

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 5557.

A BY-LAW to provide regulations for the construction, alteration, repair, demolition or removal of buildings and structures within the Municipality of Burnaby.

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 1969".
2. The National Building Code of Canada 1965 with supplements and amendments thereto (hereinafter called "the Building Code") is hereby adopted and made applicable within the Municipality of Burnaby to the extent provided in this By-law.
3. This By-law is divided into the following parts:
  - A. Definitions
  - B. Administration
  - C. Use and Occupancy
  - D. Design
  - E. Materials
  - F. Building Services
  - G. Construction Safety Measures
  - H. Housing

PART A - DEFINITIONS

- 4.(1) Part 2 of the Building Code is hereby adopted, subject however to the deletions, substitutions and additions hereinafter set forth.
- 4.(2) Delete the definitions of "apartment building", "grade", "house", "owner", and "street" and substitute the following:
  - (a) "apartment building" means a type of multiple dwelling comprising of three or more dwelling units with shared entrances and other essential facilities and services and with shared exit facilities above the first storey.
  - (b) "grade" means the average surface of the ground within three feet of the outside walls of any building as determined by the Building Inspector.
  - (c) "house" means a building other than an apartment building that contains one or more dwelling units provided that there is not more than one dwelling unit above another, and there are not more than 2 storeys above the top of a foundation where the building contains more than one dwelling unit.
  - (d) "owner" in respect of any real property means the registered owner as he appears on the records of the Land Registry Office of an estate in fee-simple, and in the event of there being registered a life estate includes the tenant for life. In the event that there is registered an agreement for sale and purchase, "owner" means the registered holder of the last registered agreement.

for sale and purchase. In the case of real property held in the manner mentioned in sections 335 and 336 of the Municipal Act R.S.B.C. 1960 Ch. 225 "owner" means the holder or occupier as therein set out.

- (e) "street" includes public place, highway, road, lane, bridge, viaduct, sidewalk and any other way normally open to the use of the public.

4.(3) Add the following:

- (a) "attic" means the space that is between the top floor ceiling and the roof, and between a dwarf wall and a sloping roof.
- (b) "Building Inspector" means the person appointed from time to time by the Council as Chief Building Inspector of The Corporation of the District of Burnaby.
- (c) "Chief of Police" means the Officer in Charge, Burnaby Detachment, R.C.M.P.
- (d) "construct" means erect, repair, alter, add, demolish, remove, excavate, and shore.
- (e) "construction" includes, erection, repair, alteration, enlargement, addition, demolition, removal and excavation.
- (f) "Corporation" means The Corporation of the District of Burnaby.
- (g) "Council" means the Municipal Council of The Corporation of the District of Burnaby.
- (h) "court" means an open space, unoccupied from the ground upwards or from an intermediate floor upwards, located on the same lot as the building which it serves, enclosed on three or more sides by the exterior walls of such building.
- (i) "Land Registry Office" means the Land Registry situated in the City of New Westminster, Province of British Columbia.
- (j) "Municipal Engineer" means the person appointed from time to time by the Council as the Municipal Engineer of The Corporation of the District of Burnaby.
- (l) "Municipality" means the Municipality of Burnaby.
- (m) "person" means and includes any Corporation, partnership, firm, association, society or party.
- (n) "real property" means land and land together with all improvements which have been so affixed to the land as to make them a part thereof.
- (o) "yard" means an unoccupied and unobstructed space from the ground upward between an outer wall of a building and a property line of the site upon which the building is located.

PART B - ADMINISTRATION

- 5(1) The Council may from time to time by resolution appoint a Building Inspector and assistants who shall:
- (a) administer this By-law;
  - (b) keep proper records of all applications received, permits and orders issued, inspections and tests made, and shall retain copies of all papers and documents connected with the administration of his duties.
- 5(2) The Building Inspector may enter any building or premises at any reasonable time for the purpose of administering or enforcing this By-law.
- 5(3) It shall be unlawful for any person to prevent, obstruct or hinder the Building Inspector or any person authorized by him in the making of any entry or inspection or in the performance of any other duty or the exercise of any other power assigned to or vested in him under this By-law.
- 5(4) The Building Inspector shall decide any question arising as to whether any method or type of construction or material used in the construction of any building conforms with the requirements and provisions of this By-law.
- 5(5) The Building Inspector may, where any building, structure or thing, in whole or in part is:
- (i) in contravention of this or any other by-law of the Corporation; or
  - (ii) in the opinion of Council, in an unsafe condition; or
  - (iii) is being constructed without a permit having been issued by the Building Inspector;

order the immediate suspension of all or any portion of such construction by attaching a notice to that effect to the said building, structure or thing. The Building Inspector shall send by return registered mail to the owner of the real property on which the said building, structure or thing stands, at his address as it appears on the records of the Land Registry Office or his last known address, a copy of such notice.

- 5(6) The Building Inspector shall where any building, structure or thing, in whole or in part, is:
- (i) in contravention of this or any other by-law of the Corporation; or
  - (ii) in the opinion of Council, in an unsafe condition;

serve, or cause to be served, on the owner, tenant or occupier of the real property on which the said building, structure or thing stands, a notice. Such notice shall state that the said building, structure or thing shall, within 30 days after the date of mailing of the said notice, be demolished, removed or brought up to a standard specified by this by-law. Such notice shall be served upon the owner, tenant or occupier of the real property

upon which the said building, structure or thing stands. Any notice shall be sufficiently served if mailed by return registered mail to the said owner at his address as it appears on the records of the Land Registry Office and to the tenant or occupier (if any) at his last known address and by posting a copy of said notice on the said building, structure or thing. If the said building, structure or thing is not demolished, removed or brought up to a standard specified by this by-law within the said period of 30 days, the Building Inspector may, at the expense of the said owner, cause such building, structure or thing to be demolished, removed or brought up to a standard specified by this by-law and any expense thereby incurred by the Corporation may be recovered as a debt due the Corporation in any Court of competent jurisdiction.

- 5(7) The Building Inspector may order that tests of materials, devices, construction methods, structural assemblies or foundation conditions be made, or sufficient evidence or proof be submitted at the expense of the owner, where such evidence or proof is necessary to determine whether the material, device, construction or foundation condition meets the requirements of this by-law.
- 5(8) The Building Inspector may, where in his opinion the results of the tests referred to in Section 5(7) are not satisfactory, refuse to issue a permit or recommend to Council the revocation of a permit.
- 5(9) The Building Inspector may, before issuing a permit, require of an applicant a statutory declaration as to purpose for which a building or part thereof is to be used.
- 6(1) Parts "C" to "G" of this By-law apply to all buildings other than those provided for in Part H.
- 6(2) Part "H" applies to houses and apartment buildings not more than 3 storey in height above the foundation supporting plain masonry or wood frame construction and with a ground floor area not exceeding 6,000 square feet.
- 6(3) Where:
  - (a) a building, or part thereof, is constructed either on site or as a factory built unit or component, this By-law applies to the design and construction of the said building;
  - (b) the whole or any part of a building is moved, this By-law applies to all parts of the building whether moved or not;
  - (c) the whole or any part of a building is wrecked, this By-law applies to any remaining part and to the work involved in the wrecking;
  - (d) a building is altered, this By-law applies to the whole building except that the By-law applies only to part if that part is completely self-contained with respect to the facilities and safety measures required by this By-law;
  - (e) the class of occupancy of a building is changed, this By-law applies to all parts of the building affected by the change;
  - (f) any Act of the Province of B.C. or regulations pursuant thereto, or any other Municipal By-law may apply to any matter covered by this By-law, compliance with this By-law shall not relieve the owner or his agent from complying with provisions of such other Act, Regulation or By-law;

