



Department: Building

October 13, 2023

Laurie Anderson
150 - 2960 Tranquille Rd
Kamloops BC V2B 8B6

To Whom It May Concern:

Subject: Building Bylaw Contravention (Folder No. BP017538)

Legal: Legal Subdivision 12 of Section 31 Township 23 Range 20 Kamloops Division Yale District PID: 014-509-865
Civic: 5885 Tranquille-Criss Creek Rd (the "Property")

Please be advised that pursuant to Section 57 of the *Community Charter*, a Notice has been filed on the Title of the Property. When the building violations are corrected, inspections requested, and the requirements of the Building Bylaw have been met, an application will be made to the Registrar to have the Notice cancelled in accordance with Section 58. (1) of the *Community Charter*.

It is our understanding that the Property is listed to be auctioned for sale 'as is' on October 17, 2023 via Team Auction. The TNRD feels that there is an obligation for the listing agent to disclose the building bylaw contravention to potential purchasers. Details of the contravention are attached. To resolve the situation, a building permit will need to be issued with multiple professional engineers retained for the project and it's anticipated corrective work will be required to meet the current BC Building Code and Provincial regulations.

Also, please note that a fee of \$200 is payable after the contraventions are rectified, but prior to any cancellation notice being sent to Land Titles.

Yours truly,

Tony Bolton, Chief Building Inspector
TB/ld

enclosure: Board Report & details

cc: Bob Hardwick, Sales Representative, Royal LePage Westwin Realty via email to
bobinkamloops@gmail.com

MUNICIPALITIES: Ashcroft | Barriere | Cache Creek | Chase | Clearwater | Clinton
Kamloops | Logan Lake | Lytton | Merritt | Sun Peaks

ELECTORAL AREAS: "A" "B" "E" "I" "J" "L" "M" "N" "O" "P"



To: Chair and Board of Directors **Meeting Date:** October 12, 2023

From: T. Bolton, Chief Building Inspector

Subject: Building Infraction – Stop Work Order - Single Family Dwelling - BP017538

- PID: 014-509-865
- 5885 Tranquille-Criss Creek Rd (the “Property”) North of Tranquille Valley within Electoral Area “J”
- Anderson, Laurie (the “Owners”)

RECOMMENDATION(S):

THAT, the Corporate Officer be authorized to file a Notice pursuant to the authority of Section 57 of the *Community Charter* against the Title of Laurie Anderson of 5885 Tranquille-Criss Creek Rd (PID: 014-509-865).

T. Bolton
Chief Building Inspector

Approved for
Board Consideration
CAO

PURPOSE:

This report seeks Board of Directors authorization to register a section 57 notice on title.

SUMMARY:

To warn prospective purchasers of outstanding infractions and reduce potential liability to the TNRD, a notice should be filed on the Property title in accordance with s. 57 of the *Community Charter*.

BACKGROUND:

Refer to attached Building Regulations Contravention for the history and the details.

DISCUSSION:

In April of 2023 the Owner of the Property contacted Building Inspection Services to advise they built a home without a building permit and would like to remedy the situation by obtaining one. A site visit by the area inspector determined multiple professional engineers will need to be retained for the project and it may be onerous to rectify as it's anticipated corrective work would be required to meet current BC Building Code and Provincial regulations.

To date the Bylaw contraventions remain outstanding and resolution does not appear likely. It is the TNRD responsibility to warn prospective purchasers of outstanding infractions and to reduce potential liability to the TNRD, a notice should be filed on the Property title in accordance with s. 57 of the *Community Charter*.

Attachment(s)

- Contravention of Building Regulations

CONTRAVENTION OF BUILDING REGULATIONS

Property Information

Folder Number **BP017538**

Legal Description: **Legal Subdivision 13 of Section 31 Township 23 Range 20 W6M Kamloops
Division Yale District**

Street Address: **5885 Tranquille-Criss Creek Rd**

Property Owner(s): **Laurie Anderson**

Permit Issue Date: **n/a**

Permit Expiry Date: **n/a**

Construction Type: **Single Family Dwelling without a Permit**

Contravention Communication with Owner(s)/ Occupiers

Date	Contact with	Type of Contact	Contact Details	Staff
April 11, 2023	Owner	Phone Call	Owner informed inspector house was built w/o permits	DB
April 20, 2023	Owner	Site Visit	Owner on site, informed to stop building	DB
April 25, 2023	Owner	Letter	Contravention Notice advising work to cease immediately and permit requirements	DB
August 23, 2023	Owner	Final Notice	Recommendation to Board of Directors that a notice be filed.	MJ

Details of Contravention

Description: **Work without a Building Permit**

Bylaw Offended: **Building Regulations Bylaw No. 2066, 2005**

Potential Hazard: **Yes**

Bylaw Violation	Bylaw Section
Construction without permit	3.1.1
Building is occupied without an Occupancy Certificate	3.1.4 & 5.10
Building has not received a final inspection	15.4

Details of Violations:

A large, 2000 sqft, (footprint) two-story home with attached garage of approximately 600 square feet was constructed historically without a building permit, inspections, or approvals on a 40-acre property located within the Tranquille Valley. The construction of the home came to light recently when the owner contacted Building Inspection Services to advise they built the home without a building permit and would like to remedy the situation. Using Google Earth, it appears that construction commenced in July of 2012 and that the additional foundation to the rear of the home took place sometime in 2014.

The area inspector performed a site inspection on April 20th and noted that construction was at its final stages. Construction includes an attached deck around the front of the dwelling as well as a small, attached deck at the rear. The decks lack guards, handrails and proper stairs. Also, at the rear of the home there is a stove pipe that exits through the foundation wall at ground level and projects on a steep angle up to the eavestroughs. Black soot can be seen covering the ground of that area. These are life safety issues of concern. Also, there is a large addition, at foundation stage, off the rear of the home. The inspector was able to confirm that the home was built with rough-sawn lumber from around the area, including the foundation. The concrete appears to have been batched on site.

A permit can be issued for the work, in its current state, once multiple engineers of various disciplines have confirmed all aspects of construction. The Owner has been working to find engineers that are willing to sign off on the dwelling; however, resolution does not appear likely in the near future and the property is listed to be auctioned for sale 'as is' on October 17, 2023 per Team Auctions' website.



Photos from Team Auctions – Real Estate Auction website:

Stairs without hand or guardrails

