

ITEM	7
MANAGER'S REPORT NO.	64
COUNCIL MEETING	94/11/14

TO: CITY MANAGER 1994 NOVEMBER 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **BYLAW NO. 9858 - APPENDIX "A"**
SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES

PURPOSE: To obtain Council approval to amend the method of collecting inspection fees for replacement of existing building piping as contained in item #7 of Appendix "A", Bylaw No. 9858.

RECOMMENDATION:

1. That the City Solicitor be requested to prepare the necessary amendments to the appropriate bylaw.

1.0 INTRODUCTION:

As identified in the City of Burnaby Plumbing Bylaw # 9858 - " A Bylaw to amend fees charged under the Plumbing Bylaw", the following report outlines a recommendation for amendment to item #7 of Appendix A - "Replacement of Existing Piping".

2.0 BACKGROUND:

The replacement of water piping in multi-family residential buildings has become a common occurrence within the past few years. The life span of copper tubing in a building, such as apartments, is approximately 20 - 30 years. We have numerous apartments in Burnaby that fall into this category which creates an ongoing process of replacement and demand for inspections.

The current charge out rate of \$60.00 per inspection appeared to work for the initial projects requiring this service. However, given that the fee is based on a per inspection basis, the total fee which covered approximately 12 inspections for a typical apartment complex, was not collected until completion of the inspections. To circumvent the required number of inspections thereby reducing the total fee, contractors are now attempting to complete as much of the re-piping as possible with a minimum amount of inspections. Consequently staff are faced with an increased time frame to undertake each inspection, and as suite owners demand completion of their unit, contractors are covering work before an inspector has the opportunity to visit the job site.

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3.0 DISCUSSION AND CONCLUSION:

To resolve this issue it is proposed that the bylaw be amended to require the payment of a permit fee of \$15.00 per suite for the replacement of piping. This permit would be obtained and associated fee paid prior to the start of work which is consistent with all other permit fees. By changing the format from a per inspection basis to a per suite basis, it is believed that this will simplify the process and create incentive for the contractor to call for inspection as required, without additional fees being charged. This procedure should substantially reduce current inconvenience to the suite owners and the frequency of work being covered without inspection.

It is also proposed that the two remaining items mentioned in item #7 regarding "site water pipe replacement" and "residential drain tile replacement" be deleted as they are covered in items #4 and #9(a) respectively in Bylaw #9858.



D.G. STENSON, DIRECTOR
PLANNING AND BUILDING

RJK/GRH:lb

cc: City Solicitor
Chief Building Inspector