

# NEW BUILDING BYLAW COMING SOON

The City of Terrace's [current building bylaw](#) hasn't been updated in 20 years. Many legislative and code amendments have occurred since the current bylaw was implemented in 2004. Some sections are somewhat ambiguous, which can make following and monitoring regulations difficult. And fees have not been increased.

## Process

City Council must review and approve all bylaw changes. The [proposed new Building Bylaw](#) passed first, second and third reading by Council on Monday, September 9.

The plan is for the new bylaw to be reviewed by Council and passed and finalized in mid-to-late October 2024.

## Overview of Proposed Changes

### Fees

- Building permit fees will remain the same at \$8 + \$1 for fair market value (Definition on fair market value is prescribed and give better evaluations.)
- Application fee has increased from \$50 to \$75
- Administrative deposit amounts have increased. Proposed deposits:
  - \$10,000 to \$50,000 market value — \$400 deposit
  - Over \$50,000 market value — \$1,000 deposit
  - Over \$500,000 market value — \$2,000 deposit
  - Over \$1,000,000 market value — \$5,000 deposit
- Administrative deposits will be returned to the property owner unless otherwise directed by the property owner
- Refunds and timelines:
  - No refunds for permits not started after 6 months from issue date
  - Provisional occupancies will forfeit half of the administrative deposit if not approved for a final occupancy within 60 days



## Operations

- Use of Cloudpermit for all permit applications. Requirements and expectations are outlined for the applicant, contractor, owner and other parties involved in the building permit process. Truss Manufacturers, Energy Advisors and Registered Professionals are required to register and use the portal.
- Registered Professionals must provide updates or field reviews and participate in coordinated site visits.
- Active permits must be transferred to new owners of property if sold during construction
- Posting of the permit and address is required on the property during construction.
- Temporary buildings may be required to have a permit at the discretion of the City of Terrace Building Official.
- Retaining walls that are over 1.2 metres will require a permit.
- Energy Step Code and the Carbon Code provisions are provided to the City of Terrace.
- Submission details and expectation for engineered trusses are specified.
- Applications will expire after 90 days if additional information and/or changes requested from the Building Official have not been provided.
- Applications will expire after 90 days if the permit is not paid.
- Building Officials can require a portable washroom be on a construction site.
- Non-CSA buildings (not manufactured or mobile homes) moved into the City require Registered Professionals Assessment and a sealed report on the building to acquire a permit.

## Plumbing & Miscellaneous Fees

- Plumbing fees have increased from \$6 per fixture to \$10 per fixture while several fees such as Demolition Permits, and special inspection are now \$100
- Plumbing water test will be required on the underground installed piping system

## Want more info?

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