

REPORT TO COUNCIL



Date: October 24, 2011
File: 0245-10
To: City Manager
From: Doug Patan, Manager, Building & Permitting Branch
Subject: Plumbing permit fee increase

Recommendation:

THAT Council receives, for information, the report from the Manager, Building & Permitting Branch, dated October 24, 2011 pertaining to a permit fee increase for Plumbing installations within the City of Kelowna as per Schedule "A" attached to the Report of the Manager, Building & Permitting Branch dated October 24, 2011;

AND THAT Bylaw No. 10631 being Amendment No. 7 to City of Kelowna Plumbing Regulation Bylaw No.5968-87 be forwarded for reading consideration.

Purpose:

The purpose of this report is to obtain Council approval to apply Council Policy 224 User Fees - Building and Permitting Branch to the plumbing section in order to recover the operational cost of administration and inspections incurred while delivering the service in the plumbing discipline.

Background:

Council Policy No. 224 directs the Building and Permitting Branch to review all user fees annually to ensure full recovery of administrative and inspection costs. Building and Permitting is a Branch of the Development Services Department. This Branch generates the applicable proportion of the annual operational budget from plumbing permits to deliver the service for issuance of 1,300 plumbing permit fees and to conduct approximately 6,300 Plumbing inspections yearly.

However, Council Policy No. 224 indicates an annual review of fees, the Building and Permitting Branch has not undertaken a review since November 1987 as fees generated met or exceeded the operational expenditures.

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	City of Kelowna	Maple Ridge	Richmond	Burnaby	D of N. Van	Coquitlam	City of Vancouver	Recommend
Minimum fee	\$40	30.25	62.50	45.25	67	49.40	138	\$60.00
Fee per additional fixture units	\$10	15.25	23	24.60	24	22.70	50	\$20.00
3 fixtures	\$40	45.50	85.50	94.45	91	72.10	138	\$80.00
4 fixtures	\$40	60.75	108.50	119.05	115	94.80	188	\$100.00
5 fixtures	\$50	76	131.50	143.65	139	117.50	238	\$120.00
6 fixtures	\$60	91.25	154.50	168.25	163	140.20	288	\$140.00
7 fixtures	\$70	106.50	177.50	192.85	187	162.90	338	\$160.00
8 fixtures	\$80	137	200.50	217.45	211	185.60	388	\$180.00
9 fixtures	\$90	152.25	223.50	242.05	235	208.30	438	\$200.00
10 fixtures	\$100	167.50	246.50	266.65	259	231	488	\$210.00
14 fixtures	\$140.00	\$225.50	\$338.50	\$365.05	\$355.00	\$321.80	\$699.00	\$290.00

As the above plumbing permit fee comparison table indicates, Kelowna's fees for delivery of plumbing permit review and inspection falls below all other municipalities from their published fee schedules. Comparison municipalities were selected based on the level of competency of the plumbing inspectors with technical qualified journeyman certificates in the plumbing discipline.

	City of Kelowna	Maple Ridge	Richmond	Burnaby	D. of N. Van	Coquitlam	City of Vancouver
Average installation of 14 plumbing fixtures	\$140.00	\$225.50	\$338.50	\$365.05	\$355.00	\$321.80	\$699.00

Fee comparison after proposed fee increase

	Maple Ridge	City of Kelowna	Richmond	Burnaby	D. of N. Van	Coquitlam	City of Vancouver
Average installation of 14 plumbing fixtures	\$225.50	\$290.00	\$338.50	\$365.05	\$355.00	\$321.80	\$699.00

The applicant currently pays a \$140.00 plumbing permit fee for an average house in Kelowna. A plumbing & gas inspector conducts five plumbing inspections for a house. Including travel time and preparation, each inspection takes an average of 0.875 hour for a cost of \$55.16 for each inspection or \$275.80 per average house. This cost includes the inspector's salary, fringe benefits and equipment (car, supply & communication) but excludes administration costs. In this case, the fee for an average house is proposed to be increased from \$140.00 to \$290.00. A further assessment of the cost analysis in 2012 will be conducted and presented to council as required. The table above compares fees for services for an average house and indicates that the proposed fee increase will bring the City of Kelowna towards the middle range of the 7 municipalities.

