

**SCHEDULE A-4**

**Permit Application**

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ 1300 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 58261 Fancher Rd PID 023-616-164

Legal Description Lot 5 Block \_\_\_\_\_ Section 19 Township 4 Range 27 Plan Lmp 30982

*The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.*

Owner's  
Declaration

Name of Owner (print)	Signature of Owner	Date
<u>Darrin Williamson</u>	<u>Darrin Williamson</u>	<u>2020/06/07</u>
Name of Owner (print)	Signature of Owner	Date

Owner's  
Contact  
Information

Address <u>58261 Fancher Rd</u>	City <u>Hope</u>
Email [REDACTED]	Postal Code <u>V0X 1L2</u>
Cell [REDACTED]	Fax 

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

**Agent**

I hereby give permission to \_\_\_\_\_ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent		Company
Address		City
Email		Postal Code
Phone	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
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**Development Details**

Property Size 2.52 Acres Present Zoning AG-1

Existing Use Hobby Farm

Proposed Development I would like to build a 50x85 Machine Shop.

Proposed Variation / Supplement I am asking for a setback of 3ft from front of property line. The side of road is about 20ft to property line. Also 10ft from side of property.

(use separate sheet if necessary)

Reasons in Support of Application The reason I am asking for the 3ft from property line is my septic field is beside my house and the neighbors property so I can't come that far into property or I run into it. The reason I am asking for the 10ft from side of property line is because I need to put a drain pit in and would like to put in front of shop instead of behind close to the neighbours. I also would like to keep my tree I have but would have to remove without the variance because I wouldn't have the room to move the trucks and trailers around.

## Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

### Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes  
☐

no  
☒

30 metres of the high water mark of any water body

yes  
☐

no  
☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

### Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes  
☐

no  
☒

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

### Archaeological Resources

Are there archaeological sites or resources on the subject property?

yes  
☐

no  
☒

I don't know  
☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.






## Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
<b>Location Map</b>			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>  At a scale of:  1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information ( _____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
<b>Reports</b>			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 [FOI@fvrld.ca](mailto:FOI@fvrld.ca).

 Reply  Reply All  Forward




Sat 2020-06-20 9:28 AM

**Darrin** Williamson

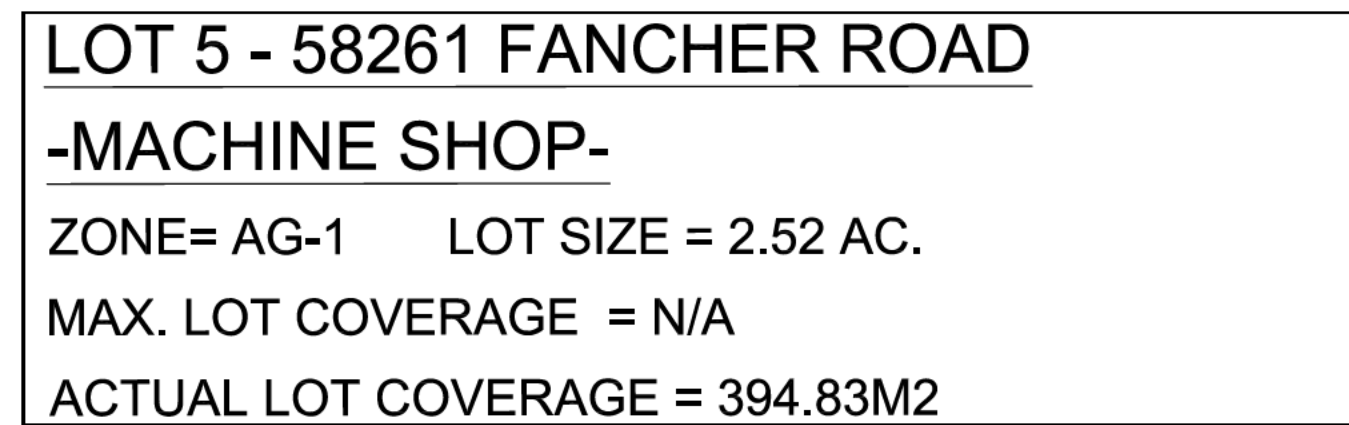
RE: New plans

To Gavin Luymes

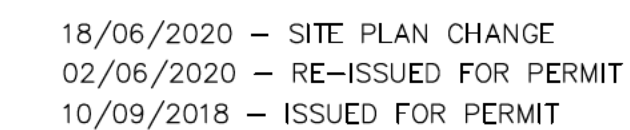
 You replied to this message on 2020-06-22 8:36 AM.

[Bing Maps](#)

Yes could I ask for a 8ft setback off back of building. Would I have to redo the forum. Thank you



LOT 5, SECTION 19, TOWNSHIP 4, RANGE 27, MERIDIAN 6, NEW  
WESTMINSTER DISTRICT, PLAN LMP30982 MERIDIAN W6.  
PID: 023-616-164  
FOLIO: 732.06218.800



SCALE: 1/16" = 1'-0"  
DATE: 19/09/2018

CLIENT:  
DARRIN WILLIAMSON

PROJECT TITLE:  
PROPOSED MACHINE SHOP

LOT 5  
58261 FANCHER ROAD  
HOPE, B.C.

