

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4403**

A BYLAW TO AMEND BYLAW NO. 3741, “BUILDING REGULATION BYLAW No. 5, 2010”

WHEREAS the Capital Regional District wishes to amend Bylaw No. 3471, “Building Regulation Bylaw No. 5, 2010”;

NOW THEREFORE, the Board of the Capital Regional District in open meeting assembled enacts as follows:

1. Building Regulation Bylaw No. 5, 2010 is amended in Paragraph A of the Recitals by deleting the reference to section 694(1) of the *Local Government Act* and substituting a reference to section 298(1) of the *Local Government Act*.
2. Building Regulation Bylaw No. 5, 2010 is amended in section 1.1.1 by deleting the words “not within a city, district, town or village”.
3. Building Regulation Bylaw No. 5, 2010 is amended in section 1.1.3(2) by adding the words “use or” after the words “change in” in the first line.

4. Building Regulation Bylaw No. 5, 2010 is amended in section 1.2.2 by:

- (a) deleting the words “Human habitation is not permitted in an accessory building.” from the definition of “Accessory Building”;
- (b) deleting the words “as the space created by” from the definition of “Excavation”;
- (c) deleting the definitions of “Building Code”, “Health and Safety Aspects of the Work”, and “Structure” and substituting the following definitions in their place:

“Building Code” means the *British Columbia Building Code* as adopted from time to time by the Minister pursuant to Part 2 of the *Building Act*.

“Health and Safety Aspects of the Work” means design and construction regulated by Parts 3, 4, 5, 6, 7, 8, 9, and 10, Division B, of the *Building Code*, and subject to Parts 1 and 2 in relation to Parts 3 through 10, Division B.

“Structure” means a construction or portion of construction, of any kind, whether fixed to, supported by or sunk into land or water, except landscaping, fences, paving, and retaining structures less than 1.2 meters in height.

- (d) adding the following definitions in alphabetical order:

“Alteration” means a change or extension to any matter or thing or to any occupancy regulated by the Building Code.

“Construct” includes build, erect, install, repair, alter, add, enlarge, move, locate, reconstruct, demolish, remove, excavate or shore.

“Construction Value” means the fair market value of the work proposed to be undertaken, including the value of all labour and materials whether contracted, volunteered or provided by the owner, together with the value of all design and professional consulting services, construction management services, and contractor’s profit and overhead, as determined in accordance with section 2.4.4 of this Bylaw.

5. Building Regulation Bylaw No. 5, 2010 is amended in section 1.3.2 by deleting the words “within the Capital Regional District” in the first sentence and substituting the words “within all parts of the Juan de Fuca, Southern Gulf Islands and Salt Spring Island electoral areas”.

6. Building Regulation Bylaw No. 5, 2010 is amended by deleting section 2.1.1 in its entirety and substituting:

“2.1.1 A Permit is required whenever work regulated under the Building Code and this Bylaw is to be undertaken.”

7. Building Regulation Bylaw No. 5, 2010 is amended in section 2.1.2 by:

(a) by deleting sub-section (4), and renumbering sub-sections (5) and (6) as sub-sections (4) and (5).

8. Building Regulation Bylaw No. 5, 2010 is amended by deleting section 2.1.3(3) and substituting the following:

“(3) for accessory buildings less than 10 square meters in area that do not create a hazard;”

9. Building Regulation Bylaw No. 5, 2010 is amended in section 2.1.6 by adding the following at the end of that section:

“, nor does it constitute a representation or warranty that the building or structure meets any standard of materials or workmanship”.

10. Building Regulation Bylaw No. 5, 2010 is amended in section 2.3.3 by deleting the words “appendices K, L and M attached to”.

11. Building Regulation Bylaw No. 5, 2010 is amended in section 2.3.7(1) by adding the following at the end:

“Any failure on the part of the building official to provide the owner with the written notice will not diminish or invalidate the reliance by the Capital Regional District or its building officials on the registered professionals.”

12. Building Regulation Bylaw No. 5, 2010 is amended by deleting section 2.4.1, by renumbering sections 2.4.2 through 2.4.9 as sections 2.4.5, 2.4.6, 2.4.7, 2.4.8, 2.4.9., 2.4.10, 2.4.11, and 2.4.12, and by adding the following sections:

“2.4.1 A Permit fee for any of the following work, calculated in accordance with the forms attached as appendices C, D, E, or F to this Bylaw, shall be paid in full prior to issuance of:

(1) a plumbing Permit pursuant to section 2.1.2(2) of this Bylaw;

- (2) a Permit for the installation of a fireplace, chimney, or wood stove pursuant to section 2.1.2(3) of this Bylaw;
- (3) a Permit for the demolition or deconstruction of a building or structure, pursuant to section 2.1.2(4) or (5) of this Bylaw.

