

BOARD BANTER

"There is no place like home"
– L. Frank Baum

BUILDING REGULATION

The British Columbia Building Code (BCBC), based on the National Building Code, sets the minimum standards for building construction and renovation. It applies everywhere in BC except on federal and First Nations reserve lands. First Nations can opt in, and provisions for the BCBC application may be included in a treaty. The BC Building Code applies to all construction, regardless of building inspection and building permit requirements required by a local government.

The RDOS is responsible for building inspection services in Electoral Areas "A", "C", "D", "E", "F", "H", and "I". In addition, the Town of Princeton and the Village of Keremeos contract the RDOS for the service.

WHAT IS A NOTICE ON TITLE?

A 'Notice on Title' is a tool in the Community Charter for local governments to encourage compliance with the BC Building Code and local building bylaws. It involves the registration of a notice on a property title at the Land Title Office. Once in place, the notice is documented on the title search under the "Legal Notations" section.

A Notice on Title provides information to potential owners and interested or affected parties of a breach of bylaws or regulations. The notice itself does not disclose details of the breach but specifies that further information may be obtained from the local government office. The filing of a notice is not intended to be a punitive action, but a method to protect future owners and others with an interest in the property.

Notices may be registered when a building permit has lapsed before work has been completed or inspections are outstanding, work has proceeded without a permit, or a building's condition has been deemed dangerous.

For more information, refer to section 57 of the Community Charter.

NON-CONFORMING USE

If land, a building, or a structure is being lawfully used when a bylaw making the use unlawful is adopted, that use may be continued as "non-conforming" use.

Where the use is discontinued for a period of six months, any subsequent use must comply with the new bylaw unless the discontinuance is part of normal seasonal or agricultural practices.

A building that is lawfully under construction at the time of the adoption of bylaw is deemed to be existing at that time and to be in use for its intended purpose as determined from the building permit authorizing its construction.

For more information, refer to section 528 of the Local Government Act.



Want more information on these matters?
Contact Mark Petry, Manager of Building
and Enforcement Services, at
mpetry@rdos.bc.ca or 250-490-4126