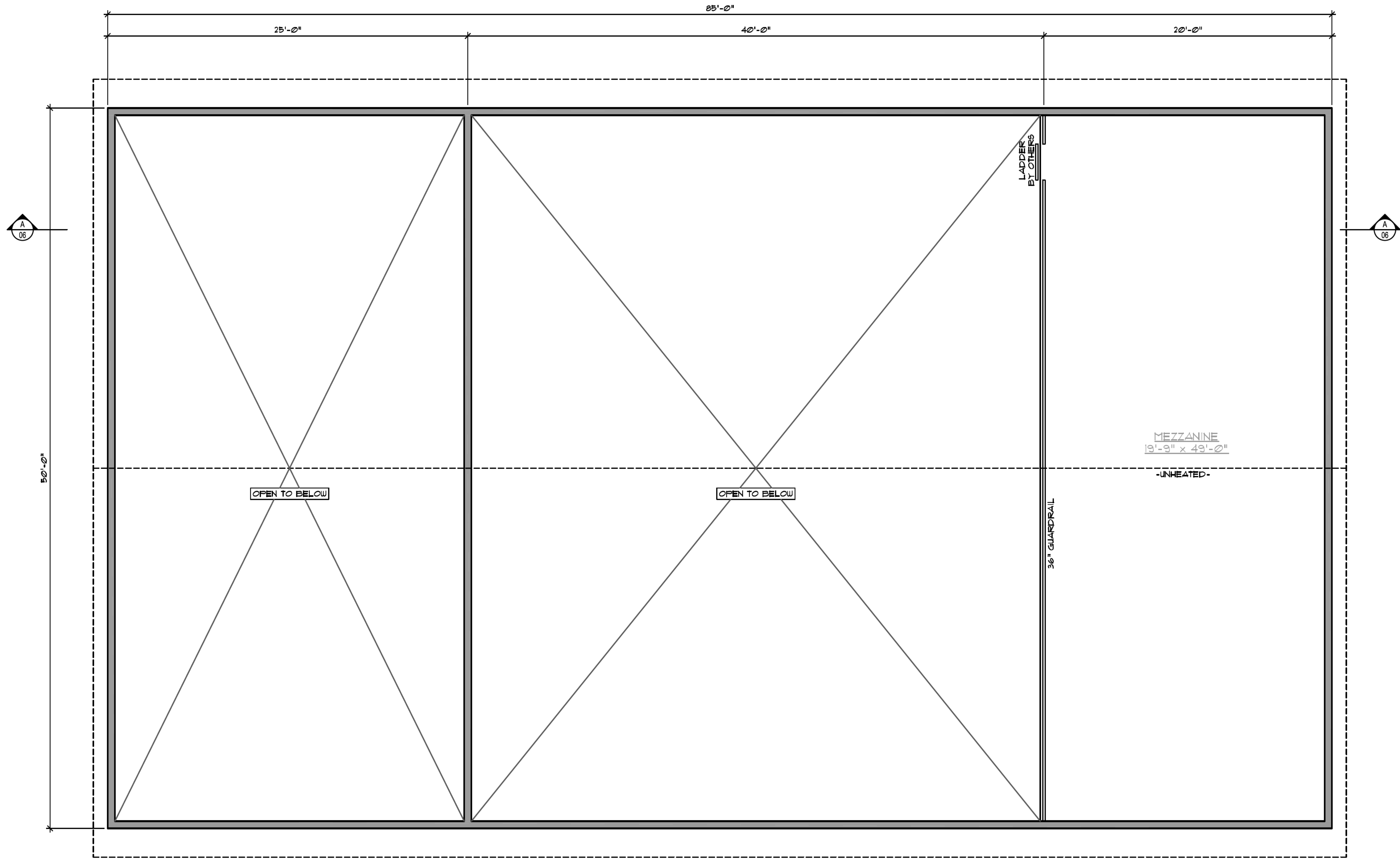
SHEET TITLE:  
SITE PLAN

DRAWING No.:

DRAWING NO.:  
**01-07**



PENETRATION (WINDOWS) AND DOORS TO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NOT GREATER THAN THE VALUES LISTED IN TABLE 9.56.7.1A (BCC's LATEST REVISION) FOR THE APPLICABLE HEATING DEGREE-DAY CATEGORY. CLIMATE ZONE 4 & 5 MAXIMUM U-VALUE TO BE 1.86	
DOOR TO GARAGE	RSI 1.1 (R-6.25)
ACCESS HATCH	RSI 2.6 (R-14.8)
FRONT DOORS	USI 2.6 (R-0.46)
GLASS BLOCK	USI 2.9 (R-0.51)
GARAGE DOOR (WHEN GARAGE CONDITIONED)	RSI 1.1 (R-6.245)