2.4.2 A Permit fee, calculated in accordance with Appendix K of this Bylaw, and based upon the construction value of the proposed work as determined in accordance with section 2.4.4 of this Bylaw, shall be paid in full prior to the issuance of a Permit for the construction, alteration or repair of a building or structure pursuant to section 2.1.2(1) of this Bylaw.

2.4.3 An application for a Permit pursuant to section 2.1.2(1) of this Bylaw must be accompanied by the owner's declaration of the value of the proposed work.

2.4.4 For the purpose of section 2.4.2, the construction value of the proposed work shall be the greater of the following:

- (1) the value of the proposed work, as declared by the owner under section 2.4.3;
- (2) the construction value of the proposed work, as determined by the building inspector using one of the following sources:
 - (a) the construction values set out in Appendix L and M to this Bylaw; or
 - (b) a construction costing manual or service that is nationally-recognized by the construction and real estate industries as authoritative, including but not limited to the Marshall & Swift Valuation Service or Residential Cost Handbook."

13. Building Regulation Bylaw No. 5, 2010 is amended in section 2.4.5 by deleting the words "in either Appendix L or M" where they appear in subsections (1), (2) and (3), and by substituting the words "under section 2.4.4."

14. Building Regulation Bylaw No. 5, 2010 is amended by deleting section 2.5.2(4) and substituting the following:

- "(4) there is a sale or transfer of the property in respect of which the Permit is issued, unless the owner has first notified the building inspector in writing and the building inspector has authorized the transfer or assignment of the Permit to the new owner."

15. Building Regulation Bylaw No. 5, 2010 is amended by deleting sections 2.5.3 and 2.5.4 and substituting the following:

2.5.3 Reapplication

- (1) Except as provided in 2.5.9, where a permit expires under section 2.5.2 the owner must apply for a new permit in order to complete the work.
- (2) An application under section 2.5.3(1) must be accompanied by any of the information referred to in sections 2.3.4 or 2.3.5 that the building inspector

considers it necessary to verify that the health and safety aspects of the work that has yet to be substantially completed will conform with the requirements of the then-current *Building Code*, this Bylaw and any other applicable enactment.

(3) The fee for a Permit issued under section 2.5.3(1):

(a) will be based upon the value of the work that remains to be completed, as determined by the building inspector in accordance with section 2.4.4 of this Bylaw;

(b) will in no event be less than \$300.00.

16. Building Regulation Bylaw No. 5, 2010 is amended by renumbering sections 2.5.5 through 2.5.10 as sections 2.5.4, 2.5.5, 2.5.6, 2.5.7, 2.5.8. and 2.5.9.

17. Building Regulation Bylaw No. 5, 2010 is amended in section 2.5.5 by deleting "Section 2.5.5" and substituting "Section 2.5.4".

18. Building Regulation Bylaw No. 5, 2010 is amended by deleting section 2.5.9 and substituting the following:

2.5.9 Permit Renewal

(1) Where the rights of an owner under a Permit terminate under section 2.5.2, the owner may apply to renew the Permit provided the renewal application is made no later than 30 days after the expiry of the Permit.

(2) Where all of the deficiencies listed on a Conditional Certificate of Occupancy have not been addressed to the satisfaction of the building inspector within 12 months of the issuance of the Conditional Certificate of Occupancy, the owner may apply to renew the Conditional Certificate of Occupancy, provided the renewal application is made no later than 30 days after the expiry of the Conditional Certificate of Occupancy.

(3) The fee for an application under sections 2.5.9(1) or (2) shall be \$300.00.

(4) Upon receipt of an application under sections 2.5.9(1) or (2), a building inspector may renew the Permit or Conditional Certificate of Occupancy, as applicable, for a period not to exceed 12 months.

(5) A Permit or Conditional Certificate of Occupancy may only be renewed once under this section 2.5.9.

19. Building Regulation Bylaw No. 5, 2010 is amended by deleting section 2.6.3(4) and by renumbering section 2.6.3(5) as section 2.6.3(4).