Internal Circulation:

Financial Services
Corporate Services

Legal/Statutory Authority:

City of Kelowna Plumbing Bylaw 5968-87

Existing Policy:

Council Policy 224 User Fees - Building and Permitting Branch

External Agency/Public Comments:

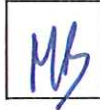
The Building and Permitting Branch has consulted and discussed the details of the proposed plumbing permit fee increase with the Mechanical Contractors of British Columbia and the Canadian Home Builders Association of the Central Okanagan.

Submitted by:



D. Patan, Building & Permitting Branch Manager

Approved for inclusion



Mo Bayat, Director of Development Services

SCHEDULE "A"

PLUMBING PERMIT FEES

Minimum Permit Fee (includes first 2 fixtures) \$60.00

PLUMBING FIXTURES (including Water Tanks) \$20.00
Rough-in and/or set

INTERCEPTORS

For each sump, oil or grease interceptor,
trench drain within the building \$20.00

BACKFLOW PREVENTION

Back-Siphonage and Backflow Preventers
For each backflow prevention device \$75.00

ALTERATIONS

For the installation or alteration of any plumbing pipe or
rainwater leader where no fixtures are added:

- the first 30 m of piping or portion thereof \$60.00
- each additional 30 m of piping or portion thereof \$20.00

SITE PIPING

(a) For the installation or alteration of miscellaneous
site works, storm sewer, sanitary sewer, irrigation
lines, domestic water lines:

- the first 30 m of piping or portion thereof \$60.00
- each additional 30 m of piping or portion thereof \$20.00

(b) Each catch basin, drywell and sump \$20.00

(c) Residential water, storm and or sewer installation \$60.00

SITE FIRE PROTECTION

a.) 30 m of underground fire lines or portion thereof	\$60.00
b.) Each additional 30 m of fire lines or portion thereof	\$30.00
c.) Each fire hydrant on private property	\$30.00

BUILDING FIRE PROTECTION

a.) For the first sprinkler head.	\$55.00
b.) For each additional sprinkler head	\$2.00
c.) Each siamese connection	\$20.00
d.) Each hose cabinet	\$20.00
e.) Each wet/dry standpipe and outlet	\$20.00
f.) Fire extinguishing systems, over commercial cooking appliances and spray booths	\$75.00

RE-INSPECTION

Re-inspection fees are determined as follows: \$150.00

(a) Where due to non-compliance with the provisions of Part 7 of the British Columbia Building Code, unsatisfactory workmanship or **work** not ready when inspection called for, or more than two inspections are necessary, then each inspection after the second inspection.

Work Commenced Prior to Issuance of Permit

If any work for which a permit is required by this bylaw has been commenced before a permit has been issued by the **Building & Permitting Branch Manager**, the **owner** of the real property on which the work is being done shall, in addition to any other penalties prescribed by this or any other bylaw, pay the **City** double the fee prescribed herein, provided however, that the maximum additional fee shall not exceed Five Hundred and Fifty Dollars.

Permit Fee Refund

Where work has not commenced in the specified time as stated in Part 6 of this bylaw, the permit fee less the greater of \$30.00 or 25% of the permit fee may be refunded on presentation of the original receipt to the **Building & Permitting Branch Manager**.



City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
250 469-8500
kelowna.ca

Council Policy

User Fees – Building and Permitting Branch

APPROVED November 23, 1992

RESOLUTION: R375/10/04/26
REPLACING: S1307/92/11/23
DATE OF LAST REVIEW: April 2010

The Building and Permitting Branch will review all user fees annually to ensure full recovery of administrative and inspection costs.