- (g) a building or part thereof has heretofore been constructed and equipped, this By-law shall not be construed as requiring that the building must be reconstructed, altered or otherwise equipped, unless it be by this or some other By-law specifically provided:
  - (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, including the damaged portion is made to comply with this By-law.
- 7(1) It shall be unlawful for any person to commence or continue the construction of any building or part thereof unless he has a valid and subsisting permit issued by the Building Inspector for such construction.
- 7(2) The Building Inspector shall issue a permit when:
- (a) an application for a permit has been made, and
  - (b) the applicant for a permit has deposited with the Corporation, when required by the Municipal Engineer, a cash bond in the sum of \$200.00 to guarantee:
    - (i) repair by the applicant of any damage to streets, public works or property of the Corporation that may occur as a result of work covered by the permit;
    - (ii) removal by the applicant of all material and debris from the said work deposited on any street and the clean up of said street.
  - (c) the proposed work set out in the application conforms with this By-law and all other By-laws of the Corporation, and
  - (d) the applicant for a permit has paid to the Corporation the fee prescribed and as set out in Appendix "A" attached hereto.
- 7(3) The application for a permit shall:
- (a) be accompanied by 50% of the fee prescribed and as set out in Appendix "A" attached hereto up to a maximum amount of \$25.00, which said sum shall not be refundable, and
  - (b) be made in the form prescribed by the building inspector and signed by the applicant, and
  - (c) state the intended use of the building, and
  - (d) include copies in duplicate of the specifications and scale drawings of the building with respect to which the construction is to be carried out showing:
    - (i) the dimensions of the building,
    - (ii) the proposed use of each room or floor area,
    - (iii) the dimensions of the real property on which the building is, or is to be situated, as shown on a British Columbia Land Surveyor's Certificate of Posting, or other form of plan of subdivision of the real property acceptable to the Building Inspector,
    - (iv) the grades of the streets and sewers abutting the real property referred to

in subclause (iii), as well as a grade of main floor or foundation of the building related to the street grades called for in this clause, and

- (v) the dimensions, location and size of all structural members in sufficient detail to enable the design to be checked by the Building Inspector,
  - (vi) sufficient detail to enable the loads due to materials of construction incorporated in the building to be determined by the Building Inspector,
  - (vii) all loads, other than those due to materials of construction incorporated in the building used in the design of the structural members;
- (e) in the case of factory-built building and building components to be accompanied by:
- (i) a Design Certificate by a qualified Structural Engineer acceptable to the Building Inspector, and
  - (ii) an undertaking by a qualified Structural Engineer, acceptable to the Building Inspector, undertaking to inspect the fabrication and field assembly or erection of the building or building component; and
- (f) contain any other information required by this By-law or by the Building Inspector.
- 7(4) No fee or part thereof paid to the Corporation for a permit shall be refunded if the construction authorized by the permit has been commenced, but if no construction has been commenced, and the Building Inspector so certifies, the Corporation may refund to the applicant 90% of the said fee less that portion of the fee referred to in clause (a) of subsection (2) of Section 7.
- 7(5) Every permit shall be void:
- (a) if construction has not been started within 90 days from the date of issuance of the permit; Provided however, that if before the expiration of the said 90 days an application is made to the Building Inspector for an extension for a further period of 90 days, and the permit shall then be void if construction has not started within 180 days from the date of issuance of the permit.
  - (b) if construction is discontinued or suspended for a period of 90 days or more.
- 7(6) The Building Inspector may refuse to issue a permit where the applicant has been notified of a violation of this By-law in regards to the construction of another building or part thereof for which a permit had been issued to him and such violation has not been remedied.
- 7(7) The Building Inspector may recommend to Council the revocation of a permit where there is a violation of:

- (a) any condition under which the permit was issued, or
  - (b) any provision of this By-law.
- 7(8) When the Building Inspector issues the permit he shall endorse in writing or stamp on both sets of plans and specifications "approved".
- 7(9) Approved plans and specifications shall not be changed, modified or altered without authorization from the Building Inspector, and all work shall be done in accordance with the approved plans and specifications.
- 7(10) The approval of plans and specifications and the issuance of a permit shall not prevent the Building Inspector from thereafter requiring the correction of errors in the said drawings and specifications, or from suspending construction where there is a violation of this or any other By-law of the Corporation.
- 7(11) One set of approved plans and specifications shall be returned to the applicant, which set shall be kept on such building or construction at all times during which the construction authorized thereby is in progress. One set of approved plans, specifications and computations shall be retained by the Building Inspector as part of the permanent files of the Building Department.
- 8(1) Every owner of real property shall:
- (a) obtain from the Corporation permits relating to demolition, excavation, building, zoning, change in class of occupancy, swimming pools, sewers, water mains, plumbing, signs, canopies, awnings, marquees, blasting, street occupancy, electricity, buildings to be moved, and all other permits required in connection with the proposed work prior to the commencement of such work.
  - (b) allow the Building Inspector to enter any building or premises at any reasonable time for the purpose of administering or enforcing this By-law.
  - (c) prior to obtaining a permit for a sign, canopy, awning, marquee or other form of street occupancy, obtain public liability and property damage insurance in respect of the said sign, canopy, awning, marquee or other form of street occupancy and file with the Building Inspector a Certificate of Insurance in the form prescribed in Appendix "C" attached hereto.
  - (d) give at least one day's notice to the Building Inspector and obtain his inspection and approval of the construction:
    - (i) after the forms for footings and foundations are complete, but prior to placing of any concrete therein;
    - (ii) after removal of formwork from concrete foundation and installation of perimeter drain tiles, but prior to back-filling against foundation;

- (iii) when framing of building is complete, including roofing, fire-stopping, bracing chimney, rough plumbing, gas venting, rough wiring, but before any insulation, lath or other interior finish is applied to conceal the structural frame;
    - (iv) after the building or portion thereof is complete and ready for occupancy, but before occupancy takes place of the whole or a portion of the building.
  - (e) obtain, prior to the completion of a building or part thereof, written permission from the Building Inspector to occupy the building or part thereof.
  - (f) obtain from the Building Inspector, prior to any occupancy of a building or part thereof, after completion of construction of said building or part thereof, or prior to any change in class of occupancy of any building or part thereof, an occupancy permit in form set out in Appendix "D", which permit may be withheld by the Building Inspector until the building or part thereof complies with the health and safety requirements of the By-laws of the Corporation or of any Statute;
  - (g) shall affix the Occupancy Certificate referred to in clause (f) of subsection (1) of section 8 to a conspicuous and permanent place in the building and shall henceforth not remove same.
  - (h) when construction has been suspended by the Building Inspector, obtain permission in writing from the Building Inspector before recommencing construction.
- 8(2)
- (a) Where tests of any materials are made to ensure conformity with the requirements of this By-law, records of the test data shall be kept available for inspection by the Building Inspector during the construction of the building and for such a period thereafter as required by the Building Inspector.
  - (b) Where factory built components or structures are used, there shall be filed with the Building Inspector certification that the fabrication and field assembly or erection of such components or structures has been inspected by a qualified Structural Engineer acceptable to the Building Inspector, and found to be in compliance with the requirements of this By-law.
- 8(3)
- In addition to the called inspections specified in clause (d) of subsection (1) of section 8, the Building Inspector may make additional inspections at any time he deems it necessary to ascertain that the provisions of this By-law and other By-laws of the Corporation are being complied with.
- 8(4)
- If an owner requests an inspection for which no fee is herein prescribed, he shall pay to the Corporation a fee based on the time taken to make such inspection at the rate of \$10.00 per hour for the first hour or part thereof and \$5.00 per hour for each additional hour or part thereof.