20. Building Regulation Bylaw No. 5, 2010 is amended in section 3.1.1 by adding ", for which a Permit is required under this Bylaw," after the word "construction" in the third line.

21. Building Regulation Bylaw No. 5, 2010 is amended by deleting the sub-heading to section 3.1.8 and substituting "**Work Contrary to Requirements**".

22. Building Regulation Bylaw No. 5, 2010 is amended by deleting section 3.2.1 and substituting the following:

“3.2.1 Each building official may:

(1) administer this Bylaw, but owes no public duty to do so; and

(2) keep records of Permit applications, Permits, notices and orders issued, inspections and tests made, and may retain copies of all documents related to the administration of this Bylaw.”

23. Building Regulation Bylaw No. 5, 2010 is amended in section 3.2.2(1) by adding “and in accordance with section 16 of the *Community Charter*,” after the words “at all reasonable times,” in the first line.

24. Building Regulation Bylaw No. 5, 2010 is amended in section 3.5.4(1) by deleting the word “after” and substituting the word “before”.

25. Building Regulation Bylaw No. 5, 2010 is amended in section 3.5.4(2) by adding “, roof water leader system” after the words “drain tiles”.

26. Building Regulation Bylaw No. 5, 2010 is amended in section 3.5.4(3) by deleting the comma after “ground cover”, and by adding “and insulation” after the words “ground cover”.

27. Building Regulation Bylaw No. 5, 2010 is amended by deleting Appendices A, C, F, L and M and substituting the Appendices A, C, F, L and M that are attached as Schedule “A” to this Bylaw.

28. This Bylaw may be cited for all purposes as the “Building Regulation Bylaw No. 5, 2010, Amendment Bylaw No. 2, 2021”.

READ A FIRST TIME THIS	day of	2021
READ A SECOND TIME THIS	day of	2021
READ A THIRD TIME THIS	day of	2021
ADOPTED THIS	day of	2021

Chairperson


Corporate Officer

Schedule "A"
Building Regulation Bylaw No. 5, 2010 Amendment Bylaw No. 2, 2021

Appendices A, C, F, L and M

Appendix A 		Building Permit Application		Hold No. Permit No.
SOUTHERN GULF ISLANDS WILLIS POINT & MALAHAT BUILDING INSPECTION Mail to: P.O. Box 1000 (625 Fisgard St.) Victoria BC, V8W 2S6 (250) 360-3230, Fax-3232 Toll Free: 1-866-472-1381		JUAN DE FUCA BUILDING INSPECTION Mail to: P.O. Box 283 2 - 6868 West Coast Rd. Sooke BC, V9Z 0S9 (250) 642-1300, Fax-5274		SALT SPRING ISLAND BUILDING INSPECTION 206 - 118 Fulford Ganges Rd. Salt Spring Island BC, V8K 2S4 (250) 537-2711, Fax-9633
PENDER ISLAND BUILDING INSPECTION Driftwood Centre, Box 46 Pender Island BC, V0N 2M0 (250) 629-3424, Fax-3502				
PLEASE PRINT CLEARLY: Pursuant to the regulations applicable to the CAPITAL REGIONAL DISTRICT: I, _____, address _____, being the owner or representing the owner hereby make application to, (check one in box 1 and one in box 2 below)				
1 <input type="checkbox"/> REACTIVATE <input type="checkbox"/> CONSTRUCT <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR		2 <input type="checkbox"/> DECONSTRUCT <input type="checkbox"/> ADD TO <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLISH		<input type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> TWO FAMILY DWELLING <input type="checkbox"/> MULTI-FAMILY DWELLING <input type="checkbox"/> OTHER: <input type="checkbox"/> GARAGE <input type="checkbox"/> CARPORT <input type="checkbox"/> MOBILE <input type="checkbox"/> COMMERCIAL
Construction Value: _____ Total Cost of Construction _____ The above project is located at: _____ Complete address _____				
LEGAL DESCRIPTION LOT _____ SECTION _____ BLOCK _____ PLAN _____ LAND DISTRICT _____				
Other Pertinent Information _____ Contact Email: _____				
OWNER _____ FIRST & LAST NAME _____ ADDRESS (UNIT, HOUSE, STREET, CITY, POSTAL CODE) _____ ARCHITECT _____ FIRST & LAST NAME _____ ADDRESS (UNIT, HOUSE, STREET, CITY, POSTAL CODE) _____ CONTRACTOR _____ FIRST & LAST NAME _____ ADDRESS (UNIT, HOUSE, STREET, CITY, POSTAL CODE) _____				
LIMITATION OF LIABILITY Neither the issuance of a permit under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the Capital Regional District shall in any way relieve the owner or his or her representatives from full and sole responsibility to perform the work in full accordance with the British Columbia Building Code, the Building Regulation Bylaw of the CRD and all other applicable enactments, codes, and standards.				
FREEDOM OF INFORMATION WAIVER Personal information contained on this form is collected under the authority of the Local Government Act and is subject to the Freedom of Information and Protection of Privacy Act. The personal information will be used for purposes of issuing this permit. Enquiries about the collection or use of information on this form can be directed to the appropriate building inspection office listed at the top of this appendix.				
All building in the Capital Regional District Electoral Areas is regulated by Building Regulation Bylaw No. 3741.				
NOTE: An Occupancy Permit will not be issued without either a holding tank permit issued by the Vancouver Island Health Authority or a letter of certification, as described in section 9 of the Sewerage System Regulation, B.C. Reg. 326/2004, from a registered practitioner or a professional confirming that an appropriate sewerage system has been constructed.				
Phone Number _____		Date _____		Signature of Applicant _____
THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING: 1. Plan Processing Fee. 2. Copy of ASSESSMENT NOTICE (Tax Notice). 3. Copy of current TITLE SEARCH, including copies of all covenants, easements and rights of way. 4. Site Plan drawn to scale showing: dimensions of property, location of septic tank and disposal field, location of proposed building, ground elevations, location of all existing buildings, details of site drainage. 5. Copy of documents filed with the Vancouver Island Health Authority under section 8(2) of the Sewerage System Regulation, B.C. Reg. 326/2004 and proof of potable water supply and well log. 6. Include specifications and scale drawings (three sets for the Southern Gulf Islands; two sets for Salt Spring Island) of the building with respect to which the work is to be carried out showing: foundation plan (fully dimensioned), floor plan of each level (fully dimensioned), elevations of all sides of the building, proposed and or existing uses of rooms shown on floor plans. 7. Reverse printed plans not acceptable. 8. Documentation as required by the Homeowner Protection Office.				Date Received _____