REASON FOR POLICY

The policy was established in 1992 after a staff review of City building permit fees revealed that the City's fees were significantly below that charged in other municipalities.

LEGISLATIVE AUTHORITY

Council Resolution.

PROCEDURE FOR IMPLEMENTATION

Building and Permitting Branch reports to Council annually with requests for changes to user fees, as required.

Plumbing Bylaw No.5968-87

No.	Section	Existing Text	Proposed Text	Rationale
1	Part 2 Definitions	2.3 "Manager of Inspection Services" shall be the person authorized by Council to administer this bylaw and includes the Assistant Manager of Inspection Services and (a) every inspector appointed for the administration of this bylaw.	2.3 "Building & Permitting Branch Manager" shall be the person authorized by Council to administer this bylaw and includes : (a) every inspector appointed for the administration of this bylaw; or (b) his designate, or (c) as appointed by council	Text change for better clarification corresponding with the title change implemented due to the COK reorganization of departments
	Definitions		2.10 "Homeowner" means the registered owner of a single family dwelling and applicants' primary residence	Addition of Homeowner definition is to clearly identify who is allowed as the owner to undertake plumbing installations.
2	Part 3 Prohibitions	3.1 No person shall construct, alter, renew or repair a plumbing system unless he holds a valid and subsisting permit authorizing such work by the Manager of Inspection Services.	3.1 No person shall construct, alter, renew or repair a plumbing system unless he holds a valid and subsisting permit authorizing such work by the Building & Permitting Branch Manager	Text change for better clarification corresponding with the title change
3	Prohibitions	3.2 No person shall, unless authorized by the Manager of Inspection Services, reverse, alter, deface, cover, remove, or in any way tamper with any notice or certificate posted on or fixed to any building or plumbing system, pursuant to any of the provisions of this bylaw.	3.2 No person shall, unless authorized by the Building & Permitting Branch Manager, reverse, alter, deface, cover, remove, or in any way tamper with any notice or certificate posted on or fixed to any building or plumbing system, pursuant to any of the provisions of this bylaw.	Text change for better clarification corresponding with the title change
4	Prohibitions	3.3 No person shall do any work that is at variance with the description, plans and specifications for the plumbing system, work or thing for which a permit has been issued, unless such change has first been approved in writing by the Manager of Inspection Services.	3.3 No person shall do any work that is at variance with the description, plans and specifications for the plumbing system, work or thing for which a permit has been issued, unless such change has first been approved in writing by the Building & Permitting Branch Manager	Text change for better clarification corresponding with the title change
5	Prohibitions	3.4 No person shall interfere with, or obstruct the entry of the Manager of Inspection Services onto land or premises as authorized by the provisions of this bylaw.	3.4 No person shall interfere with, or obstruct the entry of the Building & Permitting Branch Manager onto land or premises as authorized by the provisions of this bylaw.	Text change for better clarification corresponding with the title change
6	Prohibitions	3.5 No person shall continue to do any work upon a plumbing system, or any portion thereof after the Manager of Inspection Services has ordered cessation of work thereon.	3.5 No person shall continue to do any work upon a plumbing system, or any portion thereof after the Building Permitting Branch Manager has ordered cessation of work thereon.	Text change for better clarification corresponding with the title change
7	Prohibitions	3.7 No device or material that is not a part of a plumbing system shall be attached to a plumbing system without the approval of the Manager of Inspection Services.	3.7 No device or material that is not a part of a plumbing system shall be attached to a plumbing system without the approval of the Building & Permitting Branch Manager	Text change for better clarification corresponding with the title change
8	Part 4	The Manager of Inspection Services is hereby empowered to:	The Building & Permitting Branch Manager is hereby empowered to:	Text change for better clarification corresponding with the title change

