
ROSSLAND CITY HALL NEWS

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September 2008

New Building & Planning Services

The City of Rossland has a new Building Inspector, Jason Ward. The information below is designed to help residents understand the legal obligations of building in British Columbia and the services provided by the City.

The Building Code

The BC Building Code is based on three basic requirements – **fire safety, life safety, and structural sufficiency**. Based on these three parameters, Municipal Building Officials perform an audit at various stages prior to and during the construction process. These inspections ensure the safety and well being, not only of the buildings' intended occupants, but also of the community at large.

The Building Inspector

The role of a Building Inspector is to provide support, service and value to the home owners, builders, contractors and general public. Value may come in a variety of form and function. It can be code inquiries, "how to" questions, best practice scenarios, zoning and bylaw queries, and inspection requests.

There is also the enforcement side of inspection services. In this role, the inspector's duty is to help homeowners and builders stay within the requirements of the Building Code. This minimizes the potential of homeowner liability, particularly from a homeowner insurance coverage perspective. In actuality, a permit is not always necessary, but many insurance companies, realtors and mortgage lenders are now requiring homeowners who have "built/renovated/altered or added on to" their homes to provide copies of inspection reports and occupancy permits.

Building for winter

Not surprisingly, one of the major issues building in an alpine climate is snow. Rossland has a snow load rating of 7.6 kN/m² or 159 lbs/ft² which is about double the load rating that the Code is based on for all of its structural design & span charts. The new Building Department has been working on the creation of new span charts applicable to our snow load for decks and roof coverings. We have also come up with some basic guidelines for designing your deck and roof assemblies.

Secondary Suites

Secondary Suites are now a "permitted use" throughout

Rossland. If you currently have or are creating a Secondary Suite in your home or on your property, we have created some guidelines on what the Building Code and the Building Department require. The code gives the Building Inspector the ability to 'read between the lines' and to interpret the intentions of the code while minimizing the financial hardship of construction costs and code compliance in existing buildings. There are a couple of key points for creating your secondary suite. These include:

- only one secondary suite per dwelling or parcel is permitted;
- a secondary suite can only be up to 40% of the gross floor area of the principle dwelling or 70 sq. metres;
- the parcel must provide for a minimum of 3 on-site parking spots.

If you currently have a suite without an occupancy permit, you may be exposing yourself to liabilities to which your insurance provider may not cover your personal loss or any loss protection you have should a judgment be made against you. Currently, the occupancy permits and inspection charges are waived by the City of Rossland so it's a great time to take advantage of this opportunity. Application forms are available at City Hall.

The Building Department

We are happy to have a conversation with you about a project you've been thinking about, visit with you in regards to works underway, or just about anything to do with the building industry in general. We are happy to provide a value added service that meets our community's needs❖

Ophir Reservoir complete

The City is now able to fill the new Ophir reservoir as precipitation and water consumption permit. This project has been many years in the making and the new reservoir almost doubles our raw water supply for the City. The new reservoir allows for better control in maintaining creek flows, better management of water during drought conditions and allows for growth. Various components of the original application were deferred from the construction schedule as the project proceeded. However, none of these components affect the operability or safety of the dam. The deferred items will be funded through DCC's, grants and the water utility as required.

Ophir Reservoir Public Tour

The City will be conducting a public tour of the Ophir reservoir on Wednesday, September 24 at 4:30 pm. This is a great opportunity to see the finished project and ask staff questions. Please call Tracey at 250-362-2321 for details and to reserve your spot❖

COUNCIL CONTACT INFO

Gordon Smith: 250-231-3635, mayor@rossland.ca
 Jackie Drysdale: 250-362-3323, jackie_drysdale@telus.net
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 Steve Knox: 250-231-2873, steveknox@telus.net

CALENDAR OF EVENTS

COUNCIL MEETINGS

SEPTEMBER 29, 7:30 PM – CITY HALL
 OCTOBER 14, 7:30 PM – CITY HALL
 OCTOBER 27, 7:30 PM – CITY HALL

ALL REGULAR AND COMMITTEE MEETINGS OF COUNCIL ARE OPEN TO THE PUBLIC.

COMMUNITY EVENTS

OPHIR RESERVOIR TOUR – SEPT 24 @ 4:30PM CALL TRACEY @ 250-362-2321 TO RSVP.

OCP PUBLIC HEARING – OCTOBER 8 @ 7:00 PM, MINER'S HALL

ROSSLAND MUNICIPAL ELECTION – NOVEMBER 15, MACLEAN SCHOOL ANNEX 8:00 AM – 8:00 PM

ADVANCE VOTING

– NOV 5, SENIORS HALL 8:00 AM – 8:00 PM
 – NOV 12, CITY HALL 8:00 AM – 8:00 PM

FOR MORE INFORMATION...

WWW.ROSSLAND.CA

Please check our website for an up-to-date schedule of upcoming events, city notices and Rossland Recreation programming news.

Message from the Mayor

Last week the Honourable Tom Christensen, Minister for Children and Family Development, was in Rossland for a small town hall meeting to listen to community concerns. The discussion included child-care services, funding for infrastructure renewal, highway maintenance and the sharing of the industrial tax base within our region. All of these issues involve multiple stakeholders and require long-term solutions. This is typical of most issues and with municipal elections in November it is important that citizens elect representatives that have the qualities and personal attributes to make a positive difference in their community

“Over the next three years your new council will spend hundreds of hours working together”

While no politician can hope to please every constituent or even make the right decision every time, there is a set of characteristics and behaviours that can create the conditions for responsible and effective governance. These include the ability to demonstrate value-based and ethical leadership, the willingness to contribute to a positive team environment and the perseverance to work incrementally towards long-term solutions.

Our community gained a foothold, prospered and sustained itself because of the positive “can-do” attitude of our pioneers, past generation and elders. When you go to the polls in November to elect the next council, understand that decisions must be made in a wider context of sustainability, that issues require a positive approach with a variety of stakeholders working together, and that no issue can be addressed in isolation. Over the next three years your new council will spend hundreds of hours working together with staff to plan and implement services and initiatives to enhance our community. They must be able to work together in ways that are positive, collaborative and respectful❖



L to R: Mayor Jim Nelson, Bobbi LaFond, Min. Tom Christensen, Mayor Gordon Smith, Robert Felsch, Councillor Lloyd McLellan and Deanne Stevens.