

# Building on Hornby

There is no building inspection on Hornby Island. However, a number of regulations apply.

## **Land use regulations**

The Hornby Island Land Use Bylaw contains regulations that govern the number, size and siting of buildings on lots. Most residential lots are within either the Small Lot Residential Zone (in which only one dwelling, with a maximum floor area of 200 square metres, is permitted) or the Rural Residential Zone (in which a second dwelling may be permitted depending on the size of the lot). Other zones (such as Upland, Agricultural or Commercial) have specific regulations. Buildings must not exceed 8m in height, or 7m if the building is within 100m of the natural boundary of the sea. Exceptions include accessory buildings, which must be no higher than 6m, and agricultural buildings, which must be no higher than 10m. Each zone has requirements for setbacks from property lines and maximum lot coverage.

Land Use Bylaw: <http://www.islandstrust.bc.ca/luc/ho/pdf/hobybase0086.pdf>

## **- Siting and Use Permits**

Siting and Use Permits are required for all construction on Hornby Island. These permits ensure that proposed construction complies with the land use regulations. Enquiries about interpreting the Land Use Bylaw and about the application process can be directed to the Islands Trust Northern Office.

Application form: <http://www.islandstrust.bc.ca/lup/pdf/supapplication.pdf>

## **- Development Permits**

Some areas of Hornby Island require Development Permits before construction can begin. This requirement is in place to address the form and character of commercial areas, to protect development in hazardous areas or to address specific environmental features.

Application form: <http://www.islandstrust.bc.ca/lup/pdf/dpapplication.pdf>

## **BC Building Code**

The BC Building Code applies to the construction of buildings, including extensions, substantial alterations, buildings undergoing a change for occupancy, and upgrading of buildings to remove an unacceptable hazard.

[http://www.bccodes.ca/bccode\\_building.htm](http://www.bccodes.ca/bccode_building.htm)

## **BC Plumbing Services**

The BC Plumbing Services (Part 7 of the BC Building Code) applies to the design, construction, extension, alteration, renewal or repair of plumbing systems.

[http://www.bccodes.ca/bccode\\_plumbing.htm](http://www.bccodes.ca/bccode_plumbing.htm)

## **BC Fire Code**

The BC Fire Code contains technical requirements designed to provide an acceptable level of fire safety within a community.

[http://www.bccodes.ca/bccode\\_fire.htm](http://www.bccodes.ca/bccode_fire.htm)

## **BC Safety Authority**

When you're making home improvements, you want to protect the safety of your home and your family. Whether you're thinking about rewiring your home, installing a new furnace or doing any renovations involving gas or electricity, remember: hire a licensed contractor and ensure the necessary permits are obtained.

[http://www.safetyauthority.ca/?q=homeowners\\_overview](http://www.safetyauthority.ca/?q=homeowners_overview)

## **Homeowner Protection Office**

Homes built by Licensed Residential Builders must be covered by mandatory, third-party home warranty insurance. Owner-built homes are subject to the year Statutory Protection provisions of the *Homeowner Protection Act* unless home warranty insurance is provided. *These provisions hold the owner builder personally responsible to subsequent purchasers for any defects in material, labour or design for 10 years after first occupancy.*

<http://www.hpo.bc.ca/Consumer/>

## **Sewerage System Regulation**

An on-site sewerage system is a system usually located on the land from where sewage originates to treat effluent from lots that are not serviced by a larger municipal or regional sewerage system. On-site systems are regulated under the *Health Act*.

The Sewerage System Regulation requires an "Authorized Person" as defined in the Regulation to file information about a sewerage system and a letter of certification after its construction to the Health Authority, which includes assurances that the plans and specifications are consistent with "standard practice."

The regional health authorities are responsible for accepting filings and fees for on-site sewerage systems submitted by/on behalf of home owners by industry professionals. On-site sewerage systems are installed, repaired and maintained by "authorized persons". An "authorized person" under the Sewerage System Regulation is either a Registered Practitioner or a Professional Engineer.

Registered practitioners for onsite sewage installations:

[http://owrp.asttbc.org/OWRP\\_Practitioners.pdf](http://owrp.asttbc.org/OWRP_Practitioners.pdf)

Professional engineers authorized to undertake onsite sewage installations

<http://www.apeg.bc.ca/members/sewerageprolist.html>