

NEW
ABBOTSFORD BUILDING BYLAW
NO. 2597-2016

Abbotsford City Council adopted [Building Bylaw, No. 2597-2016](#) on March 6, 2017. This bulletin summarizes the major changes from the previous Building Bylaw, (Bylaw #1274-2003):

- New Definitions of "Construction", "Cost of Construction", "Occupancy", "Building Review" and "Field Review" have been added.
- Definitions for "Complex Building", "Standard Building", "Health and Safety Aspects of the Work", and "Structure" have been amended.
- Powers of the Building Official and the Chief Building Official are better defined, and also the roles and responsibilities of the Registered Professional and Owner are better defined.
- Where a Registered Professional provides Letters of Assurance, the City will rely on Field Reviews undertaken by the Registered Professional that the design and construction of the parts of the drawings and supporting documents prepared by the Registered Professional substantially comply with the Building Code and other applicable regulations.
- Notwithstanding the above, the Building Official may attend the site during the course of construction to conduct a Building Review to ascertain the Field Reviews are provided by the Registered Professionals.
- Excavation and shoring work are now part of "Construction" and a building permit will be required to cover this work. A soil removal permit is still required from the Engineering Department.
- Building permits are required for paving for the purposes of parking and storage areas, to enable the proper charge of Development Cost Charges at the time of building permits.
- The building permit submission requirements have been amended to require a recent copy of a title search, dated no more than 30 days, prior to date of application.
- Lot grading information, including confirmation with a topographic survey and a lot grading plan, are required at time of application for building permits, particularly on infill lots.
- Alterations or demolitions in buildings built before 1990 must have a hazardous materials assessment done to comply with WorkSafe requirements.

- All building fees have been moved to the [Fee and Charges Bylaw, 2006](#). Most fees are essentially the same or have a nominal change, except for the building permit fees associated with single family houses and agricultural buildings. Construction costs for houses and agricultural buildings are to be more reasonably evaluated, and the building permit fees based on the construction costs are expected to be higher accordingly.
- Fees may be re-evaluated as part of the occupancy permit procedure.
- An application to a building permit may be cancelled if the building permit is not picked up within 6 months after being notified that the permit is readied, or if the requested information to complete a plan check is not replied to within 3 months from the date of the request.
- An incremental plan processing fee, as part of the full building permit fee, of up to 50% may be charged prior to the issuance of the building permit.
- Temporary permits are now called “time-limited” permits which have an expiry date of 2 years from when the permit is issued. A performance security deposit of \$10,000 for the removal and a restrictive covenant registered against the property are required to prohibit the retention of these buildings beyond the temporary intent, except when specially extended by the Chief Building Official or by Council under the bylaw.