



CONSTRUCTION PROJECTS

Summer has arrived and it's time to begin those construction projects that you have been waiting all winter to start. Changes to the BC Building Code

regarding Energy Efficiency are being implemented across the province. These changes primarily affect insulation values and ventilation requirements. Due to these changes the time it takes to review an application and to issue a building permit is one to two weeks from the time a completed application is submitted. Please read the application thoroughly and be sure to provide all the information asked for.

The completed application shall:

- a) be made in the form prescribed by the District of Port Hardy;
- b) be signed by the owner
- 1. State the intended use of the building or works and true value of such building or works. (To calculate permit cost and to determine which sections of the BC Building Code apply to the project.)
- 2. Include a duplicate set of working drawings at a suitable scale of design showing the following:
 - a) Site plan; to review parking, setbacks, water and sewer services for compliance with the District's zoning bylaw
 - b) Foundation plan; to confirm compliance with BC Building Code
 - c) Main floor, basement and any other floor plans; to review required exits and travel distances to an exit, as well as to calculate floor areas
 - d) Front and side elevations; to review building envelope and for a planning review of form and character of the building
 - e) Detailed cross section illustrating footings and foundations, drainage, ceiling heights, height of crawl space and roof spaces; to calculate height and plan to review construction details to confirm Compliance with the BC Building Code

Also include:

- a) Copy of a title search made within 30 days of the date of application; Please note: The District of Port Hardy will provide this service for a fee of \$20.00 per search

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CONSTRUCTION PROJECTS (cont'd)

- b) Copy of any covenants or easements registered on the property; to ensure your project does not encroach an easement or right of way.
- c) Copies of approvals, permits or documents relating to health and/or safety; hazardous materials survey *this is a WorkSafe BC Regulation applying to all buildings built prior to 1990 and septic systems*
- d) Include letters of assurance when required by the Building Code and the Building Official; may apply if registered professionals are retained for the project
- e) Provide evidence that the proposed residential constructor is covered by home warranty insurance and the builder is a licensed residential builder; applies to new or substantially rebuilt homes or to multifamily strata building envelope
- f) renovations

HAZARDOUS MATERIALS

Hazardous material surveys are required for all demolition, renovation, or salvage work on buildings built prior to 1990.

Structures built in 1990 or after 1990 can be considered as not containing hazardous materials unless there is evidence that hazardous materials are present.

There are circumstances during the renovation of a pre 1990 structure where precautions may not be required. The primary consideration would be whether or not the exterior envelope of the structure has been breached.

If the inspector suspects that building materials containing asbestos or other hazardous materials have been disturbed or are being actively disturbed, the inspector will inform the homeowner or contractor that an inspection will not be completed until the hazardous materials have been removed and the site is decontaminated.

ASBESTOS

- **Asbestos is a hazardous material. Its fibres can be extremely fine and will remain suspended in the air for several hours. Workers exposed to these fibres can suffer several chronic health problems including asbestosis and mesothelioma.**
- **Mould is a hazardous material which can become airborne during renovations and lead to chronic health problems.**
- **Health concerns, including Hanta Virus, can result from inhalation of these dusts.**

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- **Crystalline Silica particles that are small enough to be inhaled into the lower quadrant of the lungs can lead to chronic health problems including silicosis, lung cancer, chronic obstructive pulmonary disease, emphysema as well as pulmonary tuberculosis.**
- **Rodent, bird and animal feces can pose health risks to workers when they are dry and become airborne**

10 STEPS TO ASBESTOS ABATEMENT

1. **A pre-1990 house/building is to be demolished or renovated.**
2. **The building owner (or owner's representative) or the employer (e.g., builder, demolition contractor) retains a qualified person (usually a consultant) to perform a risk assessment and asbestos survey before conducting work where asbestos may be disturbed.**
3. **The qualified person inspects the house/building, collects representative bulk samples, and has the samples analyzed by a qualified laboratory.**
4. **The qualified person prepares a report that identifies all inspection results (including drawings, plans, or specifications), risk assessment, and scope of work for the abatement of the asbestos.**
5. **The report containing the inspection results is provided to the owner/employer. The inspection results must be available at the worksite whenever workers are on site.**
6. **The owner or employer retains trained asbestos abatement workers. A notice of project (NOP) with written work procedures is submitted to WorkSafeBC before commencement of asbestos removal work.**
7. **Safe removal and disposal of identified asbestos occurs.**
8. **After the asbestos removal the owner or employer receives written confirmation that the asbestos specified for removal on the NOP has been removed. A copy of the inspection results is on site.**
9. **The owner authorizes demolition of the house/building to proceed. The demolition employer proceeds to demolish house using safe work procedures. Copies of inspection results and post-abatement reports are on site.**
10. **If any asbestos is found during demolition, all work is to cease until a risk assessment is done and the asbestos is safely contained or removed. In this case, go back to step 7.**



