, without permission, on adjacent private property;
 - b. No Disturbances – there is no disturbance to adjacent properties or to existing erosion and sediment control appurtenances;
 - c. Drainage Control – proper site drainage and erosion and sedimentation control measures are in place to prevent the discharge of sediment into the District storm drainage system or neighbouring properties or natural water courses;
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Subdivision 1 – Responsibility of the Owner (Continued)

- d. Residues – the residue from the cleaning of concrete trucks or the wash from exposed aggregate concrete is not discharged directly into the District storm drainage system, onto District boulevards or onto private property without the owner's consent;
 - e. Sidewalks – sidewalks and roadways are kept clear of mud and debris associated with vehicles travelling to and from the building site and are cleaned daily;
 - f. Rubbish – a container with a closable lid is available for deposit of rubbish and debris during construction, and the building site is kept in neat and tidy condition;
 - g. Recycling Material – containers for separation of materials are available to divert recyclable materials from the disposal at the landfill. Cardboard must be separated, maintained at an appropriate recycling facility.
4. If an owner fails to clear mud or debris from sidewalks and roadways as required by Section 13.3.1.3.e, allows rubbish or debris to escape from a building site, or allows rubbish or debris to accumulate on a building site outside of the confines of a container provided on the site to contain rubbish or debris, the District may clear the mud or debris or collect and dispose of the rubbish or debris at the owner's cost, may recover the cost from the owner as a debt, and may collect any unpaid costs from the owner in the same manner and with the same remedies as property taxes.

Subdivision 2 – Site Standards

- 13.3.2. 1. Drainage - The owner shall ensure that in connection with the construction of any building, structure or paved surfaces, drainage works and patterns shall be established in accordance with the following standards:
- a. Surface Water – adequate drainage of surface water shall be provided over the whole area of a building site in accordance with this Part, and Part 9 of the *Municipal Code*;
 - b. Terminus of Drainage – surface water from each site shall drain directly into either a public storm sewer system in accordance with the Division where such is available or into a natural water course designated by the building inspector;
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Subdivision 2 – Site Standards (Continued)

- c. Adjacent Property – surface water shall not be allowed to drain from any site into any adjacent property or public park other than a natural watercourse designated by the building inspector;
 - d. Catch Basins – where grading will result in collection of water, catch basins shall be installed to carry such surface water from the site, or other methods of drainage acceptable to the building inspector must be employed in accordance with the Subdivision and Servicing Development Division;
 - e. Downspouts – where downspouts are provided and are not connected to storm sewer or an acceptable private sub-surface disposal system, extensions shall be provided to carry rainwater away from the building and towards the street storm drainage in a manner which will prevent soil erosion.
2. Grading
- a. Plan – if a lot grading plan has been provided by the District as part of the application for the building permit, the lot must be graded in accordance with the approved plan;
 - b. Direction of Grading – whenever topographically possible, lots shall be graded towards roadways, and in no case shall lots be permitted to drain onto an adjacent lot. In areas where site topography prohibits drainage to roadways, lots may be graded to lot lines with drainage swales graded out to the roadways in accordance with the Subdivision and Servicing Development Division.
3. Driveways – Maximum Grade – the finished gradient of driveway access shall not be greater than 8% and not less than 0.5%;
4. Paving – Finished surfaces shall conform to Part 9 of the *Kitimat Municipal Code*;
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Subdivision 3 – Water Meters and Water Services

This Section does not apply to single-family residential properties

- 13.3.3.
1. Installation of Water Meter – the owner must install the water meters required by Part 6, Division 3 of the *Municipal Code* before a building inspector performs the final inspection;
 2. No Occupancy Without Water Meter – an occupancy permit will not be issued if the water meter and the meter transmission unit, which allows for remote reading of the water meter, are not installed or water is not being supplied to the building or structure.

Subdivision 4 – Rental Accommodation

This Section only applies to rental accommodation.

- 13.3.4
1. Notice to Comply – the Inspector may direct an owner whose rental unit fails to meet the requirements of this bylaw to remedy the non-compliance within the time stated by the Inspector in a written notice to comply delivered to the owner.
 2. Compliance with Other Bylaws – compliance with this bylaw does not excuse an owner or any person from requirement to comply with all other municipal bylaws and regulations.
 3. Owners Duties and Obligations – an owner of rental premises must not use, permit the use of, lease, rent or offer to lease or rent any rental unit that does not at all times conform to minimum maintenance standards for rental premises prescribed by this bylaw.
 4. Service and Utilities
 - a. Water
 - (1) All plumbing, including plumbing fixtures, drains, vents, water pipes, toilets and toilet tanks and connecting lines to the water and sewer system, shall be maintained in good working order and repair, free from leaks or other defects and protected from freezing.

(2) Hot water systems are capable of providing an adequate supply of hot and cold running water to every hand basin, bathtub, and shower. Every toilet and toilet tank shall have an adequate supply of running water. Hot water shall be supplied at minimum temperature of 45 degrees Celsius and a maximum of 60 degrees Celsius.

b. Heat

(1) Furnaces and other heating equipment installed within a rental premise must be capable of continuously maintaining each room in every rental unit within the rental premises at a minimum temperature of 19 degrees Celsius, measured at a point 1.5 m from the floor and in the centre of the room.

(2) At the request of any tenant of a rental unit, the owner of the rental premises must, without unreasonable delay, provide sufficient heat to the tenant's rental unit to meet the minimum temperature standard.

c. Electrical System and Lighting

(1) Electrical wiring and lighting equipment, including circuits, fuses, circuit breakers, electrical equipment and electrical heating systems shall be maintained in good working order.

(2) Adequate levels of artificial lighting shall be maintained in good working order in all rental units, with tenants being responsible to supply light bulbs or tubes as required.

5. Ventilation and Moisture Build-up

a. Ventilation systems and their supporting members contained in the approved construction shall be maintained in good working condition.

b. The building envelope shall be maintained to prevent the accumulation of moisture in the wall through the wall system.

c. An owner shall not cause or allow residential premises to become subject to the growth of mould or fungus.

6. Structural Integrity

- a. Buildings and their structural components including, but not limited to: roofs; stairs; railings; porches; deck joists; rafters; beams; columns; foundations; floors; walls and ceilings; shall be maintained in good repair and in a manner that provides sufficient structural integrity so as to safely sustain its own weight and any additional loads and influences to which it may be subjected through normal use.

7. Exterior Finishing

- b. Exterior walls and their components shall be maintained to prevent their deterioration due to weather or insects. All exterior walls shall have cladding or covering free of holes, cracks, or excessively worn surfaces, to prevent the entry of moisture into the structure and provide reasonable durability.
 - c. A roof including the fascia board, soffit, cornice and flashing shall be maintained in a watertight condition so as to prevent leakage of water into the building.
 - d. Exterior doors, windows, skylights, and hatchways shall be maintained in good repair.
 - e. Openings in exterior walls, other than doors and windows, shall be effectively protected to prevent the entry of rodents, insects or vermin.
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