**MEZZANINE FLOOR PLAN**  
GARAGE AREA: 1,013 SQ. FT.

02/06/2020 - RE-ISSUED FOR PERMIT  
10/09/2018 - ISSUED FOR PERMIT



SCALE: 1/4" = 1'-0"  
DATE: 19/09/2018

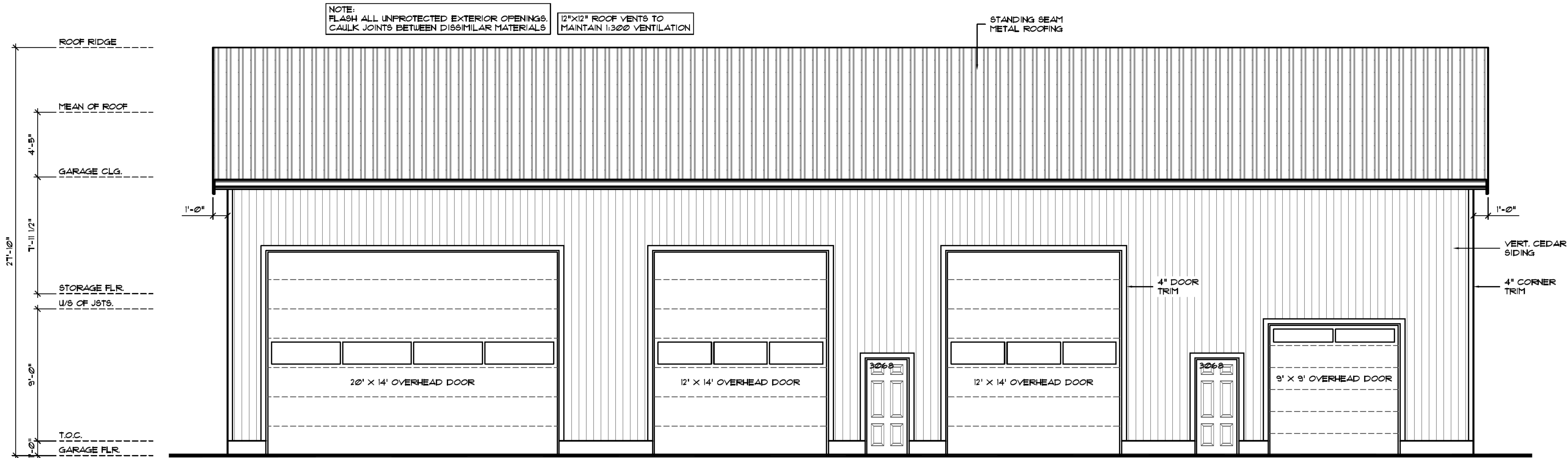
CLIENT:  
DARRIN WILLIAMSON

PROJECT TITLE:  
PROPOSED MACHINE SHOP  
  
LOT 5  
58261 FANCHER ROAD  
HOPE, B.C.

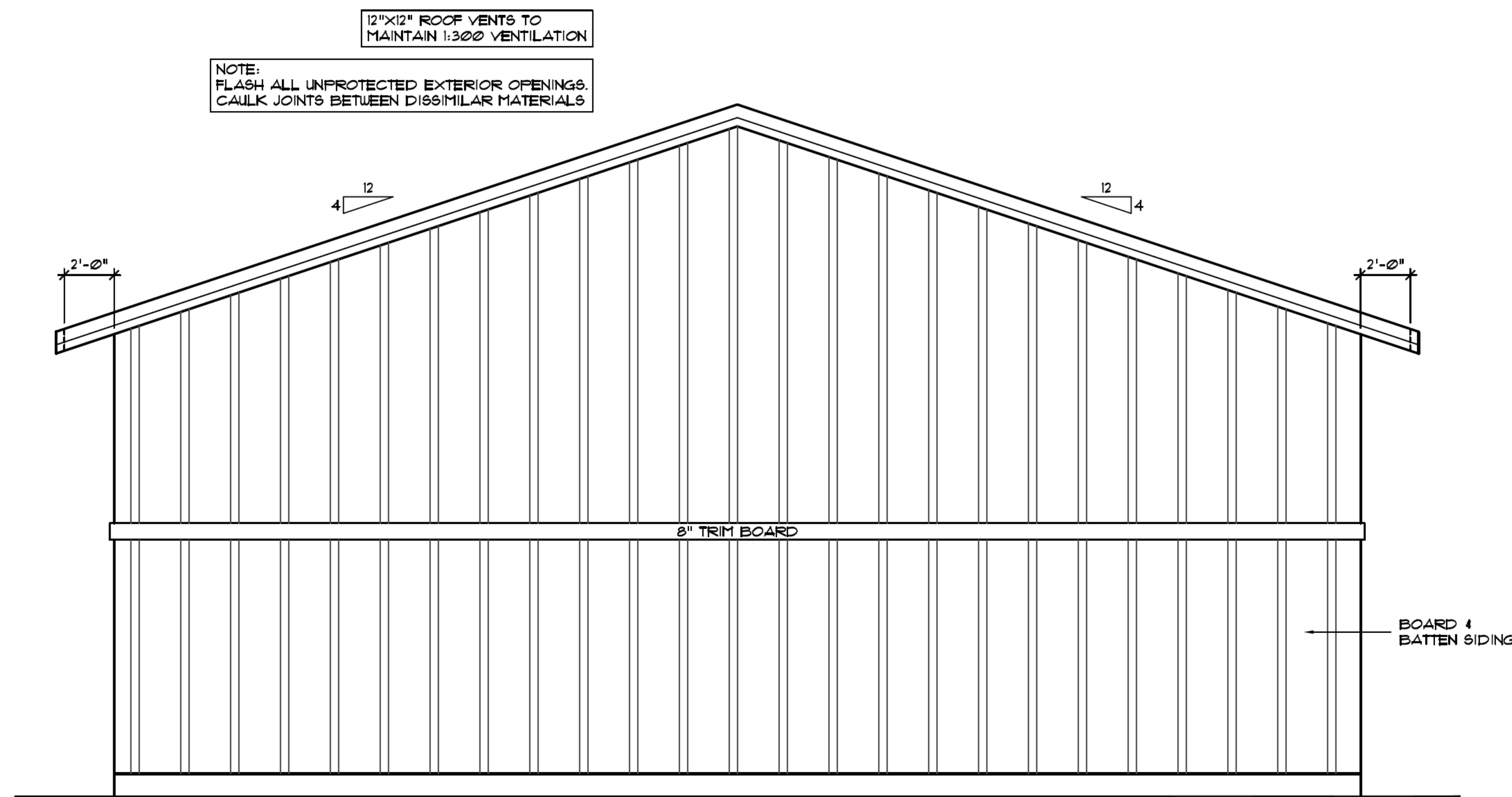
SHEET TITLE:  
MEZZANINE FLOOR PL.

DRAWING No.:  
**03-07**





FRONT ELEVATION



RIGHT ELEVATION

UNPROTECTED OPENING CALCULATION  
WALL AREA = 1193.28 SQ. FT. (109.91 SQ. M.)  
LIMITING DISTANCE = 16.0M  
MAXIMUM UNPROTECTED OPENINGS = 26.60% = 314.70 SQ. FT.  
PROPOSED OPENINGS = 0.00 SQ. FT.