9. The approval of drawings, specifications and plot plans and the issuance of a permit for the construction of a building, and any inspection thereof made by the Building Inspector or his assistants shall not in any way relieve the owner or his agents from full responsibility for the carrying out of the construction in accordance with the provisions of this By-law.
- 10(1) If any construction for which a permit is required by this By-law has been commenced before a permit has been issued by the Building Inspector the owner of the real property on which the construction is being done shall pay to the Corporation double the fee prescribed and set out in Appendix "A" attached hereto
- 10(2) No person shall commence or continue any construction in respect of which a permit is required under any other By-law unless he has obtained a permit under that By-law.
- 11(1) It shall be unlawful for any person to move any building or any part thereof on or onto or remove any building or part from any property in the Municipality unless he has first obtained a permit therefor from the Building Inspector. The Building Inspector shall not issue such a permit until:
- (a) he is satisfied that the building can be moved or removed safely, and
  - (b) he is satisfied that the architectural design of the building will not adversely affect the general design of buildings in the district to which the building is to be moved, and
  - (c) the applicant for a moving permit has deposited with him:
    - (i) a policy of public liability and property damage insurance in the all-inclusive limits of \$250,000.00 to insure against damage arising out of the moving of the said building,
    - (ii) a surety bond in the sum of \$5,000.00 issued by a guaranty company approved by the District Registrar of the Supreme Court and in form satisfactory to the Municipal Solicitor, to indemnify the Municipality against all damages to public and Municipal property of every kind howsoever caused, or occasioned by the moving of the said building,
    - (iii) approval in writing from the Chief of Police, approving the date, time and route of moving the building,
    - (iv) a copy of the notice to the utility companies having overhead wires along the route informing them of the date, time and route of moving the building,
  - (d) the owner of the building being moved or removed has deposited with him a surety bond in the sum of \$500.00 issued by a guaranty company approved by the District Registrar of the Supreme Court and in form satisfactory to the Municipal Solicitor to insure that the building shall be moved onto the new property and all construction on the said building completed as required by this By-law within 120 days from the date of issuance of the said moving permit, and

- (e) the owner of the building being moved or removed has paid the Corporation the fee of \$5.00.
- 11(2) If the owner does not comply with clause (d) of subsection 1 of section 11 the Building Inspector shall notify the owner in writing stating how the building does not comply with this By-law and directing him to remedy such non-compliance within 30 days from the date of the said notice. If the non-compliance is not remedied within the said period of 30 days the surety bond in the sum of \$500.00 shall be forfeited to the Corporation.
- 11(3) Notwithstanding anything herein contained, the Building Inspector shall not issue a permit to move any building into the Municipality or from one property to another in the Municipality if application is made more than thirty years after the building has been constructed; provided that if the building has been reconstructed to the extent of seventy-five per cent of its value above its foundation, the date of such reconstruction shall be deemed to be the date of construction for the purpose of this clause.
- 11(4) Where application is made for a moving permit for a building of age greater than that specified in subsection (3) of section 11, and where the Building Inspector is of the opinion that the building is in satisfactory structural condition and appearance, the Building Inspector may refer such application with recommendation to the Council, who shall determine whether the permit shall be granted.
- 12(1) The person to whom a permit is issued shall, during construction, keep or cause to be kept:
- (a) posted in a conspicuous place on the real property in respect of which the permit was issued a copy of the said building permit or a poster or placard in lieu thereof; and
  - (b) a copy of the approved drawings and specifications on the real property in respect of which the said permit was issued.
  - (c) posted in a conspicuous place on the real property in respect of which the said building permit was issued the street address of the building to be constructed thereon.
- 12(2) The Building Inspector shall not issue a building permit for the construction of a swimming pool unless provision is made that the said pool shall be enclosed within a fence on the property. Such fence shall comply with the Burnaby Zoning By-law and in no case shall it be less than 3'6" in height. For the purpose of this section swimming pool shall include any constructed or prefabricated pool used or intended to be used for swimming, bathing or wading, having a surface area exceeding 150 square feet and a depth of more than 18".
- 12(3) A good standard of workmanship must be used in the construction and erection of all buildings, and the Building Inspector may order the correction of any work which he considers is being or has been improperly done.
- 13(1) 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.

- 13(2) It shall be unlawful for any person to change the class of occupancy of any building or part thereof without having first obtained the written permission of the Building Inspector so to do.
- 13(3) It shall be unlawful for any person to construct or maintain any building or to do any act contrary to or in a manner contrary to any direction, instruction, specification or provision contained in or adopted by this By-law or any notice lawfully given or posted pursuant to the provisions of this By-law or without any permit hereby required or contrary to the conditions upon which any permit has been issued pursuant to this By-law; or to refrain from doing or taking, or to fail to do or take any act or precaution required to be done or taken prior to or in doing anything permitted, as in this By-law or in any regulation or specification adopted by this By-law provided or by any notice lawfully given or posted pursuant to the provisions of this By-law; and whether or not in any such case it is expressly stated that the doing of or failure to do the thing mentioned shall be unlawful.
- 13(4) Every person who violates any of the provisions of this By-law, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law, or who neglects or refrains from doing anything required to be done by any of the provisions of this By-law, or who carries out or who suffers, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this By-law or who fails to comply with any order, direction or notice given under this By-law shall be deemed to be guilty of an infraction of this By-law and shall be liable to the penalties hereby imposed. For each day that a violation is permitted to exist, it shall constitute a separate offence;
- 13(5) It shall be unlawful for any person to use or occupy or permit to be used or occupied any building constructed in a manner prohibited by this By-law.
- 13(6) It shall be unlawful for any person, unless authorized by the Building Inspector, to reverse, alter, deface, cover remove or in any way tamper with any notice or certificate posted upon or affixed to any building pursuant to any provision of this By-law.
- 13(7) It shall be unlawful to occupy or use any building or part thereof contrary to the terms of any notice or certificate given by the Building Inspector under this By-law.
- 13(8) Earth from excavations and rubbish from buildings shall not be stored in or upon any street, but shall be removed as rapidly as possible, and in order to avoid dust and inconvenience to the public, such methods of handling shall be provided as are considered necessary by the Building Inspector.

- 13(9) Every person who commits an offence against this By-law is liable to a fine and penalty not exceeding Five Hundred (\$500.00) Dollars and costs, or in default of payment thereof, or in the alternative, to imprisonment for any period not exceeding two months.
- 13(10) Where an offence against this By-law is of a continuing nature, it shall be lawful for the convicting magistrate, in his discretion, to impose a fine against the offender, not exceeding fifty dollars for each day such offence is continued by him.

PART C - USE & OCCUPANCY

- 14(1) Part 3 of the Building Code is hereby adopted, including the numbering system, subject to the deletions, substitutions, and additions hereinafter set forth:
- 14(2) (a) In article 3.1.1.1.(2) add the following definitions:
- "GARAGE, PRIVATE" means a building or part thereof located in a Residential Single-Family or Two-Family zone, and used solely for the parking or temporary storage of private motor vehicles, and in which there are no facilities for repairing or servicing such vehicles."
- (b) In article 3.1.1.1.(2) delete the definitions of "grade" and "house lodging" and substitute therefor the following:
- "apartment house" means apartment building as defined in part "A" of this By-law.
- "grade" means the average surface of the ground within three feet of the outside walls of any building, as determined by the Building Inspector.
- "house lodging" means any building or part thereof other than a hotel or motel wherein lodging without cooking facilities is provided for compensation pursuant to previous arrangement and not necessarily to anyone who may apply; but shall not include a single dwelling unit within which no more than two sleeping rooms are provided for compensation.
- 14(3) In article 3.1.2.1.(1) Table 3.1.2.A. GROUP A BUILDINGS-ASSEMBLY OCCUPANCY - DIVISION 2 - add "roller skating rinks".
- 14(4) In article 3.1.2.1 (1) Table 3.1.2.A. GROUP A BUILDINGS-ASSEMBLY OCCUPANCY - DIVISION 3 - add "ice" before skating rinks".
- 14(5) Article 3.2.2.9.(1) (c) - Delete and substitute therefor: "In every coved ceiling at the springing line."
- 14(6) Article 3.2.3.2.(10) - Delete and substitute therefore:
- "All required stairways shall extend to the roof if the roof is used for parking and such stairways shall be enclosed."
- 14(7) Article 3.2.3.22(1) - Delete in the last line of the article thereof: "load bearing walls, columns and arches shall be of noncombustible construction and shall have a fire resistance rating of not less than one hour".
- and substitute the following:
- "load bearing walls, columns and arches shall be of construction having a fire resistance rating of not less than one hour."

- 14(8) Article 3.2.3.27(1) Delete the word noncombustible from the clause "Exterior load bearing walls, columns and arches shall be of noncombustible construction having 1 hour fire resistance rating."
- 14(9) Article 3.2.3.31(1) - Delete the sentence -"Other floor assemblies shall be constructed of heavy timber construction, noncombustible construction, a 3/4 hr. fire separation or combinations thereof."
- 14(10)Article 3.2.3.48(1) - Delete the sentence - "Other floor assemblies shall be constructed as a 3 hr. fire separation"
- 14(11)Article 3.2.5.8. - Delete.
- 14(12)Article 3.2.6.1.(4) - Delete the word "other" after "contain" in the second line and add after the word "equipment" in the second line - "other than electrical".
- 14(13)Article 3.2.6.1.(7) - Delete and substitute therefor the following:
- "3.2.6.1(7) A door from a boiler, furnace or incinerator room shall,
- (a) Swing outward from such rooms or be horizontal sliding when such door leads to a corridor or other occupied space, and
  - (b) in no case lead directly into an exit enclosure:
- 14(14)Article 3.3.5.1(4) - Delete and substitute therefor the following:
- (1) Dead-end corridors shall not exceed 20 feet in length beyond an exit and no door opening to a storage room or shaft shall be located in the portion of a dead-end corridor that serves as access to exits from dwelling units.
  - (2) Doors in a dead-end corridor shall be so located that in travelling from any dwelling unit to an exit it shall not be possible to pass more than two doors.
- 14(15)Add Article 3.3.5.3.

