

# WHAT IS BUILDING INSPECTION?



## BUILDING INSPECTION

Building inspection services are established by local governments to ensure that new construction complies with the requirements of the *BC Building Code*, as well as the regulations that are set out in key community planning documents, such as Zoning Bylaws and Official Community Plans (OCPs).

Building inspection is most easily understood in the context of the broader land development process. In British Columbia, governments at both the provincial and local levels have important roles to play in creating and enforcing the rules that govern this process. The provincial government is responsible for creating the *BC Building Code*, a technical document that contains requirements and standards for the construction, alteration, repair and demolition of all types of buildings.

Local governments — including regional districts — regulate development using both land use and building bylaws. On the land use side, municipalities and regional districts create Zoning Bylaws and OCPs that outline their communities' long-term goals, and that guide development in ways that support the goals. On the construction side, local governments adopt Building Regulation Bylaws to enforce the requirements of the *Building Code*, and to detail the building permit approval process.

Property owners who wish to construct buildings in jurisdictions that are covered by a Building Regulation Bylaw must apply for and obtain a building permit before starting construction. Building inspection is the service through which applications for building permits are reviewed by local governments for compliance with the *BC Building Code*, and with the relevant Zoning Bylaws and OCPs.

## BUILDING INSPECTION

The new building inspection service will take effect on January 1, 2018, throughout all of Electoral Areas B, E and F. The service is a response, in part, to concerns about the consistency of construction quality, and adherence to the *BC Building Code* regulations. The initiative also reflects a strong desire on the part of residents and the CSR D to promote local planning goals. In Areas B, E and F, residents have invested heavily in the creation of Official Community Plans, Zoning Bylaws and other tools to identify and promote important goals, including goals related to the natural environment and community character. Building inspection will help to ensure that development respects and supports these goals.

The new service is limited to Areas B, E and F. Other areas of the CSR D, however, may opt into the service in the coming years.

It should be noted that since 2001, building inspection has existed in a portion of Electoral Area F. The new service will extend building inspection across the entire area, and will replace the existing service.