02/06/2020 - RE-ISSUED FOR PERMIT  
10/09/2018 - ISSUED FOR PERMIT



SCALE: 1/4" = 1'-0"  
DATE: 19/09/2018

CLIENT:  
DARRIN WILLIAMSON

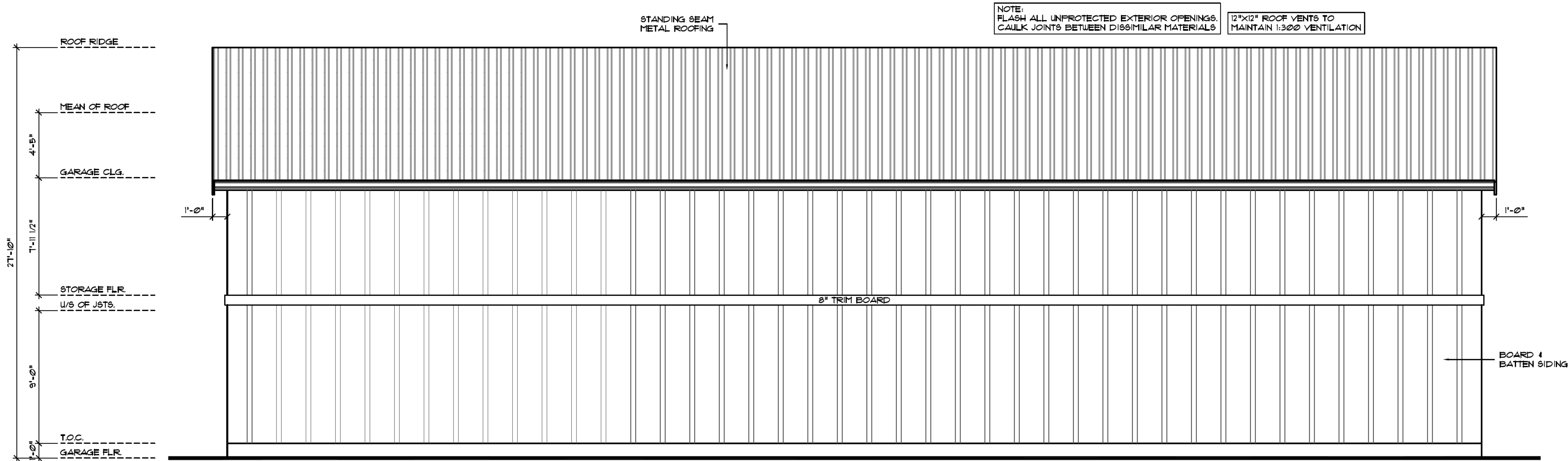
PROJECT TITLE:  
PROPOSED MACHINE SHOP

LOT 5  
58261 FANCHER ROAD  
HOPE, B.C.