"Garages

- (a) The Floor of every storage garage shall be of noncombustible material.
  - (b) The storage garage shall be separated from the remainder of the building in which it is situated by at least a 1½ hour non-combustible fire separation.
  - (c) Facilities for dispensing gasoline shall not be installed in any storage garage.
  - (d) The clear height of every storage garage at any point shall be not less than 7'."
- 14(16)Article 3.4.3.11.(4) - Delete the second sentence in this paragraph and substitute therefor the following:
- ... "Where two doors are required these shall be mounted adjacent to each other in each wall or partition concerned."...

14(17)Article 3.4.3.14.(7) - After the word "mechanism" in the second line insert the words "and latch".

14(18)Table 3.6.6.A. - Footnote to Table against † change to read "See page 86, Note 1.

14(19)Table 3.6.6.A. - Insert a "\*\*\*" after "Dwelling units, all rooms" in Column 1 and at the foot of the Table place "\*\*\* See page 86, Note 2."

14(20)To the notes on Table 3.6.6.A. add the following:

"2. Sound Transmission

A sound transmission class (STC) rating of at least 45 shall be deemed to satisfy the sound transmission loss requirement."

14(21)Article 3.6.8.1.(3) & (4) - Delete.

14(22)Article 3.6.8.3. - Delete.

14(23)Notes to Table 3.6.8.A.-In Note 7, after the word "bath" add "or shower".

14(24)Article 3.6.9.1.(2) - delete and substitute therefor the following:

"The clear height of every habitable room from exposed floor to ceiling surface shall be not less than that specified in Table 3.6.9.A.

TABLE 3.6.9.A.

ROOM OR SPACE	MINIMUM HEIGHTS
Living Room or space Dining Room or space Kitchen or Kitchen space	7 ft.6 in. over at least 75 per cent of the floor area with a clear height of 7 ft. at any point.
Bedroom or Bedroom space	7 ft. 6 in. over at least 50 per cent of the floor area.
Bathroom or W.C. and Laundry area above grade	7 ft. over any area where a person would normally be in a standing position.
Passage, Hall or Main Entrance, Vestibule and Habitable rooms not specifically mentioned above	7 ft.

14(25)3.6.10.1 - Delete

14(26)Add the following: "Hand Rails and Guards - All guard rails and balustrades, not forming part of a means of egress, including those for balconies shall be at least 3' - 0" high. Openings between balustras or beneath

balcony railings shall not exceed 4".

PART D - DESIGN:

- 15(1) Part 4 of the Building Code, including the numbering system, is hereby adopted, subject to the deletions, substitutions and additions hereinafter set forth.
- 15(2) In Table 4.1.3.B, forming part of Article 4.1.3.2, in column 1 in the second line, delete "classrooms" and substitute "classrooms".
- 15(3) Article 4.1.3.7 - In the second line after "load" add the figures "40".
- 15(4) Article 4.1.3.10 - Delete.
- 15(5) Article 4.1.3.11(1) - In the second line after "is" add the figures "22".
- 15(6) Article 4.1.3.14 - In the 3rd line after "of" add the figure "4.5 in./24 hr." and delete the word "in".
- 15(7) Article 4.1.3.15(3) - After the word "is" in the 4th line add the figure "4".
- 15(8) Article 4.2.2. - Delete.
- 15(9) Article 4.2.2.10(1) - Delete the period at the end of the sentence and add "and in no case less than 1' - 6" below the lowest adjacent finished ground surface."
- 15(10) Article 4.2.2.11(1) - Delete.
- 15(11) Article 4.2.2.13(2)(a) - Delete the "comma" and add "when not subject to moisture penetration,".
- 15(12)(a) 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.
  - (b) 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.
  - (c) 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.
  - (d) 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 lbs. per 100 sq.ft. 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 rock. Manufactured tile corner fittings and tile leader connections are to be installed at all corners and where rain water leaders drain into drain tile.

- (e) 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.
- (f) 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

- (g) 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.
- (h) Back-filling of drain tile shall take place within 10 days from the time it is inspected and acceptance posited, otherwise acceptance of the system shall be withdrawn and re-inspection required. The requirements of subsection (i) shall apply where backfill does not take place and reinspection is required. Where a portion of a system has been accepted the foregoing requirements of back-filling shall be applicable to that portion.
- (i) 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.
- (j) 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.
- (k) Sizing of rock-pits or dry-wells shall be based on 1 cu. yd of minimum 3/4" drainage rock per 1000 sq. ft. of drainage area.

15(13)Article 4.3.5.2 - Delete and add the following:

- "4.3.5.2(1) - Deisgn tables, methods and data specified herein apply only to lumber complying with the requirements and graded to the specifications of the authorities listed in Table 4.3.5.A.
- (2) Notwithstanding the requirements of Table 4.3.5.A, in the case of apartment construction the following minimum lumber grades shall be permitted:



- (a) Floor, ceiling and roof joists, rafters, beams - standard grade, and
  - (b) load-bearing stud wall framing and posts - standard grade, and
  - (c) for end uses not specified above, no grade lower than utility shall be permitted.
- (3) No lumber of obviously unsuitable quality shall be used in any construction."
- 15(14)Article 4.3.5.3(2) - After the word "graded" add "shall be identified by a grade mark of an Inspection Agency approved by the Building Inspector and".
- 15(15)Article 4.4.1.1.(1) - Delete "Except for the requirements of residential construction contained in Part 9," and capitalize the word "This"
- 15(16)Article 4.4.3.10 - In the second sentence, 3rd line, delete the words "regarding maximum" and substitute therefor the words "the requirements for".
- 15(17)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.

PART E - MATERIALS:

- 16(1) Part 5 of the Building Code, including the numbering system, is hereby adopted, subject to the deletions, substitutions and additions hereinafter set forth.
- 16(2) Table 5.4.3.A - Delete

PART F - BUILDING SERVICES:

- 17(1) Part 6 of the Building Code, including the numbering system, is hereby adopted, subject to the deletions, substitutions and additions hereinafter set forth.
- 17(2) Article 6.3.3.1(4) - After the word "facilities" in the first line, insert "as determined by the Building Inspector.
- 17(3) Article 6.3.6.12 - Delete and add therefor the following:  
"Every factory-built chimney shall be constructed in accordance with ULC-C103-1963 and shall be of a type listed by the Underwriters' Laboratories of Canada."
- 17(4) In Table 6.3.6.A, column 2, third line - Delete the figures "57" and substitute therefor the following:

"1/10 opening and not less than 57."

- 17(5) Article 6.6.6.6(8) - Delete and substitute the following:

"Approved automatic sprinklers shall be installed near the top of a refuse chute, at the roof line; and in the bin or room into which the chute discharges above the point of discharge."

- 17(6) Article 6.6.6.7(3) - Delete and substitute therefor the following:

"Approved automatic sprinklers shall be installed at the top of a linen chute, and at the bottom of a chute immediately adjacent to the point of discharge."

- 17(7) Articles 6.7.2.4(1) & (2) - Delete.

PART G - CONSTRUCTION SAFETY MEASURES:

- 18(1) Part 8 of the Building Code, including the numbering system, is hereby adopted, subject to the deletions, substitutions and additions hereinafter set forth.

- 18(2) Article 8.5.3.1. - Delete and add the following:-

"If the stability of adjoining buildings, walks, walls or services may be endangered by the work of excavating, written notice prepared by the holder of the excavation permit shall be sent to the owner of such adjoining property. Such notice shall state the pertinent particulars of the proposed excavation and of any necessary underpinning, shoring, and bracing of his property. Adequate underpinning, shoring and bracing shall be done to prevent damage to, or movement of, any part of the adjoining property. Frequent inspections shall be made by the holder of the excavation permit to ensure that such underpinning, shoring and bracing is properly maintained."