DISTRICT OF PORT HARDY



COUNCIL MEMBERS

Mayor Hank Bood

Councillors: Pat Corbett-Labatt, Dennis Dugas, Jessie Hemphill, Rick Marcotte, Fred Robertson, John Tidbury

DEPUTY MAYOR

Councillor Marcotte to July 31, 2015
Councillor Tidbury August 1, 2015 - March 31, 2016

2015 COUNCIL MEETING DATES

REGULAR COUNCIL MEETINGS - 7:00 PM
2ND AND 4TH TUESDAYS OF EVERY MONTH

SCHEDULED MEETING DATES

JANUARY	13	26 (MON)	FEBRUARY	10	24
MARCH	10	24	APRIL	14	28
MAY	12	26	JUNE	9	23
JULY	14		AUGUST	11	
SEPTEMBER	8	22	OCTOBER	13	27
NOVEMBER	10	24	DECEMBER	8	



DISTRICT OF PORT HARDY
7360 COLUMBIA STREET
PO BOX 68
PORT HARDY, BC
V0N 2P0

TEL: 250-949-6665

FAX: 250-949-7433

EMAIL: general@porthardy.ca

WATER SHUT OFF



- For water shutoff requests please call 250-949-7779
- We require your name, address and phone number and also 48 hours notice (not including weekends and statutory holidays) so that we may schedule our staff accordingly.
- There is no charge for the shutoff and it must take place during regular working hours, Monday to Friday (not including statutory holidays). We will attend to turn the water off and the homeowner or the plumber can call 250 949-7779 when they are ready to have the water turned back on.
- If it is an emergency (i.e. a water line break), we will attend immediately.
- *Emergency service outside of regular working hours is charged at \$75 for each on or off.*

PUBLIC NOTICE - JULY 7, 2015 STAGE 3 WATER RESTRICTIONS EFFECTIVE IMMEDIATELY Stage 3 – No Lawn Watering

Severe Water Use Restrictions are now in effect.

DURING STAGE 3: PROHIBITED:

- Water a lawn or Boulevard;
- Fill a swimming pool, hot tub or garden pond;
- Fill or operate a decorative fountain at any time;
- Wash a Vehicle or a Boat with Water; or
- Use Water to wash sidewalks, driveways or parking lots, exterior windows or exterior building surfaces, except as necessary for applying a product such as paint, preservative and stucco, preparing a surface prior to paving or re-pointing bricks, or if required by law to comply with health or safety regulations

PERMITTED:

- Water trees, shrubs, flowers and vegetables on any day between the hours of 4:00 a.m. to 10:00 a.m. and 7:00 p.m. to 10:00 p.m. if watering is done by hand-held container or a hose equipped with a shut-off nozzle;

A full copy of the District of Port Hardy Water Conservation Bylaw 06-2005 can be viewed at: www.porthardy.ca/your-municipal-hall/bylaws/common then click on 'W'.

Rick Davidge,
Chief Administrative Officer



FILOMI DAYS 2015 TIMBER FOR TOMORROW IS THE THEME! JULY 17-18-19

Come out and enjoy the great activities!

- Friday night concert with Cannery Row at the Civic Center
- Friday night the Purple Pirate is at Thunderbird Mall

Bounce-A-Rama, The Purple Pirate, Dragon Boat Regatta, Pacific Coastal Flights, Face Painting, Boat Building, Art Show, Brian Burns Street Hockey, Duck Race, Kids Events, Entertainment, Food, Fishing Derby, Adult Dance *AND MUCH MUCH MORE!* For up to date information search Facebook: *Filomi Days 2015* and watch for full event coverage in the North Island Gazette.