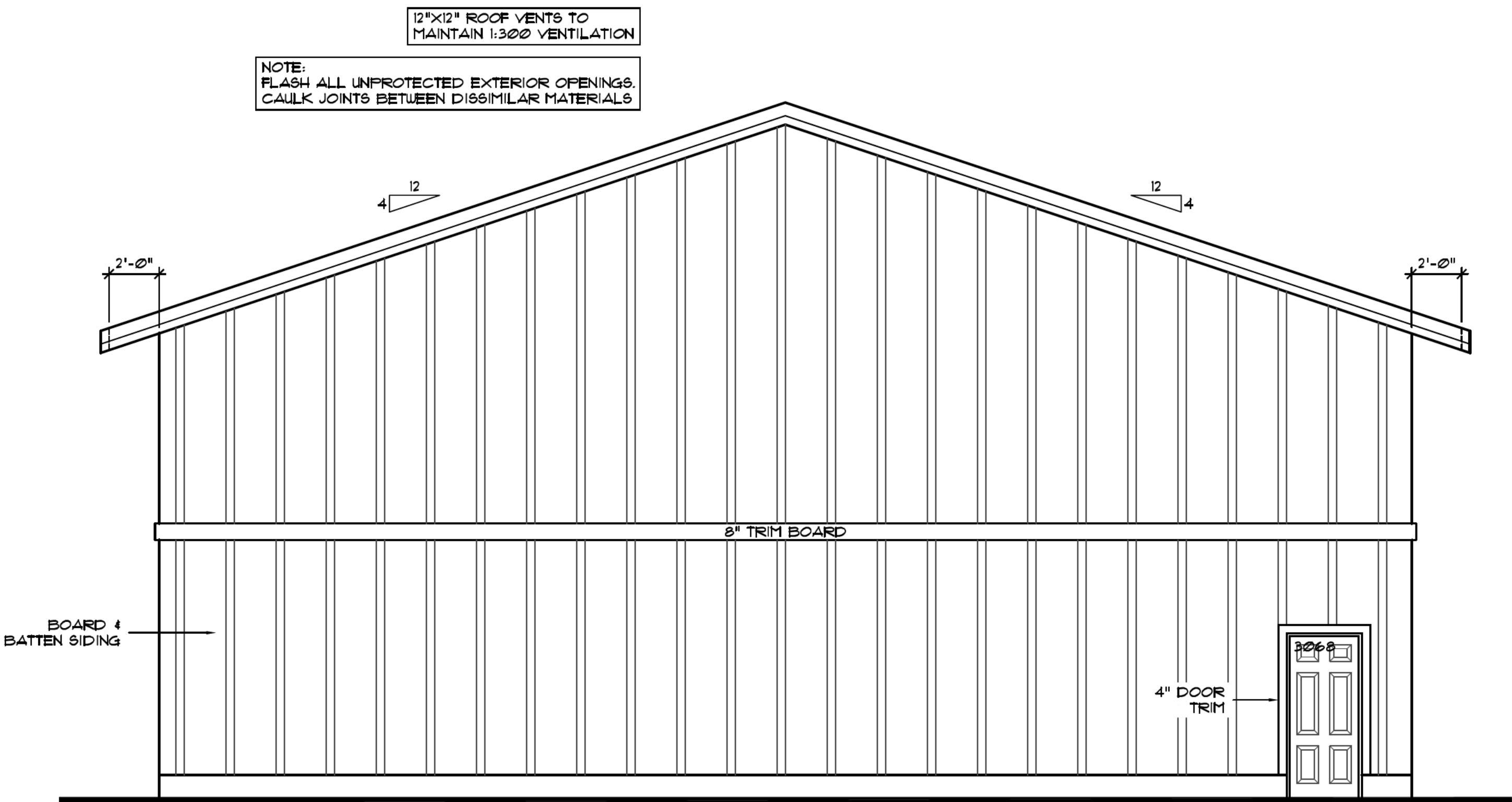
SHEET TITLE:  
FRONT & RIGHT  
ELEVATIONS

DRAWING No.:

04-07



**REAR ELEVATION**  
UNPROTECTED OPENING CALCULATION  
WALL AREA = 165.00 SQ. FT. (150.04 SQ. M.)  
LIMITING DISTANCE = 1.60M  
MAXIMUM UNPROTECTED OPENINGS = 26.60% = 42.953 SQ. FT.  
PROPOSED OPENINGS = 0.0 SQ. FT.



**LEFT ELEVATION**

02/06/2020 - RE-ISSUED FOR PERMIT  
10/09/2018 - ISSUED FOR PERMIT



SCALE: 1/4" = 1'-0"  
DATE: 19/09/2018

**CLIENT:**  
DARRIN WILLIAMSON

**PROJECT TITLE:**  
PROPOSED MACHINE SHOP

LOT 5  
58261 FANCHER ROAD  
HOPE, B.C.

**SHEET TITLE:**  
REAR & LEFT  
ELEVATIONS

**DRAWING No.:**  
05-07

- NOTES:
1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2018 EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ALL OTHER LOCAL CODES, BYLAWS AND ORDINANCES.

2. TRUSS MANUFACTURER IS TO VERIFY ALL ROOF SLOPES AND TRUSS DESIGN AND PROVIDE LAYOUT, DESIGN AND DRAWINGS. TRUSSES ARE TO BE APPROVED BY AN ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.

3. MECHANICAL LAYOUT, DRAWINGS, AND SPECIFICATIONS TO BE SUPPLIED BY OTHERS.

4. SEE SPEC'S FOR FLOOR FINISHES, KITCHEN CABINET DETAILS, BATHROOM VANITIES AND INTERIOR FINISHING DETAILS.

5. PROVIDE EXTERIOR FLASHING AROUND ALL EXTERIOR OPENINGS, AT CHANGES IN EXTERIOR MATERIALS, INTERSECTION BETWEEN WALL AND ROOF AND IN ROOF VALLEYS.

6. BUILDER TO ENSURE ROOF IS ADEQUATELY VENTED. ROOF VENTS SHALL HAVE AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. VENTS ARE TO BE EQUALLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING.

7. ALL LOAD BEARING LINTELS AND HEADERS ARE TO BE 2-2X10 #2 SPRUCE OR BETTER UNLESS NOTED OTHERWISE.

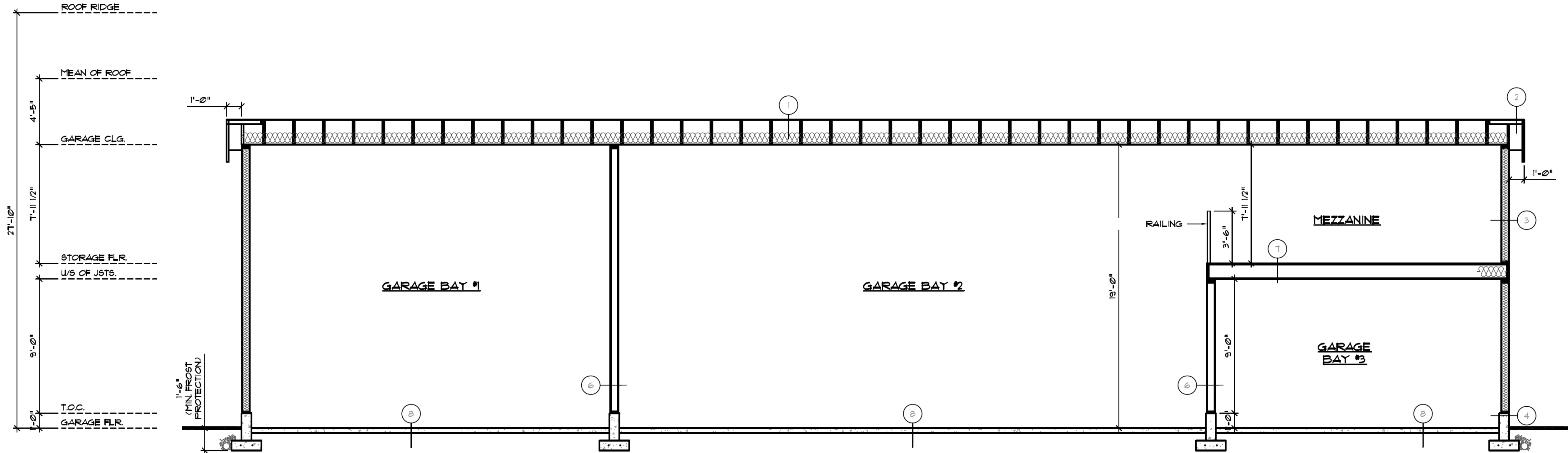
8. THE SIZE OF WOOD POSTS SUPPORTING BEAMS OF LINTELS SHALL BE EQUAL IN WIDTH TO THE WIDTH OF THE SUPPORTED MEMBER. I.E. 3-2X10 BEAM REQUIRES MINIMUM OF 3-2X4 POST FLOORS AND ROOF.