- 18(3) In the 4th sentence of Article 8.5.3, first line, after the word "made" add "by the holder of the excavation permit."

PART H - HOUSING:

- 19(1) Part 9 of the Building Code, including the numbering system, is hereby adopted, subject to the deletions, substitutions and additions hereinafter set forth.

- 19(2) Article 9.1.1.- Delete and substitute therefor the following:

"The requirements of Part 9 shall apply to the design, construction and the alteration of houses and apartment buildings not more than three stories in height above the foundation, supporting plain masonry or wood frame construction and with a ground floor area not exceeding 6,000 square feet."

- 19(3) Article 9.1.9 - Delete "NBC 1.5.5.(d)" and substitute therefor "Section 7(3)(d) of this By-law".

- 19(4) Article 9.3.2.(5) - Delete.
- 19(5) Article 9.5.1. - Insert a coma after the word "practice".  
Add the following:
- "Where a soil is intended to support a foundation measures shall be taken to maintain the structural integrity of adjacent buildings and to minimize the disturbance of the soil due to  
(a) the activities of excavation and construction and  
(b) any inward or upward flow of water."
- 19(6) Section 9.12 - Delete "SIDING" and substitute therefor "CLADDING".
- 19(7) Article 9.12.1. - Delete the word "siding" and substitute therefor the word "cladding".
- 19(8) Article 9.17.1 - In the second sentence, delete the comma after the word "with" and add the words - "By-law No. 4951".

Delete (a) & (b)

- 19(9) Article 9.17.2(2) - Delete
- 19(10) Article 9.19.2. - In the second sentence, after the word "practice" delete the comma and substitute therefor a period. Delete the words "and with the following specifications as applicable"
- Delete (a) (b) (c) & (d).
- 19(11) Article 9.20.3 - Delete and substitute therefor the following:

"Electrical installations shall meet the requirements of the appropriate Provincial Statute".

#### RESIDENTIAL STANDARDS

- 19(12) RESIDENTIAL STANDARDS - being Supplement No. 5 to the National Building Code of Canada, fourth printing, is hereby adopted, commencing with Section 1, subject to the deletions, additions and substitutions hereinafter set forth and subject to the exclusion of all requirements printed in light type.

#### Section 1 - GENERAL PERFORMANCE

- 19(13) Section 1A(2) - Delete the sentence:
- "Where buildings are of steel or reinforced concrete construction or are more than three storeys in height above foundations or where specific requirements are not stated in these Standards, the structural requirements in the applicable Parts of the National Building Code shall apply."
- 19(14) Section 1B(3) - In the second and third lines, delete "Part 1 of the National Building Code" and substitute therefor "Part B of this By-law".
- 19(15) Table 1A, Floor Loads - Delete and substitute therefor the following:

TABLE 1A  
FLOOR LOADS

Type of Building	Use of Floor Area	Minimum Design Load lb/sq.ft.
Houses	Living spaces	40
	Entrance halls, corridors, exits and stairs, and all other nonliving spaces	40
	Attics accessible by a stairway	40
	Attics not accessible by a stairway	10
Apartment Buildings	Living and sleeping quarters	40
	Locker rooms	50
	Entrance halls, ground floor corridors, exits and stairs	100
	Corridors on other floors, balconies	60
	Attics and crawl spaces where there is no storage of equipment or material	10
	Attic accessible by stairway	40
Garages	Car Parking	50

19(16)Section 1E(5) - Delete and substitute therefor the following:

"Design snow loads for houses and apartment buildings three storeys or less in height shall be considered as not less than 80% of the ground snow load listed in Part D of this By-law".

19(17)Section 1E(6) - Delete and substitute therefor the following:

"Design wind loads shall conform to the appropriate requirements of Part D of this By-law."

19(18)Section 1E(7) - Delete.

SECTION 2 - BUILDING PLANNING.

19(19)Table 2A - Delete and substitute therefor the following:

Room or Space	Minimum Heights
Living Room or space Dining Room or space Kitchen or Kitchen space	7 ft.6 in. over at least 75 percent of floor area with a clear height of 7 ft. at any point
Bedroom or Bedroom space	7 ft. 6 in. over at least 50 percent of the floor area
Bathroom or W.C. and Laundry area above grade	7 ft. over any area where a person would normally be in a standing position.
Passage, Hall or Main Entrance, Vestibule and Habitable rooms not specifically men- tioned above	7 ft.

- 19(20)Section 2D - In the heading add:  
"IN APARTMENT BUILDINGS" after the word "SPACE"
- 19(21)Section 2E - In the heading add:  
"IN APARTMENT BUILDINGS" after the word "SPACE"
- 19(22)Section 2F - In the heading add:  
"IN APARTMENT BUILDINGS" after the word "SPACE"
- 19(23)Section 2G - In the heading add:  
"IN APARTMENT BUILDINGS" after the word "SPACE"
- 19(24)Section 2K - In the heading add:  
"IN APARTMENT BUILDINGS" after the word "ROOMS"
- 19(25)Section 2K(3), Delete
- 19(26)Section 2N - In the heading Add:  
"IN APARTMENT BUILDINGS" after the word "UNITS"

Section 3 - EXITS AND MEANS OF  
EGRESS

- 19(27)Section 3D - Delete (1) and (2) and substitute  
therefor the following:  
  
"A dwelling unit in an apartment building shall  
have at least one entrance door that opens to a pub-  
lic hallway, or to the exterior at or near grade  
level."
- 19(28)Section 3F(2) - Delete and substitute therefor the  
following:  
  
"Every exit shall be separated from the apartment  
floor it serves by a self-closing and latching  
door with a fire-resistive rating conforming to  
Section 4 "Fire Protection"."

19(29) Table 3A - Delete and substitute therefor the following:

Number of Bedrooms or Bedrm. spaces served	Minimum width of access to an apartment floor exit from a dwelling unit, Aggregate, inches	Minimum width of Exits, Aggregate, inches
22 or less	44	36
23 to 30	44	44
31 to 37	56	56
38 to 45	66	66
46 to 52	68	78
53 to 60	88	88
61 to 67	100	100
68 to 75	110	110

Section 4 - FIRE PROTECTION

19(30) Section 4C(2) - In the third and last sentence, place a period after the word "partitions" and delete all words thereafter.

19(31) Section 4F(3) - after the word "membrane" in the 3rd line, insert a comma, delete "and" and after the word "coatings" add "and Sheathing".

19(32) Section 4F(7) - In the second line delete "1 hr." and substitute therefor "45 minutes".

19(33) Section 4F(8) - In the 4th line delete "that if" and substitute therefor "when".

19(34) Section 4F(11) - Delete and substitute therefor the following:

"Access to exits from the dwelling unit entrance shall have at least 3/4 hr. fire separation but need not be more than one hour fire separation."

19(35) Section 4F(14) - Delete and substitute therefor the following:

"Carports or garages shall be separated from the other parts of the building overhead by at least a 1 hr. fire separation, except that where there are more than five car spaces there shall be at least 1 1/2 hr. non-combustible separation."

19(36) Section 4F(15) - In the 3rd line, after the word "by" delete the word "noncombustible".

19(37) Delete Section 4H(3) and substitute.

"A 1/2 hr. fire separation shall be provided between an attached or built in garage and any part of a house except rooms intended for sleeping which shall have a one hr. fire separation. Where there is a common roof space over both garage and house, the fire separation may be terminated at the ceiling, provided the garage ceiling consists of finishes of type B, C, D, E, I or K in Appendix A. When the floor of a garage or carport slopes

away from any door between it and the house, with a minimum slope of  $1\frac{1}{2}$  in in 10 ft. a one inch high threshold may be used at the base of the door. In all other cases the sill shall be at least 4 in. high and shall be noncombustible. Garage floors shall be of asphalt or portland cement concrete.

19(38)Section 4H(4) Delete.

19(39)Section 4H(5) - In the 2nd line, delete the word "one" and substitute therefor the word "two" and in the 3rd line delete the word "unit" and substitute therefor the word "units".