Plumbing Bylaw No.5968-87

No.	Section	Existing Text	Proposed Text	Rationale
9	Part 5 Issuance of Permit	5.1 The Manager of Inspection Services shall issue a permit for which the application is made where:	5.1 The Building & Permitting Branch Manager shall issue a permit for which the application is made where:	Text change for better clarification corresponding with the title change
10	Part 7 Contents of Permit Application	7.1 (a) be made in the form prescribed by the Manager of Inspection Services ;	7.1 (a) be made in the form prescribed by the Building & Permitting Branch Manager ;	Text change for better clarification corresponding with the title change
11	Part 7 Contents of Permit Application	(g) include mechanical drawings designed by an Engineer registered in the Province of British Columbia for institutional buildings, buildings over three storeys in height, and buildings with complex plumbing systems as determined by the Manager of Inspection Services .	(g) include mechanical drawings designed by an Engineer registered in the Province of British Columbia for institutional buildings, buildings over three storeys in height, and buildings with complex plumbing systems as determined by the Building & Permitting Branch Manager .	Text change for better clarification corresponding with the title change
12	Part 8 Revocation of Permit	8.1 The Manager of Inspection Services may revoke a permit where there is a violation of:	8.1 The Building & Permitting Branch Manager may revoke a permit where there is a violation of:	Text change for better clarification corresponding with the title change
13	Part 9 Responsibility of Owner	9.1 The owner is not relieved of this responsibility on the basis that the Manager of Inspection Services has granted a permit, approved the drawings and specifications or conducted inspections and approved the work.	9.1 The owner is not relieved of this responsibility on the basis that the Building & Permitting Branch Manager has granted a permit, approved the drawings and specifications or conducted inspections and approved the work.	Text change for better clarification corresponding with the title change
14	Part 10 Duties of the Owner	(a) permit the Manager of Inspection Services to enter any building or premises at any reasonable time for the purpose of administering or enforcing this bylaw;	(a) permit the Building & Permitting Branch Manager to enter any building or premises at any reasonable time for the purpose of administering or enforcing this bylaw;	Text change for better clarification corresponding with the title change
15	Part 10 Duties of the Owner	(b) obtain where applicable from the Manager of Inspection Services permits relating to sewer, water, fire protection, site drainage and plumbing, and all other permits required in connection with the proposed work prior to the commencement of such work;	(b) obtain where applicable from the Building & Permitting Branch Manager permits relating to sewer, water, fire protection, site drainage and plumbing, and all other permits required in connection with the proposed work prior to the commencement of such work;	Text change for better clarification corresponding with the title change
16	Part 10 Duties of the Owner	(c) obtain, by giving the Manager of Inspection Services at least 24 hours notice, an inspection of the works at each of the following stages of construction:	(c) obtain, by giving the Building & Permitting Branch Manager at least 24 hours notice, an inspection of the works at each of the following stages of construction:	Text change for better clarification corresponding with the title change
17	Part 11 Site Drainage	11.1 Site drainage shall be connected to an on-site storm sewer system of catch basins, manholes, drywells and/or perforated pipe. Site drainage shall be retained on-site and shall be recharged into the ground on-site using a system of catch basins connected by pipe to drywells or perforated pipe fields. Where a public storm sewer is available, an overflow from the	11.1 Site drainage shall be connected to an on-site storm sewer system of catch basins, manholes, drywells and/or perforated pipe. Where a public storm sewer is available, an overflow from the on-site disposal system may be permitted subject to the approval of the Director of Development Services. Except for single family residential and two family	Text change removing the statement retained on site as this statement has to broad of interpretation and is not enforceable