VOLUNTEERS STILL WELCOME!

Want to volunteer? You are more than welcome to join us!
Contact Debbie Perkovich debbieperkovich@cablerocket.com



FILOMI DAYS PARADE SATURDAY JULY 18 This year's theme is FORESTRY

Marshalling: All parade participants to marshal at the A&W parking area at the

Thunderbird Mall before 11:00 am on Saturday July 18 Parade Marshall: Lions member John Tidbury will direct you to your position in the parade. *Judging:* will take place at 11:15 am
Start: the parade will start promptly at 12:00 Noon.

Participation Classes:

- Best Theme entry
- Small float
- Children's costumes
- Industrial
- Classic Cars
- Large float
- Pet Walking
- Individuals
- Clubs
- Children's bicycle / soapbox carts

For parade info contact: John Tidbury 250-902-7218

2015 MOUNT WADDINGTON REGIONAL FALL FAIR MASON JARS & SHINING STARS September 12-13, 2015 Chilton Regional Arena

Port McNeill

For more info go to:
www.mountwaddingtonfallfair.ca

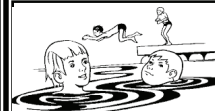
PORT HARDY PROPERTY TAX NOTICES

All tax notices have been mailed

- Property taxes were due July 2, 2015
- A 10% penalty has been added to outstanding balances on 2015 property taxes.
- If you have not received your notice, please call the Municipal Hall 250-949-6665.
- Northern & Rural Homeowner Grant (NRHOG). If you qualify for this grant you must submit the application either online at www.porthardy.ca or bring the completed form to the Municipal Hall.
- *If you have any questions about your tax notice or the HOG please call the Municipal Office at 250-949-6665.*

24 HOUR ROAD ADVISORY
1-800-550-4997
www.drivebc.ca

CONSERVATION OFFICER
Report Human / Wildlife Conflicts
1-877-952-7277



AQUATIC CENTER

CLOSED FOR MAINTENANCE
June 12th – Reopens August 10th
Recreation Reception Desk is open
Monday to Friday:
June 29-July 3, (Closed July 1)
July 6-10 and July 13-17

NEXT SCHEDULED SWIM SETS
AUGUST 17-21
AUGUST 24-28
AUGUST 31 -SEPT 4



PORT HARDY ARENA

Dry Floor Rentals available
Call Us at 250-949-6665

ARENA OPENS
SATURDAY SEPTEMBER 5, 2015

SAMPLE BUILDING PERMIT & DAMAGE DEPOSIT FEES**

Cost of labour & materials	Permit Fee
\$1,000	\$ 75.00
\$5,000	\$ 107.00
\$10,000	\$ 147.00
\$50,000	\$ 467.00
\$100,000	\$ 867.00
\$200,000	\$1,417.00

Damage Deposits 100% Refundable on Completion of Permit

\$0-\$30,000	\$200.00
\$30,000-\$80,000	\$500.00
\$80,000 - \$200,000	\$700.00

**For general information only.

Please confirm all costs with the Municipal Inspector



10 THINGS YOU SHOULD KNOW ABOUT BEARS

Each year in British Columbia, nearly 950 black bears and 50 grizzly bears are destroyed due to conflicts between people and bears. But you can reduce this number by doing the following to bear proof your home:

Garbage and Compost

1. Keep garbage in the house, garage or shed until pick-up day.
2. Don't add meat products or cooked food to compost, turn it regularly and keep it covered.

Fruit trees

3. Pick ripe and fallen fruit daily.
4. Remove unused fruit trees.

Bird Food

5. Use birdfeeders only in winter.
6. Keep ground free of seeds.

Barbeque

7. Clean BBQ grill after each use.
8. Store covered in a secure area.

Pet Food

9. Bring pet dishes inside and clean up any spillage.
10. Store pet food indoors

IF YOU SEE A BEAR REMAIN CALM AND DON'T PANIC

- Keep away from the bear and bring children and pets indoors.
- Never approach the bear and do not run from it.
- Warn others of the bear's presence, without yelling.
- Once the bear has left, check your yard to ensure there are no attractants available.