Appendix C		Fireplace-Chimney-Wood Stove Application		Hold No.
				Permit No.
SOUTHERN GULF ISLANDS WILLIS POINT & MALAHAT BUILDING INSPECTION Mail to: P.O. Box 1000 (625 Fagard Str.) Victoria, BC, V8W 2S6 (250)360-3230 FAX (250)360-3232 Toll Free: 1-866-475-1581	JUAN DE FUCA BUILDING INSPECTION 3-7450 Butler Rd. Sooke, BC V9Z 1N1 (250)642-8109 FAX (250)642-5274	SALT SPRING ISLAND BUILDING INSPECTION 206 - 118 Fulford Ganges Rd., Salt Spring Island, BC, V8K 2S4 (250)537-2711 FAX (250)537-8883	PENDER ISLAND BUILDING INSPECTION P.O. BOX 1000 VICTORIA BC V8W 2S6 (250)360-3230	
PLEASE PRINT CLEARLY Pursuant to the regulations applicable to the CAPITAL REGIONAL DISTRICT: I, _____, _____ _____, being the owner or representing the owner hereby _____ ADDRESS (UNIT #, HOUSE #, STREET, CITY, POSTAL CODE)				
make application to (Check the options below) located at:		Site address: _____ _____ _____		
LEGAL DESCRIPTION		FOLIO No.		
LOT	SECTION	BLOCK	PLAN	LAND DISTRICT
Location: <input type="checkbox"/> shed <input type="checkbox"/> garage <input type="checkbox"/> workshop <input type="checkbox"/> other <input type="checkbox"/> _____ Other Pertinent Information New chimney <input type="checkbox"/> Replace Existing Unit <input type="checkbox"/>				
Owner: _____ _____ ADDRESS (UNIT #, HOUSE #, STREET, CITY, POSTAL CODE)				
Contractor: _____ _____ ADDRESS (UNIT #, HOUSE #, STREET, CITY, POSTAL CODE)				
FEE CALCULATIONS FOR PROPOSED WORK				
Check the appropriate options below		Fees	Number	Totals
Construct CHIMNEY-- one single flue (masonry or metal)		44. X		=
Each additional flue in masonry chimney above		22. X		=
Construct FIREPLACE connected to single flue		22. X		=
SOLID FUEL BURNING APPLIANCE connected at time of construction		22. X		=
SOLID FUEL BURNING APPLIANCE connected to existing acceptable chimney		44. X		=
CHIMNEY reline, repair or alter (masonry)		44. X		=
* APPLIANCES CONNECTED TO CHIMNEYS MUST COMPLY WITH AND BE INSTALLED TO ALL APPLICABLE REGULATIONS. (See Building Inspector)		TOTAL PERMIT FEE = _____		
LIMITATION OF LIABILITY Neither the issuance of a permit under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the Capital Regional District shall in any way relieve the owner or his or her representatives from full and sole responsibility to perform the work in full accordance with the British Columbia Building Code, the Building Regulation Bylaw of the CRD and all other applicable enactments, codes, and standards.				
FREEDOM OF INFORMATION Personal information contained on this form is collected under the authority of the Local Government Act and is subject to the Freedom of Information and Protection of Privacy Act. The personal information will be used for purposes of issuing this permit. Enquiries about the collection or use of information on this form can be directed to the appropriate building inspection office listed at the top of this appendix.				
All building in the Capital Regional District Electoral Area is regulated by Building Regulation Bylaw No. 3741.				
Contact email: _____				
Phone Number		Date		Signature of Applicant
NOTE: Design details of the fireplace and/or chimney may be requested for approval by the Building Inspector. An inspection must be requested for the reinforcement of the hearth before the concrete is poured.				