Plumbing Bylaw No.5968-87

No.	Section	Existing Text	Proposed Text	Rationale
		<p>on-site disposal system may be permitted subject to the approval of the Director of Public Operations & Engineering Services. Except for single family residential and two family residential, the catch basins, perforated pipe and drywells shall be constructed and installed as shown on the City of Kelowna standard drawing numbers D-614-1, STD-409, STD-406 and STD-405 attached hereto and forming part of this bylaw as Appendices "B", "C", "D" and "E".</p>	<p>residential, the catch basins, perforated pipe and drywells shall be constructed and installed as shown on the City of Kelowna standard drawing numbers D-614-1, STD-409, STD-406 and STD-405 attached hereto and forming part of this bylaw as Appendices "B", "C", "D" and "E".</p>	
	<p>Part 11 Site Drainage</p>	<p>11.2 Except for single family residential and two family residential, the Manager of Inspection Services may require the drainage system to be designed by a professional engineer registered in the Province of British Columbia where:</p>	<p>11.2 Except for single family residential and two family residential, the Building & Permitting Branch Manager may require the drainage system to be designed by a professional engineer registered in the Province of British Columbia where:</p>	<p>Text change for better clarification corresponding with the title change</p>
18	<p>Part 13 Fixtures</p>	<p>1 13.1 All water closets (toilets) installed within the City as of September 1st, 1993 shall be of a design that uses no more than seven (7) litres per flush, without the aid of any add-on or retrofit devices. 13.2 All shower heads installed in any building in the City, as of September 1st, 1993, shall be of a design that limits the flow rate to 10 litres per minute or less. 13.3 All sink faucets installed in any residential use building in the City, as of September 1st, 1993, shall be of a design that limits the flow rate to 9 litres per minute or less. 13.4 Grease and oil interceptors shall be installed in non-residential uses as provided for in the "Sanitary Sewer/Storm Drainage Regulation Bylaw No. 6618-90". 13.5 All grease and oil interceptors must be designed using standard engineering principles for sedimentation and floatation in gravity separators. Baffles and good inlet design are required to deflect the flow across the surface areas of the units and sufficient grease and solids storage capacity is required. Grease and oil interceptors shall be rated for the designed flow-through rate of the unit in litres per minute (or gallons per minute). All grease and oil interceptors shall be labelled indicating the flow rates of the units. The label must be permanent and must be visible after installation.</p>	<p>Remove all text and tables</p>	<p>Fixture requirements are detailed in the British Columbia Code and grease interceptor requirements are detailed in the British Columbia Code</p>

Plumbing Bylaw No.5968-87

No.	Section	Existing Text	Proposed Text	Rationale
19	Part 13 Fixtures	<p>Grease and Oil Interceptors- Food Preparation Facilities</p> <p>13.6 Grease and oil interceptors shall be sized according to the sum of the surge rates from all the plumbing fixtures connected to the grease and oil interceptor. The following fixtures in the kitchens, food preparation areas or clean up areas must be connected to the grease and oil interceptor:</p> <p>All sinks</p> <p>Wash down hoods</p> <p>Floor drains</p> <p>Chinese Cookers</p> <p>Floor drains under food compactors (food waste only)</p> <p>Any other fixture that accepts wastewater that contains grease or solids</p> <p>Dishwashers shall not be connected to the grease and oil interceptor.</p> <p>13.7 (a) The following tables are to be used for surge flow rates:</p> <p>FIXTURE UNIT SURGE FLOW RATE</p> <p>Litres per minute US Gallons</p> <p>per minute</p> <p>Imp. Gallons</p> <p>per minute</p> <p>Hand Sink 28 7 6</p> <p>Restaurant Kitchen Sink 57 15 12</p> <p>Single Compartment Scullery Sink 76 20 17</p> <p>Double Compartment Scullery Sink 95 25 21</p> <p>Triple Compartment Scullery Sink 114 30 25</p> <p>Two Single Compartment Sink 95 25 21</p> <p>Two Double Compartment Sink 114 30 25</p> <p>Floor Drain 19 5 4</p> <p>For all other fixture units the surge flow rates shall be rated according to the fixture outlet or trap as follows:</p> <p>OUTLET TRAP SIZE SURGE FLOW RATE</p> <p>Inches Millimetres Litres per minute US Gallons per minute</p> <p>Imp. Gallons per minute</p> <p>1.25 32 28 7 6</p> <p>1.5 38 57 15 12</p> <p>2 51 83 22 18</p> <p>2.5 64 114 30 25</p>	Remove all text and tables	<p>Fixture requirements and grease interceptor requirements are detailed in the British Columbia Code</p>

