

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 4840

A BY-LAW to amend By-Law No. 4674, being the
"Burnaby Building By-Law 1964".

The Council of The Corporation of the District of
Burnaby ENACTS as follows:

1. This By-law may be cited as "BURNABY BUILDING BY-LAW
1964, AMENDMENT BY-LAW NO. 1, 1965".

2. Subsection (3) of Section 6 of By-Law No. 4674 is
amended by adding the following as clause (h):

"(h) a building is damaged more than 50 per cent of its
assessed value by fire, decay, storm or otherwise it shall not be
repaired unless in every respect the whole of the building, includ-
ing the damaged portion, is made to comply with this by-law."

3. Section 12 is amended by adding the following as
subsection (2):

"(2) A good standard of workmanship must be used in the
erection of all buildings, and the Building Inspector may order
the stoppage of any work which he considers is being improperly
done."

4. Section 13 is amended by adding the following as
subsections (3), (4) and (5):

"(3) It shall be unlawful for any person to erect any
building or other structure, the architectural design of which
would depreciate the value of other buildings or structures in
the area in which it is proposed to be erected. The Building
Inspector, upon any application for a building permit for a
building or structure of a design which, in his opinion,
depreciates the value of other buildings or structures in the
area in which it is proposed to be erected may, without issuing
such permit, refer the application to the Council and the Council
shall decide whether or not a building permit shall be issued.

(4) For a survey inspection of an existing building carried out at the request of the owner or his agent and for which no fee is herein prescribed, payment shall be made for the time actually consumed in making such inspections at the rate of \$10.00 per hour for the first hour or part thereof and \$5.00 for each additional hour or part thereof.

(5) A building permit or chimney permit may be withheld by the Building Inspector if the applicant is in receipt of outstanding objections for a previous building or chimney project, and such permit withheld until said objections are cleared."

5. Section 14 is amended by adding the following as subsection (16):

"(16) The floor to ceiling height of any floor area in a retail store shall be not less than 10 feet."

6. Section 15 is amended by adding the following as subsection (8A):

"(8A) (1) A drainage system consisting of concrete or clay tile, or perforated bituminous fibre pipe, of approved manufacture, shall be laid around the perimeter of foundations of all types of buildings so that the top of the tile or pipe at the high point is at least 3" below the top of the floor slab or crawl space cover of the building.

(2) Where a concrete slab foundation is constructed on grade the elevation of which is above the surrounding ground, drain tile may be omitted on written application of the owner or his agent.

(3) Drainage from the drainage system shall enter a municipal storm or combined sewer, but where such sewer is not available, then drainage may enter a ditch or dry well.

(4) Drain tile or pipe installed to provide gravity drainage at a minimum slope of 1" to 8'-0" shall be laid on undisturbed or well compacted soil, with the butt ends of tile

1/4" to 3/8" open and covered over the top half perimeter with a minimum 3" wide 15 lb. asphalt or tar-saturated felt. Top and sides of drain pipe or tile shall be covered with 6 inches or more of minimum 3/4" diameter drainage gravel. Manufactured tile corner fittings and tile leader connections are to be installed at all corners and where rain water leaders drain into drain tile.

(5) Drain tile lines to rock-pits or ditches shall have a minimum of 12" of cover over tile or shall be a pipe having sealed joints.

(6) Sizing of perimeter drainage tile, based on a minimum slope of 1/8" to 1'-0", shall be as follows:-

For Ground Seepage and Roof Drainage:

- 4" & up to 2,500 sq. ft. maximum area
- 6" & up to 7,000 sq. ft. maximum area
- 8" & up to 15,000 sq. ft. maximum area
- 10" & up to 28,000 sq. ft. maximum area

For Ground Seepage Only:

- 4" & up to 3,750 sq. ft. maximum area
- 6" & up to 10,500 sq. ft. maximum area
- 8" & up to 22,500 sq. ft. maximum area
- 10" & up to 42,000 sq. ft. maximum area

(7) Where drainage from driveways enters into perimeter drain tile, a sand-trap interceptor of minimum inside dimensions of 18" x 18" x 18" shall be provided.

(8) Back-filling of drain tile shall take place within 10 days from the time it is inspected and acceptance posted, otherwise acceptance of the system shall be withdrawn and re-inspection required. The requirements of subsection (9) shall apply where backfill does not take place and re-inspection is required.

(9) For all inspections required after the second inspection, or for examining corrections or errors on any foregoing inspections, the permit holder shall be charged the amount of ten (\$10.00) dollars for each subsequent inspection.

(10) With every sub-surface drain tile system there shall be installed a concrete sump of approved size and shape to effectively trap sediment from the system before drainage enters a municipal storm or combined sewer.

(11) Sizing of rock-pits or dry-wells shall be based on 1 cu. yd. drainage gravel per 1000 sq. ft. of drainage area."

7. Section 15 is further amended by adding the following as subsection (25):

"(25) All buildings hereafter erected shall be provided with proper leaders for conducting water from the roof to the ground and such leaders connected with a sewer, street ditch or dry-well in such a manner to protect the walls, basements and foundations of any building from damage."

8. Section 17 is amended by adding the following as subsection (12):

"(12) No person shall commence or undertake the construction, alteration or repair of any masonry chimney or fireplace within the meaning of this by-law, on or about any premises without a permit being first obtained from the Building Inspector.

The fee for the issuance of a permit under paragraph above shall be the sum of One (\$1.00) Dollar for each chimney or fireplace, which fee shall include inspections thereof."

9. Subsection (28) of Section 19 is repealed and the following substituted therefor:

"(28) A drainage system around the perimeter of a foundation of a house shall be installed in accordance with subsection (8A) of Section 15 of this by-law."

Read a first time this 25th day of October, 1965.

Read a second time this 25th day of October, 1965.

Read a third time this 25th day of October, 1965.

Reconsidered and adopted this 1st day of November, 1965.



W. Bennett
R E E V E

J. Shaw
C L E R K