19(40)Sections 4K(2), 4K(3), 4K(5) - Delete.

19(41)Section 4R(1) - Delete and substitute therefor the following:

"Shafts for refuse chutes shall be of noncombustible material separated from the remainder of the building by a construction providing a fire separation of at least 1 hr."

19(42)Section 4R(11) - In the 2nd line after the word "chute" delete the words "at alternate floor levels".

Section 6 - EXCAVATIONS

19(43)Table 6A - Delete and substitute therefor the following:

Type of Soil (1)	Foundations Containing Heated Basements, Cellars, or Crawl Space		Foundation Containing No Heated Space	
	Good Soil Drainage to at Least the Depth of Frost Penetration(2)	Poor Soil Drainage	Good Soil Drainage to at Least the Depth of Frost Penetration(2)	Poor Soil Drainage
Rock	No Limit	No Limit	No Limit	No Limit
Coarse Grained soils	No Limit	No Limit	No Limit	Below the depth of frost penetration(2)
Silt	No Limit	No Limit	Below the depth of frost penetration(2)	Below the depth of frost penetration(2)
Clay or soils not clearly defined	1'-6".	1'-6".	1'-6" but not less than the depth of frost penetration(2)	1'-6" but not less than the depth of frost penetration(2)

Section 8 - FOOTINGS & FOUNDATIONS

19(44)Section 8B(2) - In the first line, after the word "masonry" add "...when not subject to moisture penetration,..."

19(45)Table 8A - Delete and substitute therefor the following:

"MINIMUM THICKNESS OF FOUNDATION WALLS

Type of Foundation Wall	Wall Thickness (in.)	Maximum Height of Finish Grade Above Basement Floor or Inside Grade	
		Foundation Wall Laterally Unsupported At the Top, (1) to (4) ft. -- in.	Foundation Wall Laterally Supported At the Top, (1) to (4) ft. -- in.
Solid Concrete	6	2 -- 6	5 -- 0
	8	5 -- 0	7 -- 0
	10	6 -- 0	8 -- 0

19(46)Section 8E(1) - Delete and substitute therefor the following:

"Floor joists supported on foundation walls shall rest on a wood plate at least 2 in. nominal thickness, the same width as the wall, or on a nominal 2 in. by 4 in. wood plate where the exterior siding overlaps the foundation wall at least 1/2 in."

19(47)Section 8E(3) - Delete and substitute therefor the following:

"Pilasters shall be provided under beams that frame into 6 in. foundation walls, Pilasters shall be at least 2 in. by 12 in. if made of concrete. Pilasters shall be bonded or tied into the wall."

19(48)Section 8F(1) - Delete

Section 9 - COLUMNS

19(49)Section 9B(3) - In the last sentence, delete the words "at least 2 mil. Polyethelene film,".

19(50)Section 9D(3) - Delete the words ... "2 mil. poly film or"...

Section 10 - SLABS ON GROUND

19(51)Section 10F(1) - Delete the first sentence and substitute therefor the following:

"Concrete slabs on the ground shall be at least 3 1/2 in. thick exclusive of topping."

Section 11 - CRAWL SPACE

19(52)Section 11F - In the first sentence, after the



words "asphalt or" add the words "2 in. of" and in the second line delete "4 mil." and substitute therefor "6 mil."

Section 12 - WATERPROOFING AND  
DAMPPROOFING

19(53) Section 12C(1) - Delete the first sentence.

19(54) Section 12E(1) - Delete the first sentence.

Section 13 - DRAINAGE

19(55) Section 13B - Delete and substitute therefor the following:

"General

A drainage system consisting of concrete or clay tile, or perforated bituminous fibre pipe, of approved manufacture, shall be laid around 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."

19(56) Section 13D - Delete and substitute therefor the following:

"Installation.

- (1) 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#/100 sq. ft. asphalt or tarsaturated felt.
- (2) Top and sides of drain pipe or tile shall be covered with 6 inches or more of minimum 3/4" diameter drainage rock.
- (3) Manufactured tile corner fittings and tile leader connections are to be installed at all corners and where rain water leaders drain into drain tile."

19(57) Section 15A(1) - Delete and substitute therefor the following:

"This section applies to residence type chimney and flue pipes for buildings not more than three storeys in height. For other than residence type chimneys the requirements in Part F of this By-law shall apply".

Section 15 - CHIMNEYS AND FLUE PIPES

19(58) Table 15A - Delete and substitute therefor the following:

"FLUE CROSS-SECTIONAL AREAS

Heating Appliances	Minimum Flue Area (sq.in.)	Corresponding Nominal External Dimensions of Chimney Liner
Stoves, ranges, room heaters and direct service water heaters	28	6 in. round
Furnaces and Boilers	35	8 in by 8 in. Square.
Fireplaces	1/10 opening & not less than 57	8 in.by 12 in. rectangular

19(59) Section 15D(5) - Delete and substitute the following:

"Chimney liners for fireplaces shall extend from a point at least 8 inches below the lowest flue pipe connection, or from the apex of a fireplace smoke chamber, to a point not less than 2 inches above the chimney cap."

19(60) Section 15E(8) - Delete and substitute the following:

"Except where firebrick liners are used the walls of a masonry chimney exceeding 40 feet in height or 126 square inches in flue area per flue shall be constructed of at least 2 wythes of masonry having a total thickness of at least 7½ inches exclusive of liners. Where firebrick liners are used, the thickness of the liner may be included in the total thickness of the chimney wall".

19(61) Section 15G - Delete the period and add the words "and shall be of a type listed by the Underwriters' Laboratory of Canada".

Section 16 - FIREPLACES

19(62) Section 16D - Add "(1)" before "Masonry" and add the following:

"(2) Rought masonry over a fireplace opening shall be not less than one brick courses or 3 in. below the front of the chimney shelf at the throat of the opening.

(3) The depth from the front of the rough fireplace opening to the back of the fireplace shall be not less than 1' - 6"."

19(63) Section 16E(1) - In the third line substitute "8" for "12".

19(64) Section 16E(2) - Delete and substitute therefor the following:

"Where the hearth is at the level of the finished floor it shall be supported from the chimney by a corbel at least 2 in. wide and shall be reinforced with the equivalent of at least four #5 bars fully embedded and hooked into the chimney and extending through the hearth to within 2 in. of the front thereof."

19(65) Section 16E(3) - Add as follows:

"Where the hearth is at a level above the finished floor it shall be designed and constructed as a cantilevered, reinforced concrete slab, extending to within 4 inches of the back of the fireplace chimney."

19(66) Section 16H - Delete the period and add the words:

"and shall be listed by the Underwriters' Laboratory of Canada Ltd."

#### Section 17 WOOD FRAME CONSTRUCTION

19(67) Section 17A(1) - Delete and substitute the following:

"This section applies to conventional wood frame construction with members spaced not more than 16 in. o.c. for studs, joists and rafters, and not more than 24 in. o.c. for trusses of accepted design."

19(68) Section 17D(6) - Delete the words "'Span Tables for Joists, Rafters and Beams'." and add the words "of this By-law".

19(69) Section 17E - Delete the words "'Span Tables for Joists, Rafters and Beams'" and add the words "of this By-law".

19(70) Section 17J(3) - In the second line after the word "hangers" add the word ",nailing".

19(71) Section 17J(12) - Delete and substitute therefor the following:

"Where load-bearing partitions at right angles to floor joists are offset from bearing support more than 10% of span, the size of the supporting joists shall be determined by structural analysis."

19(72) Section 17K - In Table 17B - Delete and substitute therefor the following:

"SIZE AND SPACING OF STUDS

Type of Wall	Supported Loads (including dead loads)	Minimum Stud Size (in.)	Maximum Stud Spacing (in.)	Maximum Unsupported Height (ft.)
Non Load Bearing Partitions	Limited attic storage or no load	2 by 3(1) or 2 by 4(2)	24	10 12
	Full attic storage or roof-load, or limited attic storage plus one floor	2 by 4	16	12
Interior Partitions	Full Attic storage plus one floor, or roof load plus one floor, or limited attic storage plus two floors	2 by 4	16	12
	Full attic storage plus two floors or roof load plus two floors	2 by 4	12	12
		3 by 4	16	12
		2 by 6	16	14
Full attic storage plus three floors or roof load plus three floors	2 by 6	12	14	
Exterior Walls	Roof, with or without attic storage	2 by 4	16	10
	Roof, with or without attic storage plus one floor	2 by 4	12	10
	Roof, with or without attic storage plus two floors	2 by 4	12	10
3 by 4		16	10	
2 by 6		16	12	

19(73)Section 170-Table 17D - Delete and substitute the following:

TABLE 17D  
MINIMUM THICKNESS OF SUBFLOORING

Maximum Joist Spacing(in.)	Minimum Plywood Thickness(in.)	Minimum Particle Board Thickness (in.)
16	1/2	5/8

19(74)Section 17-0(7) - Delete and substitute the following:

"Lumber subflooring shall be fully supported at the ends on solid bearings".