Appendix F  Demolition - Deconstruction Permit Application		Hold No. Permit No.																									
SOUTHERN GULF ISLANDS WILLIS POINT & MALAHAT BUILDING INSPECTION Mail to: P.O. Box 1000 (525 Flanagan St.) Victoria, BC, V8W 2S6 (250) 380-3230 FAX (250) 380-3232 Toll Free: 1-888-475-1581	JUAN DE FUCA BUILDING INSPECTION 3-7450 Builer Rd. Sooke, BC V9Z 1N1 (250) 642-6109 FAX (250) 642-5274	SALT SPRING ISLAND BUILDING INSPECTION 206 - 118 Fulford Ganges Rd. Salt Spring Island, BC, V8K 2S4 (250) 537-2711 FAX (250) 537-485	PENDER ISLAND BUILDING INSPECTION PO BOX 1000 VICTORIA BC V8W 2S6 (250) 380-3230																								
PLEASE PRINT CLEARLY Pursuant to the regulations applicable to the CAPITAL REGIONAL DISTRICT:																											
I, _____ Address _____ Being the owner or representing the owner hereby make application to DEMOLISH or DECONSTRUCT _____ located at: _____ single family dwelling, accessory buildings, etc. <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Site address : _____ <div style="display: flex; justify-content: space-between; font-size: small;"> House Number Street </div> </div>																											
Reason for Demolition _____		Age of Building _____																									
LEGAL DESCRIPTION		FOUO No. _____																									
Lot _____ Section _____ Block _____ Plan No. _____ District _____ <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>																											
Other Pertinent Information																											
Owner _____		Address _____																									
	# _____	Street _____	City _____ Postal Code _____																								
Contractor _____		Address _____																									
	# _____	Street _____	City _____ Postal Code _____																								
All work relating to this application, including rendering sewage disposal system safe, and providing a safe demolition site shall meet the requirements of the Capital Regional District and the British Columbia Building Code and be completed by _____																											
LIMITATION OF LIABILITY Neither the issuance of a permit under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the Capital Regional District shall in any way relieve the owner or his or her representatives from full and sole responsibility to perform the work in full accordance with the British Columbia Building Code, the Building Regulation Bylaw of the CRD and all other applicable enactments, codes, and standards.																											
FREEDOM OF INFORMATION WAIVER Personal information contained on this form is collected under the authority of the Local Government Act and is subject to the Freedom of Information and Protection of Privacy Act. The personal information will be used for purposes of issuing this permit. Enquiries about the collection or use of information on this form can be directed to the appropriate building inspection office listed at the top of this appendix. All building in the Capital Regional District Electoral Areas is regulated by Building Regulation Bylaw No. 3741.																											
Telephone Number _____		Date _____ Signature of Applicant _____																									
FEE SCHEDULE <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 40%;">Check one of the following</th> <th style="width: 15%;">Demolition Fee</th> <th style="width: 15%;">Deconstruction Fee</th> <th style="width: 10%;">Totals</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Buildings up to 400 square feet in area</td> <td style="text-align: center;">\$ 100.00</td> <td style="text-align: center;">\$ 0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Buildings over 400 square feet in area</td> <td style="text-align: center;">\$ 200.00</td> <td style="text-align: center;">\$ 0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Rendering private sewage disposal system safe</td> <td style="text-align: center;">\$ 21.00</td> <td style="text-align: center;">\$ 21.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Cap building sewer</td> <td style="text-align: center;">\$ 16.00</td> <td style="text-align: center;">\$ 16.00</td> <td></td> </tr> <tr> <td colspan="3" style="text-align: center;">Total Permit Fee</td> <td></td> </tr> </tbody> </table> <div style="margin-top: 10px;"> Payment received by way of cheque <input type="checkbox"/> cash <input type="checkbox"/> date _____ </div>				Check one of the following	Demolition Fee	Deconstruction Fee	Totals	<input type="checkbox"/> Buildings up to 400 square feet in area	\$ 100.00	\$ 0.00		<input type="checkbox"/> Buildings over 400 square feet in area	\$ 200.00	\$ 0.00		<input type="checkbox"/> Rendering private sewage disposal system safe	\$ 21.00	\$ 21.00		<input type="checkbox"/> Cap building sewer	\$ 16.00	\$ 16.00		Total Permit Fee			
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<input type="checkbox"/> Buildings up to 400 square feet in area	\$ 100.00	\$ 0.00																									
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<input type="checkbox"/> Rendering private sewage disposal system safe	\$ 21.00	\$ 21.00																									
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Total Permit Fee																											