Plumbing Bylaw No.5968-87

No.	Section	Existing Text	Proposed Text	Rationale	
		<p>3.0 76 142 37 31 4.0 102 170 45 37</p> <p>(b) Interceptors shall be designed s follows: Calculate the sum of the surge flow rates from all fixtures connected to a grease and oil interceptor. Design or select one or more pre-manufactured interceptor(s) rate to handle the surge flow. The sum of the surge flow rates of fixtures discharging to a grease and oil interceptor shall not exceed the designed flow rate of the unit(s). 13.8 No grease and oil interceptor shall be designed with a flow rated less than 230 litres (50 imperial gallons) per minute. 13.9 Grease and oil interceptors should be located outside wherever possible. If there is no space available outside, then the units shall be located as close to the service door of the building as practical. (a) Outside concrete grease and oil interceptors shall have a liquid capacity of not less than 500 litres (110 imperial gallons). (b) Grease and oil interceptors located inside a building may have a liquid capacity of less than 500 litres (110 imperial gallons). (c) If grease interceptors are equipped with flow restrictors, or are located on a floor of the building that is lower than the floor where the plumbing fixtures are located, then the floor drains on the same floor as the interceptor must be connected to the interceptor by a separate connection. 13.10 Existing food service operations are exempted from the requirement to install a grease and oil interceptor in accordance with this bylaw unless the existing grease and oil interceptors is clearly undersized, the operation creates maintenance problems in local sewer, or there are major renovations to the cooking areas or major upgrades to</p>	<p>(a) kitchen equipment</p> <p>Minimum Permit Fee \$40.00</p>	<p>Minimum Permit Fee (includes first 2 fixtures) \$60.00</p>	<p>\$40.00 does not cover the inspection and administration costs for cost recovery required.</p>
	Schedule A	Minimum Permit Fee \$40.00	Minimum Permit Fee (includes first 2 fixtures) \$60.00	\$40.00 does not cover the inspection and administration costs for cost recovery required.	

Plumbing Bylaw No.5968-87

No.	Section	Existing Text	Proposed Text	Rationale
	Schedule A	Plumbing Fixtures (including Water Tanks) Rough-in and/or set \$10.00	Plumbing Fixtures (including Water Tanks) Rough-in and/or set \$20.00	\$10.00 does not cover the inspection and administration costs for cost recovery required.
	Schedule A	Interceptors For each sump, oil or grease interceptor, trench drain within the building \$10.00	Interceptors For each sump, oil or grease interceptor, trench drain within the building \$20.00	\$20.00 does not cover the inspection and administration costs for cost recovery required.
	Schedule A	Back-Siphonage and Backflow Preventers For each backflow prevention device \$10.00	Backflow Prevention For each backflow prevention device \$75.00	\$10.00 does not cover the inspection and administration costs for cost recovery required.
	Schedule A	Alteration Work For the installation or alteration of any plumbing pipe or rainwater leader where no fixtures are added: - the first 30 m of piping or portion thereof \$40.00 - each additional 30 m of piping or portion thereof \$10.00	Alteration Work For the installation or alteration of any plumbing pipe or rainwater leader where no fixtures are added: - the first 30 m of piping or portion thereof \$60.00 - each additional 30 m of piping or portion thereof \$20.00	Current fees do not cover the inspection and administration costs for the required cost recovery.
	Schedule A	Site Piping (a) For the installation or alteration of miscellaneous site works, storm sewer, sanitary sewer, irrigation lines, domestic water lines: - the first 30 m of piping or portion thereof \$40.00 - each additional 30 m of piping or portion thereof \$10.00 (b) Each catch basin, drywell and sump	Site Piping (a) For the installation or alteration of miscellaneous site works, storm sewer, sanitary sewer, irrigation lines, domestic water lines: - the first 30 m of piping or portion thereof \$60.00 - each additional 30 m of piping or portion thereof \$20.00 (b) Each catch basin, drywell and sump \$20.00 (c) Residential water, storm and or sewer installation fee \$60.00	Addition of a combined fee for water, storm and sewer for residential installations of \$60.00
	Schedule A	Site Fire Protection (a) First 30 m of underground fire lines or portion thereof \$40.00 (b) Each additional 30 m of fire lines or portion thereof \$10.00 (c) Each fire hydrant on private property \$10.00	Site Fire Protection (a) First 30 m of underground fire lines or portion thereof \$60.00 (b) Each additional 30 m of fire lines or portion thereof \$30.00 (c) Each fire hydrant on private property \$30.00	Current fees do not cover the inspection and administration costs for the required cost recovery.