9. DOUBLE FRAME AROUND ALL OPENINGS IN FLOORS AND ROOF.

10. ALL BEAM POCKETS TO COMPLY TO ENG. DUGS.

11. DESIGN AND DRAFTING BY AUSBRIDGE DESIGN WAIVES ALL RESPONSIBILITY OF ANY STRUCTURAL ENG.

25% OF VENT REQ. TO COME FROM BOTTOM PORTION OF ROOF



SECTION A

- 1

**TYPICAL ROOF**  
STANDING SEAM METAL ROOFING  
#5 FELT  
1/2" OSB SHEATHING W/ H-CLIPS  
PROVIDE EAVES PROTECTION TO CODE  
PRE-FAB TRUSSES @ 24" O.C.  
R-40 FIBERGLASS INSULATION  
6 MIL POLY V.B.  
GYPSUM WALL BOARD
- 2

**TYPICAL OVERHANG**  
ALUMINUM FASCIA GUTTER  
VINYL SOFFIT (VENTED)
- 3

**TYPICAL EXTERIOR WALLS**  
FINISH AS SHOWN  
BUILDING PAPER (TYP. 20" OVERLAP)  
BUG SCREEN (TOP AND BOTTOM)  
P.T. PLYWOOD FLOORING @ 16" O.C.  
1/2" PLYWOOD OR OSB SHEATHING  
2x6 STUDS @ 16" O.C.  
R-20 MIN. FIBERGLASS INSULATION  
6 MIL POLY V.B.  
GYPSUM WALL BOARD
- 4

**TYPICAL FOUNDATION WALL**  
ASPHALT EMULSION  
8" CONCRETE FOUNDATION WALL  
ENG. CONCRETE STRIP FOOTING  
6" MIN DRAIN ROCK  
4" PERIMETER DRAIN
- 5

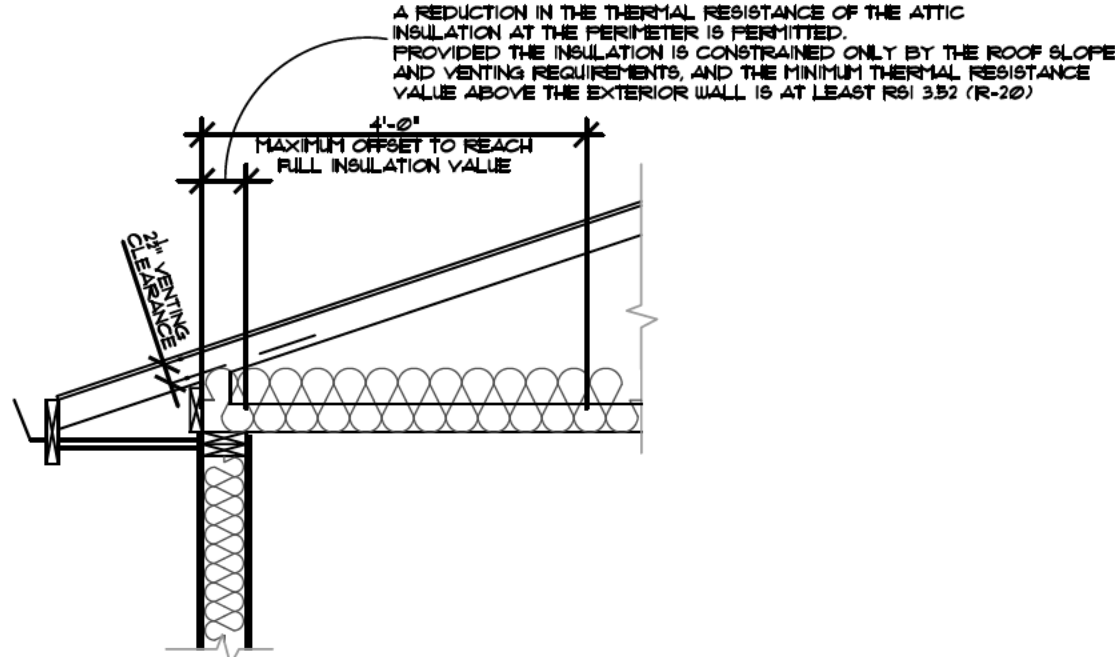
**TYPICAL INTERIOR WALLS**  
GYPSUM WALL BOARD BOTH SIDES  
2x6 STUDS @ 16" O.C.
- 6

**TYPICAL BEARING WALL**  
2x6 STUDS @ 16" O.C.  
8" ENG. CONCRETE FDN. WALL  
ENG. CONCRETE STRIP FOOTING
- 7

**TYPICAL UPPER FLOOR**  
FINISH FLOORING  
5/8" T&G PLYWOOD SHEATHING  
(GLUED & NAILED)  
11 7/8" TJI FLR JOISTS AS SPEC'D BY MANUF.
- 8