19(75)Section 17-0(8) - In the last line delete the words ", and 3/4 in. thick on supports not more than 24 in. o.c."

19(76) Section 17" - Table 17E - Delete and substitute the following:

TABLE 17E  
MINIMUM THICKNESS OF ROOF SHEATHING

Joist or Rafter Spacing (in.)	Minimum Plywood Thickness (in.)		Minimum Particle Board Thickness (in.) Edges Supported
	Edges Supported	Edges Unsupported	
12	5/16	5/16	3/8
16	5/16	3/8	3/8
20	3/8	1/2	7/16
24	3/8	1/2	7/16

19(77) Section 17P(5) - Delete the period and add the words "and shall be of shiplapped edge or centre-matched tongue and groove."

19(78) Section 17Q(1) & (2) - Delete and substitute therefor the following:

"(1) Exterior stud walls, excepting gable end walls, shall be sheathed in accordance with Table 17F."

19(79) Section 17Q(3) - Delete and substitute therefor the following:

"Plywood shall be exterior type and of full panel dimension except where necessary to cut to accommodate exterior wall openings".

Section 21 - ROOFING

19(80) Section 21M(2) - Delete and substitute therefor the following:

"Downspouts shall be provided for conducting water from roof drains to the ground and such downspouts 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."

19(81) Section 21M(3) - Delete the words "Subsection 7.5 of the National Building Code" and substitute therefor the following: "Burnaby Plumbing By-law #4951".

19(82) Section 22, 23, 24, 25 & 26 - Delete.

19(83) Section 27D, E, G(2) to (11) inclusive, H, I, J, & K - Delete.

Section 28 - STAIRS, HANDRAILS,  
GUARDS.

19(84) Section 28A(1) - Add the following:

"Where the stair forms part of a public means of egress the requirements of Part 3 of the National Building Code shall govern".

19(85)Section 28G(5) - Delete "3 ft. 6 in." and substitute therefor "3 ft. 0 in."

20 The Appendix to the Building Code is hereby adopted.

21. By-law #4674, being the "Burnaby Building By-law 1965", and amendments thereto, are hereby repealed.

22 This By-law shall come into force and effect on the 31st day of October, 1969.

Read a first time this 11th day of August, 1969.

Read a second time this 11th day of August, 1969.

Read a third time this 11th day of August, 1969.

Reconsidered and adopted this 25th day of August, 1969.

*Robert M. Pettit*  
M A Y O R

*J. Shaw*  
C L E R K



APPENDIX "A"

Building Permit Fee Payable by Applicant for a Permit for the Construction of a building or any part thereof.

Value of the Work to be done	Fee for a Building or part thereof other than an Apartment Building.	Fee for an Apartment Building or part thereof
\$0 - \$200.	\$3.00	
\$201 - \$500.	\$5.00	\$10.00
\$501 - \$1,000.	\$7.50	\$20.00
\$1,001 - \$15,000.	\$7.50 plus \$2.75 for every \$1,000 or part thereof over \$1,000.	\$20.00 plus \$2.50 for every \$1,000 or part thereof over \$1,000.
\$15,001 - \$50,000.	\$50.00 plus \$1.50 for every \$1,000. or part thereof over \$15,000.	\$55.00 plus \$2.50 for every \$1,000 or part thereof over \$15,000.
\$50,001 and over	\$102.50 plus \$1.00 for every \$1,000. or part thereof over \$50,000.	\$142.50 plus \$1.00 for every \$1,000 or part thereof over \$50,000.

APPENDIX B

SPAN TABLES FOR CONSTRUCTION IN RESIDENTIAL STANDARDS

TABLE 1

GRADE	NOMINAL SIZE  inches	JOIST SPACING	
		12 in.	16 in.
		LIVE LOAD 40 p. s. f.	
		ft. in.	ft. in.
Select Structural (dense and non-dense)	2 x 6	11 0	10 0
	2 x 8	15 0	13 7
	2 x 10	19 0	17 4
	2 x 12	23 0	20 11
Construction (dense and non-dense)	2 x 6	11 0	10 0
	2 x 8	15 0	13 7
	2 x 10	19 0	17 4
	2 x 12	23 0	20 11
Standard	2 x 6	11 0	10 0
	2 x 8	15 0	13 7
	2 x 10	19 0	17 4
	2 x 12	23 0	20 11
Utility	2 x 6	-----	-----
	2 x 8	12 2	10 6
	2 x 10	16 8	14 6
	2 x 12	19 8	17 0



TABLE 2  
DOUGLAS FIR - WESTERN LARCH  
CEILING JOISTS - ATTIC NOT ACCESSIBLE BY STAIRWAY

GRADE	NOMINAL SIZE	PLASTERED CEILING		OTHER THAN PLASTERED CEILING					
		JOIST SPACING		JOIST SPACING					
		12 in.	16 in.	12 in.	16 in.				
		LIVE LOAD 10 p.s.f.							
	inches	ft.	in.	ft.	in.	ft.	in.		
Select Structural (dense and non-dense)	2 x 4	11	6	10	6	13	2	12	0
	2 x 6	17	6	15	11	20	0	18	2
	2 x 8	23	10	21	8	27	4	24	10
Dense Construction	2 x 4	11	6	10	5	12	0	10	5
	2 x 6	17	6	15	11	20	0	18	2
	2 x 8	23	10	21	8	27	4	24	10
Construction	2 x 4	11	6	10	1	11	7	10	1
	2 x 6	17	6	15	11	20	0	18	2
	2 x 8	23	10	21	8	27	4	24	10
Standard	2 x 4	-----	-----	-----	-----	-----	-----	-----	-----
	2 x 6	17	6	15	11	20	0	18	2
	2 x 8	23	10	21	8	27	4	24	10
Utility	2 x 4	-----	-----	-----	-----	-----	-----	-----	-----
	2 x 6	-----	-----	-----	-----	-----	-----	-----	-----
	2 x 8	21	6	18	7	21	6	18	7

TABLE 3  
DOUGLAS FIR - WESTERN LARCH  
ROOF JOISTS

GRADE	NOMINAL SIZE	PLASTERED CEILING		OTHER THAN PLASTERED CEILING					
		JOIST SPACING		JOIST SPACING					
		12 in.	16 in.	12 in.	16 in.				
		LIVE LOAD 32 p.s.f.							
	inches	ft.	in.	ft.	in.	ft.	in.		
Select Structural (dense and non-dense)	2 x 6	11	10	10	10	13	8	12	4
	2 x 8	16	2	14	9	18	7	16	10
	2 x 10	20	6	18	8	23	6	21	5
Construction (dense and non-dense)	2 x 6	11	10	10	10	13	8	12	4
	2 x 8	16	2	14	9	18	7	16	10
	2 x 10	20	6	18	8	23	6	21	5
Standard	2 x 6	11	10	10	10	13	8	12	3
	2 x 8	16	2	14	9	18	7	16	8
	2 x 10	20	6	18	8	23	6	21	1
Utility	2 x 6	-----	-----	-----	-----	-----	-----	-----	-----
	2 x 8	14	3	12	4	14	3	12	4
	2 x 10	19	8	17	0	17	0	17	0