Plumbing Bylaw No.5968-87

No.	Section	Existing Text	Proposed Text	Rationale
	Schedule A	<p>Building Fire Protection</p> <p>(a) For the first sprinkler head \$40.00</p> <p>(b) For each additional sprinkler head \$1.00</p> <p>(c) Each siamese connection \$10.00</p> <p>(d) Each hose cabinet, wet/dry standpipe and outlet \$10.00</p>	<p>Building Fire Protection</p> <p>(a) For the first sprinkler head \$55.00</p> <p>(b) For each additional sprinkler head \$2.00</p> <p>(c) Each siamese connection \$20.00</p> <p>(d) Each hose cabinet, wet/dry standpipe and outlet \$20.00</p> <p>(e) Each wet/dry standpipe and outlet \$20.00</p> <p>(f) Fire extinguishing systems over commercial cooking appliances and spray booths \$75.00</p>	<p>Current fees do not cover the inspection and administration costs for the required cost recovery.</p> <p>Addition of standpipes and fire extinguishing systems on commercial cooking</p>
	Schedule A	<p>Re-inspections</p> <p>If a re-inspection is required because of faulty workmanship, improper installation, or work not ready when prior inspection called for \$40.00</p>	<p>Where due to non-compliance with the provisions of Part 7 of the British Columbia Building Code, unsatisfactory workmanship or work not ready when inspection called for, or more than two inspections are necessary, then each inspection after the second inspection, a fee of \$150.00 will be charged.</p>	<p>Text and fee amendment to the fee based on 3rd And subsequent inspections requested on the same process to encourage contractors to complete outstanding infractions prior to recalling inspections</p>
	Schedule A	<p>Work Commenced Prior to Issuance of Permit</p> <p>If any work for which a permit is required by this bylaw has been commenced before a permit has been issued by the Manager of Inspection Services, the owner of the real property on which the work is being done shall, in addition to any other penalties prescribed by this or any other bylaw, pay the City double the fee prescribed herein, provided however, that the maximum additional fee shall not exceed Five Hundred and Fifty Dollars.</p>	<p>Work Commenced Prior to Issuance of Permit</p> <p>If any work for which a permit is required by this bylaw has been commenced before a permit has been issued by the Building and Permitting Branch Manager the owner of the real property on which the work is being done shall, in addition to any other penalties prescribed by this or any other bylaw, pay the City double the fee prescribed herein, provided however, that the maximum additional fee shall not exceed Five Hundred and Fifty Dollars.</p>	<p>Text change for better clarification corresponding with the title change from the City re-org</p>
		<p>Permit Fee Refund</p> <p>Where work has not commenced in the specified time as stated in Part 6 of this bylaw, the permit fee less the greater of \$30.00 or 25% of the permit fee may be refunded on presentation of the original receipt to the Manager of Inspection Services.</p>	<p>Permit Fee Refund</p> <p>Where work has not commenced in the specified time as stated in Part 6 of this bylaw, the permit fee less the greater of \$30.00 or 25% of the permit fee may be refunded on presentation of the original receipt to the Building and Permitting Branch Manager.</p>	<p>Text change for better clarification corresponding with the title change from the City re-org</p>