**TYPICAL GARAGE SLAB**  
4" CONCRETE SLAB  
6" MIN COMPACT GRANULAR FILL  
1 % MIN SLOPE TO ENTRY

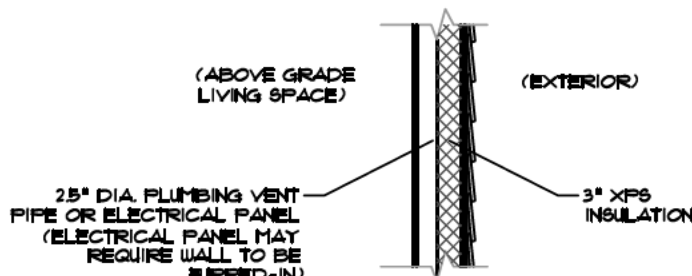
CEILING BELOW ATTICS		
DESCRIPTION	NOMINAL	EFFECTIVE
356MM (14") GLASS FIBRE LOOSE FILL INSULATION FOR ATTICS 2x4 BOTTOM CHORD @ 24" O/C	RSI 1.24 (R-40)	RSI 6.67 (R-375)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: 1. EXTERIOR AIR FILM 2. POLYETHYLENE 3. 5/8" GYPSUM CEILING BOARD 4. INTERIOR AIR FILM	0.03 0.10 0.11	RSI 0.24 (R-136)
TOTAL EFFECTIVE INSULATION VALUE		RSI 6.91 (R-392)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW ATTICS		RSI 6.91 (R-392)



CLIMATE ZONE 4 ENERGY EFFICIENCY OPAQUE CEILING BELOW ATTICS ASSEMBLY DETAIL

ABOVE GRADE WALL ASSEMBLY (HOLLOW BACKED VINYL SIDING)		
DESCRIPTION	NOMINAL	EFFECTIVE
3" XPS INSULATION IN 2X6 WOOD FRAMING @ 16" O/C	RSI 2.64 (R-15)	RSI 2.52 (R-143)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: 1. EXTERIOR AIR FILM 2. VINYL CLADDING HOLLOW BACKED 3. SHEATHING MEMBRANE 4. 1/2" AIR SPACE FOR RAIN SCREEN 5. 2 1/2" AIR CAVITY 6. POLYETHYLENE 7. 1/2" GYPSUM WALL BOARD 8. INTERIOR AIR FILM	0.03 0.11 0.16 0.16 0.08 0.12	RSI 0.61 (R-346)
TOTAL EFFECTIVE INSULATION VALUE		RSI 3.31 (R-176)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-158)

ABOVE GRADE WALL ASSEMBLY (6.35MM FIBRE-CEMENT BOARD SIDING)		
DESCRIPTION	NOMINAL	EFFECTIVE
3" XPS INSULATION IN 2X6 WOOD FRAMING @ 16" O/C	RSI 2.64 (R-15)	RSI 2.52 (R-143)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: 1. EXTERIOR AIR FILM 2. 6.35MM FIBRE-CEMENT BOARD SIDING 3. 1/2" AIR SPACE FOR RAIN SCREEN 4. SHEATHING MEMBRANE 5. 1/2" PLYWOOD SHEATHING 6. 2 1/2" AIR CAVITY 7. POLYETHYLENE 8. 1/2" GYPSUM WALL BOARD 9. INTERIOR AIR FILM	0.03 0.23 0.16 0.11 0.16 0.08 0.12	RSI 0.683 (R-388)
TOTAL EFFECTIVE INSULATION VALUE		RSI 3.203 (R-181)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-158)



CLIMATE ZONE 4 ENERGY EFFICIENCY PLUMBING VENT/ELECTRICAL PANEL WALL ASSEMBLY DETAIL

02/06/2020 - RE-ISSUED FOR PERMIT  
10/09/2018 - ISSUED FOR PERMIT



SCALE: 1/4" = 1'-0"  
DATE: 19/09/2018

CLIENT:  
DARRIN WILLIAMSON

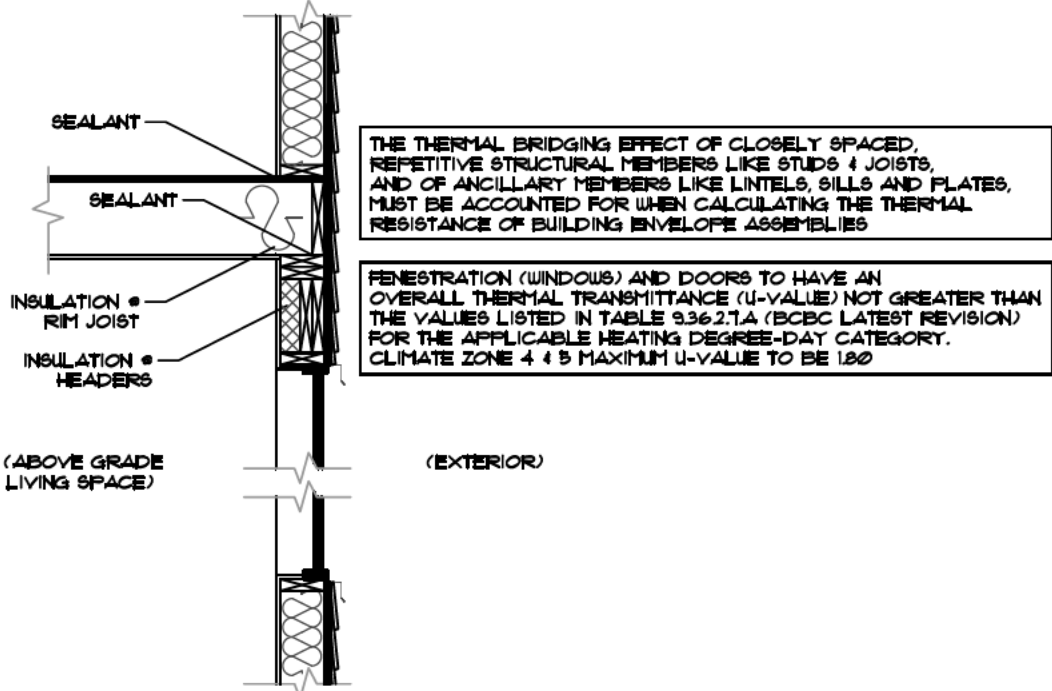
PROJECT TITLE:  
PROPOSED MACHINE SHOP

LOT 5  
58261 FANCHER ROAD  
HOPE, B.C.