TABLE 4  
DOUGLAS FIR - WESTERN LARCH  
RAFTERS - SLOPING ROOF

GRADE	NOMINAL SIZE  inches	JOIST SPACING			
		12 in.		16 in.	
		LIVE LOAD 32 p.s.f.			
		ft.	in.	ft.	in.
Select Structural (dense and non-dense)	2 x 4	9	11	8	11
	2 x 6	15	1	13	8
	2 x 8	20	5	18	7
	2 x 10	25	11	23	7
Construction	2 x 4	8	2	7	0
	2 x 6	15	1	13	8
	2 x 8	20	5	18	7
	2 x 10	25	11	23	7
Standard	2 x 4	-----	-----	-----	-----
	2 x 6	14	10	12	9
	2 x 8	20	2	17	6
	2 x 10	25	7	22	2
Utility	2 x 4	-----	-----	-----	-----
	2 x 6	-----	-----	-----	-----
	2 x 8	15	1	13	0
	2 x 10	20	8	17	11

TABLE 5  
PACIFIC COAST HEMLOCK  
FLOOR JOISTS

GRADE	NOMINAL SIZE  inches	ALL CEILINGS			
		JOIST SPACING			
		12 in.		16 in.	
		LIVE LOAD 40 p.s.f.			
		ft.	in.	ft.	in.
Select Structural	2 x 6	10	10	9	10
	2 x 8	14	8	13	4
	2 x 10	18	7	16	11
	2 x 12	22	6	20	6
Construction	2 x 6	10	10	9	10
	2 x 8	14	8	13	4
	2 x 10	18	7	16	11
	2 x 12	22	6	20	6
Standard	2 x 6	10	10	9	10
	2 x 8	14	8	13	4
	2 x 10	18	7	16	11
	2 x 12	22	6	20	6
Utility	2 x 6	-----	-----	-----	-----
	2 x 8	11	2	9	8
	2 x 10	15	5	13	5
	2 x 12	18	0	15	7

TABLE 6

## PACIFIC COAST HEMLOCK

## CEILING JOISTS - ATTIC NOT ACCESSIBLE BY A STAIRWAY

GRADE	NOMINAL SIZE	PLASTERED CEILING				OTHER THAN PLASTERED CEILING			
		JOIST SPACING				JOIST SPACING			
		12 in.		16 in.		12 in.		16 in.	
		LIVE LOAD 10 p.s.f.							
	inches	ft.	in.	ft.	in.	ft.	in.	ft.	in.
Select Structural	2 x 4	11	4	10	2	12	11	11	8
	2 x 6	17	1	15	6	19	7	17	10
	2 x 8	23	4	21	2	25	8	24	4
Construction	2 x 4	18	8	9	2	10	8	9	2
	2 x 6	17	1	15	6	19	7	17	10
	2 x 8	23	4	21	2	26	8	24	4
Standard	2 x 4	-----		-----		-----		-----	
	2 x 6	17	1	15	6	19	7	17	10
	2 x 8	23	4	21	2	25	8	24	4
Utility	2 x 4	-----		-----		-----		-----	
	2 x 6	-----		-----		-----		-----	
	2 x 8	19	10	17	2	19	10	17	2

TABLE 7

## PACIFIC COAST HEMLOCK

## ROOF JOISTS

GRADE	NOMINAL SIZE	PLASTERED CEILING				OTHER THAN PLASTERED CEILING			
		JOIST SPACING				JOIST SPACING			
		12 in.		16 in.		12 in.		16 in.	
		LIVE LOAD 32 p.s.f.							
	inches	ft.	in.	ft.	in.	ft.	in.	ft.	in.
Select Structural	2 x 6	11	8	10	8	13	4	12	1
	2 x 8	15	10	14	5	18	2	16	6
	2 x 10	20	1	18	3	23	0	20	11
Construction	2 x 6	11	8	10	8	13	4	12	1
	2 x 8	15	10	14	5	18	2	16	6
	2 x 10	20	1	18	3	23	0	20	11
Standard	2 x 6	11	8	10	8	13	4	12	1
	2 x 8	15	10	14	5	18	2	16	6
	2 x 10	20	1	18	3	23	0	20	11
Utility	2 x 6	-----		-----		-----		-----	
	2 x 8	13	2	11	4	13	2	11	4
	2 x 10	18	1	15	8	18	1	15	8

TABLE 8  
 PACIFIC COAST HEMLOCK  
 RAFTERS - SLOPING ROOF

GRADE	NOMINAL SIZE  inches	JOIST SPACING			
		12 in.		16 in.	
		LIVE LOAD 32 p.s.f.			
		ft.	in.	ft.	in.
Select Structural	2 x 4	9	8	8	9
	2 x 6	14	8	13	4
	2 x 8	20	0	18	2
	2 x 10	25	4	23	0
Construction	2 x 4	7	5	6	5
	2 x 6	14	8	13	4
	2 x 8	20	0	18	2
	2 x 10	25	4	23	0
Standard	2 x 4	-----		-----	
	2 x 6	14	7	12	9
	2 x 8	19	11	17	6
	2 x 10	25	2	22	2
Utility	2 x 4	-----		-----	
	2 x 6	-----		-----	
	2 x 8	13	10	12	1
	2 x 10	19	0	16	6

APPENDIX C  
INSURANCE CERTIFICATE

The \_\_\_\_\_ being an Insurance  
Company licensed to conduct business in the Province of British Columbia hereby certifies that:  
\_\_\_\_\_ is the holder of a Bodily Injury and Property  
Damage Liability Policy No. \_\_\_\_\_ which has been issued in respect of  
\_\_\_\_\_ located at: \_\_\_\_\_ and is in full force  
and effect and shall not be cancelled, expire or be terminated without 30 (thirty) days prior notice in writing has  
been filed with The Corporation of the District of Burnaby, B.C. hereinafter referred to as the Corporation.

A permit having been granted by the Corporation for the installation and maintenance of a  
\_\_\_\_\_ at any time during the currency of this policy, the said policy has  
been issued to indemnify the Corporation against loss by reason of accidents which might result therefrom and it is  
hereby understood and agreed that the insurance provided by this policy shall first be used to indemnify the Corporation  
against all loss, costs, expenses, damages and claims arising from the liability imposed by law upon the said  
Corporation for damage on account of bodily injuries accidentally sustained including death resulting therefrom as  
well as for property damage sustained by the said Corporation and for all property damage for which the said Corpora-  
tion may be held liable by reason of the construction, installation, maintenance, use, non-repair, servicing, or  
removal of the said \_\_\_\_\_ provided that the insurer's liability shall not  
in any event exceed in amount the limits named in this policy.

The legal liability shall be:

Public Liability:	One Person:	\$ 50,000.00
	Two or More Persons:	\$100,000.00
	Property Damage:	\$ 10,000.00

Any terms, conditions, agreements, or exclusions contained in the policy shall not be held applicable to the prejudice  
of the said Corporation.

Policy shall remain in full force and effect and shall not be cancelled, expire, or be terminated without  
30 (thirty) days prior notice in writing having been filed with the Corporation.

NOTE: (1) If more than one sign, canopy or metal awning is involved, their names and locations must appear on  
an attached listing.

APPENDIX D

THE CORPORATION OF THE DISTRICT OF BURNABY  
BUILDING DEPARTMENT

CERTIFICATE OF OCCUPANCY OF A BUILDING

MUNICIPAL HALL  
4949 CANADA WAY  
BURNABY 2, B.C.

ISSUED PURSUANT TO SECTION 8(1)(f) OF BY-LAW NO. 5557.

ADDRESS OF BUILDING:

LEGAL DESCRIPTION:

APPROVED OCCUPANCY:

THE BUILDING CONSTRUCTED UNDER AUTHORITY OF BUILDING PERMIT  
NO. \_\_\_\_\_ MAY NOW BE OCCUPIED.

IT IS UNLAWFUL TO CHANGE THE CLASS OF OCCUPANCY OF ANY BUILDING  
OR PART THEREOF WITHOUT FIRST OBTAINING AN OCCUPANCY PERMIT FROM  
THE BUILDING INSPECTOR.

THIS CERTIFICATE MUST BE AFFIXED TO A CONSPICUOUS AND PERMANENT  
PLACE IN THE SAID BUILDING AND SHALL NOT BE REMOVED.

M. J. JONES, CHIEF BUILDING  
INSPECTOR

PER \_\_\_\_\_ DATE \_\_\_\_\_

THE CORPORATION OF THE DISTRICT OF  
BURN ABY

BY-LAW NO. 5557.

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BURNABY BUILDING BY-LAW 1969.

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