Appendix L			
Construction Values			
for Buildings Other than Single Family Dwellings, Factory Built Homes, Mobile Homes and Moved Buildings			
For the use and application of this schedule, see section 2.4.4 of the Bylaw.			
TYPE OF BUILDING	TYPE OF CONSTRUCTION	VALUE	
		PER SQ. FT.	PER METER SQ.
Hotel / Motel	Wood frame	\$ 200.00	\$ 2,152.00
Hotel / Motel	Reinforced masonry or concrete	260.00	2797.60
Hotel / Motel	Steel frame	Contract	Value
Town House or Apartment	Wood frame	200.00	2152.00
Town House or Apartment	Reinforced masonry or concrete	260.00	2797.60
Town House or Apartment	Steel frame	Contract	Value
Commercial Building (shell only)	Wood frame or heavy timber	150.00	1614.00
Commercial Building (shell only)	Steel frame	150.00	1614.00
Commercial Building (shell only)	Reinforced masonry or concrete	200.00	2152.00
Commercial Buildings Except Offices and Restaurants	Completion of interior	80.00	860.80
Commercial Buildings Restaurants	Completion of interior	110.00	1183.60
Commercial Buildings Offices Interiors	Completion of interior	80.00	860.80
Industrial Buildings (shell only)	Wood frame or heavy timber	110.00	1183.60
Industrial Buildings (shell only)	Steel frame	110.00	1183.60
Industrial Buildings	Reinforced masonry or concrete	150.00	1614.00
Industrial Buildings (interiors)	Completion of interior	35.00	376.60
Temporary Buildings	Wood frame	70.00	753.20

Appendix M		
Construction Values		
for Single and Two family Dwellings, Factory Built Homes, Mobile Homes, and Moved Buildings in the Electoral Areas of Juan de Fuca, Salt Spring Island, Southern Gulf Islands		
For the use and application of this schedule, see section 2.4.4 of the Bylaw.		
FLOOR AREA OR TYPE OF STRUCTURE	VALUE	
	PER SQ. FT.	PER METER SQ.
Finished Main* Floor Areas	\$ 200.00	\$ 2,152.00
Finished Areas other than Main* Floor	150.00	1614.00
Finishing Previously Unfinished Basement**, Attics, or Other Floors	45.00	484.20
Garages and/or Workshops, Barns, or Sheds (semi-detached) floor + roof + wall	90.00	968.40
Carports (roof)	35.00	376.60
Sundecks (floor)	35.00	376.60
Additions Where an Existing Wall Forms Part of the Addition	200.00	2152.00
Finished Floor Areas of Factory Built Homes, Mobile Homes or Moved Dwellings	100.00	1076.00
* Main floor shall be defined as the floor area where the main activity takes place, usually the floor where the living room, dining room and/or kitchen are located.		
** Basement shall be defined as in the British Columbia Building Code.		