



# S.A.Y. Lands Office

3<sup>rd</sup> Floor • #10 - 7201 Vedder Road • Chilliwack, BC • V2R 4G5

## ***BUILDING AND SERVICING REGULATION - DRAFT (SUMMARY, June, 2021)***

### **Purpose**

The purpose of this Building and Servicing Regulation is to provide details and regulations in relation to the Subdivision, Development and Servicing Law. The Regulation provides for a more detailed process for permits and inspections of ‘complex’ buildings and a simpler process for ‘standard’ buildings like single family homes for Members. The main focus is to ensure buildings are constructed in compliance with the Building Code and that they are safe and have proper services and drainage.

### **Background**

The SAY First Nations have the authority to regulate land uses and activities under our Land Codes, which came into effect in May 2014. Council is authorized to pass various laws and regulations relating to the protection, management and regulation of our lands.

This draft regulation was developed and reviewed by the SAY Lands Advisory Committees along with legal counsel and has been recommended to the three Communities.

### **The following is a list of the key points in the Law:**

- The *Subdivision, Development and Servicing Law* was passed in January 2015 and the Lands Office has recommended a regulation to set out details and clarifications in relation to that law.
- The Regulation applies to all construction, development and renovation projects unless there is an exemption or a waiver by the Lands Governance Director.
- In addition to construction of new homes and buildings, the regulation applies to projects such as:
  - the design, construction, alteration, reconstruction, demolition, removal, relocation or change in occupancy of any building, temporary building, structure, foundation, retaining wall, bearing wall or other work related to construction;
  - installation of a plumbing system, sewer, drain, similar work, including a fire safety system;
  - installation of a new or used wood burning appliance, or a new factory constructed chimney, both appliance or chimney being certified by a recognized agency;
  - installation of new fences or significant reconstruction of existing fences;
  - a newly installed pool or deck; and
  - major plumbing, electrical, heating and gas installations or modifications.
- There are exemptions for minor projects such as low retaining walls and minor renovations, repairs, replacement of plumbing and electrical fixtures, etc.
- The Regulation sets out requirements for permit applications, building inspections, and confirmation completion so certificates of occupancy can be provided to allow use of new buildings.