

I already obtained a building permit. Do I need another one?

We have 27 issued permits for the structures at Kennedy Lake, 11 of these permits have been approved. These 11 structures will be confirmed as compliant once we have received confirmation that the cabin/structures have had no alterations since the permits were finalized. This will be done through provision of current photographs, and current floor plans. The remaining expired and incomplete building permits will be required to obtain a permit and complete the deficient items to bring their structure into compliance. Once again, confirmation of the existing layout conforming with the original permit submissions will be required. Any additions or alterations will require additional permits.

My cabin has been there for over 20 years? Is it grandfathered?

Some structures may be grandfathered but will still be included in the total number of structures at the resort. A “grandfather permit” will be required for the \$150 minimum fee. Any structural changes or additions to these buildings will require a building permit. We are currently checking our records and bylaws to establish when building permits came into effect for the Kennedy Lake area to determine the date for “grandfathering”

My structure is less than 107 square feet. Do I need a permit?

The BC Building Code exempts accessory buildings less than 10 m² (107 square feet). However, if the structure is used as a sleeping cabin or any other “residential use”, it will require a building permit regardless of size.

Who do I contact?

Primary contact is at the RDOS main office, 1-877-610-3737. A message line has been established at 250-490-4231 and a Kennedy Lake e-mail account has been set up at kennedylakeinfo@rdos.bc.ca

There will be days that Building Officials will be attending Kennedy Lake to answer questions or conduct required inspections. Some of these visits will be on weekends. A schedule has not yet been determined. We will post the dates on our website and also send an e-mail to all individuals who have provided an e-mail address.

At present, information is not available at the Riverside Centre in Princeton.

How do I find the RDOS Kennedy Lake web-page?

Go to the RDOS website - www.rdos.bc.ca Click on Building Permits at the top of the right side of the page (in a dark blue box) under Popular Links. Then, on the left side of the page (in a dark blue box) under In this Section, select Kennedy Lake (about half way down the list).

Who determines which structures in Section B stay or go?

The current zoning of the property allows for 145 structures in Area A, and 5 structures in Area B. The existing number of structures far exceeds those permitted.



We encourage all tenants and leaseholders to apply for permits to bring the structures into compliance regardless of the area their site may be located in. We will be collecting all applications and presenting them to the RDOS Board of Directors with options. These options **may** include increasing density. We will not fully know the options until we fully establish the level of non-compliance.

Can I use the structure while applying for a permit?

It will take some time to issue building permits. In the meantime, we have no way of verifying that use of the structures has discontinued. Those structures which have been tagged with “Stop Work” notices **must** discontinue all work. Failure to stop work may result in fines, and will result in double permit fees being imposed in the eventuality of a building permit being issued. Of greater importance though is the fact that continuing to construct a structure that may eventually be demolished does not make much economic sense.

What are the building permit costs?

Permit costs are evaluated by the size of the structure. Once a construction value is determined the permit costs are 1.2% of the value. The valuation method is as follows:

Component	Value per square foot
One storey dwelling	\$135
Finished basement	\$50
Additional storey	\$75
Enclosed Garage or structure (ie seasonal cabin)	\$40
Sundeck (no roof)	\$30
Roof only	\$20
Unenclosed structure (RV Shelter)	\$25

The minimum fee is \$150 and is required for each structure.

What are the Code requirements?

BC Building Code provisions and RDOS Building Bylaw #2333 will apply to all structures.

The zoning bylaw defines travel trailer as any vehicular portable structure which is designed as a temporary dwelling for travel, recreation, or vacation uses.

The following additions to recreational vehicles or travel trailers will be permitted for use at Kennedy Lake:

- Roof shelter
- Freestanding additions which do not restrict removal of the RV
- Decks (unroofed decks less than 24” above grade do not require a permit)

The zoning bylaw defines a temporary or seasonal dwelling as any structure used for the temporary accommodation for a period not exceeding a total of ninety (90) days in any one (1) calendar year.

A seasonal dwelling typically has no plumbing system or heating system and may meet a lesser standard for the BC Building Code.

Structures which meet the parameters for a seasonal cabin will have the following reduced inspections:

1. Footing/Foundation (may have a Professional Engineer provide Letters of Assurance);
2. Framing (may have Professional Engineer provide Letters of Assurance);
3. Solid fuel fire appliances/fireplaces/chimneys (WETT installation or inspection report may be provided)
4. Final/Occupancy. The following health & safety items will need to be approved at Final including:
 - Bedroom egress
 - Smoke/CO alarms (battery operated alarms satisfactory in the absence of electrical system)
 - Guards, handrails, stairs and landings

The Landowner has dictated that no permanent foundations can be installed. How are we going to comply with Code requirements?

The Regional District has hired an engineer to assist with designing an engineered footing/foundation system which can be implemented. The design may not work with all situations and one-off situations involving further engineering guidance may be required.

Once we receive your permit application and photographs we will assess the construction and provide options to you to address any Building Code deficiencies.

What happens if a building permit is denied?

Structures which require permits and do not take steps to comply (initially apply for a permit) may be demolished. If an application for permit is made but remains incomplete (more information required), the structure may be demolished. If a building permit is issued and steps are not taken to remedy deficiencies the structure may be demolished. We are unclear at this point if density will be increased to allow more than the 150 structures. If it is not, building permits cannot be issued for all structures. Those structures without building permits may be demolished.

Do I need documentation from the Homeowner Protection Office?

If your cabin meets the definition of a dwelling (containing cooking, sleeping and a sanitary disposal system) you may be required to obtain documentation from the Homeowner Protection Office (HPO). We will be unable to issue a building permit for any dwelling, (seasonal or full time dwelling) without an HPO assessment. To determine whether this regulation applies to your structure you may contact Chris Gorrod, the Compliance Investigator for HPO for the Interior Region at 250-487-2534, e-mail cgorrod@hpo.bc.ca.



Can I submit my application on-line or by email?

At this time we do not have the capacity to accept on-line or emailed applications. Please mail your application with all required documentation (plans, photos, payment, copy of lease, etc.) to the RDOS office at 101 Martin St., Penticton, BC V2A 5J9. Completed applications will also be accepted by Building Officials when they are on-site at Kennedy Lake.

On-line Payment Option

RDOS website at www.rdos.bc.ca , choose **Make a Payment** from the direct links on the green ribbon in the middle of the page, just under the changing photograph. **How to Make a Payment, Payment Options, Pay Online** "[click here](#)". Input the required information & under **Department You Wish to Pay**, choose "**Building Department**". In the box, **Your Comments**, please put "Kennedy Lake". Then click the **Next** box at the bottom of the page. When the payment is received, Finance will notify us and we can proceed.

Interior Health requirements (water/septic/sewerage)

We have been advised by the Interior Health Authority (IHA) that all existing cabins or structures with gravity fed water systems and holding tanks will be considered as existing non-compliant and that IHA will not be pursuing these systems unless a health hazard exists.

All potable water is required to meet IHA standards. There is an existing order with respect to the water system at Kennedy Lake.

Cabins/dwelling units with a plumbing system including flush toilets will be required to submit approval of the disposal system from a Registered Onsite Wastewater Practitioner.

If future cabins/dwelling units containing **any** plumbing systems units are proposed and allowed, approval from a Registered Onsite Wastewater Practitioner will be required before a permit can be issued.

Further information can be obtained from:

IHA Health Protection Office

105-550 Carmi Ave., Penticton, BC V2A 3G6

Phone: 250-770-5540 or Toll-free: 1-855-743-3550