SHEET TITLE:  
SECTION

DRAWING No.:  
06-07

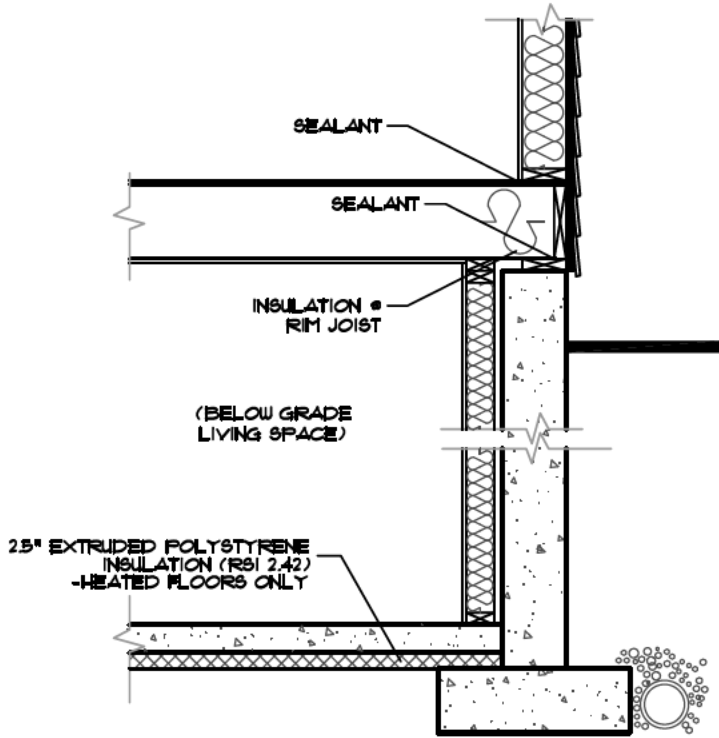
ABOVE GRADE WALL ASSEMBLY (6.35MM FIBRE-CEMENT BOARD SIDING)		
DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2X6 WOOD FRAMING @ 16" O/C	RSI 3.34 (R-19)	RSI 2.36 (R-13.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. 6.35MM FIBRE-CEMENT BOARD SIDING	0.023	
3. 1/2" AIR SPACE FOR RAIN SCREEN	0.16	
4. SHEATHING MEMBRANE	0.1	
5. 1/2" PLYWOOD SHEATHING	0.08	
6. POLYETHYLENE	0.02	
7. 1/2" GYPSUM WALL BOARD	0.02	
8. INTERIOR AIR FILM	0.12	
		RSI 0.823 (R-2.97)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.883 (R-16.37)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.18 (R-12.6)



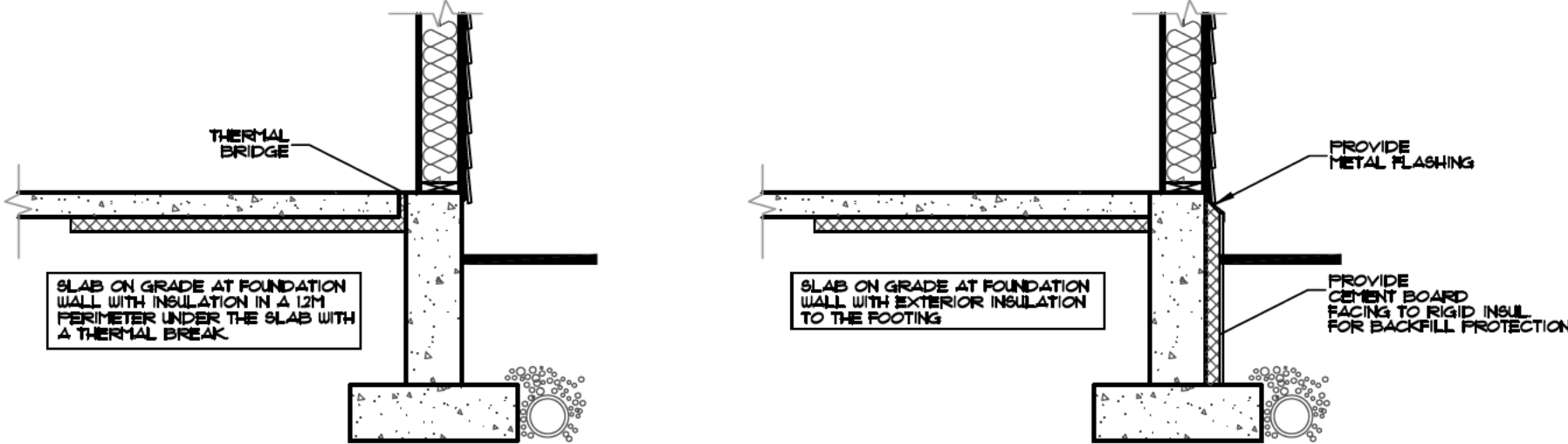
CLIMATE ZONE 4 ENERGY EFFICIENCY OPAQUE ABOVE GRADE WALL ASSEMBLY DETAIL

BELOW GRADE WALL ASSEMBLY		
DESCRIPTION	NOMINAL	EFFECTIVE
8" FOUNDED-IN-PLACE CONCRETE WALL R-14 BATT INSULATION IN 2X4 WOOD FRAMING @ 24" O/C	RSI 2.46 (R-14)	RSI 1.91 (R-10.88)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. DAMPPROOFING	0.21	
2. 1" AIR SPACE	0.16	
3. POLYETHYLENE	-	
4. 1/2" GYPSUM WALL BOARD	0.08	
5. INTERIOR AIR FILM	0.12	
		RSI 0.87 (R-3.23)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.48 (R-14.08)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALLS		RSI 1.99 (R-11.3)

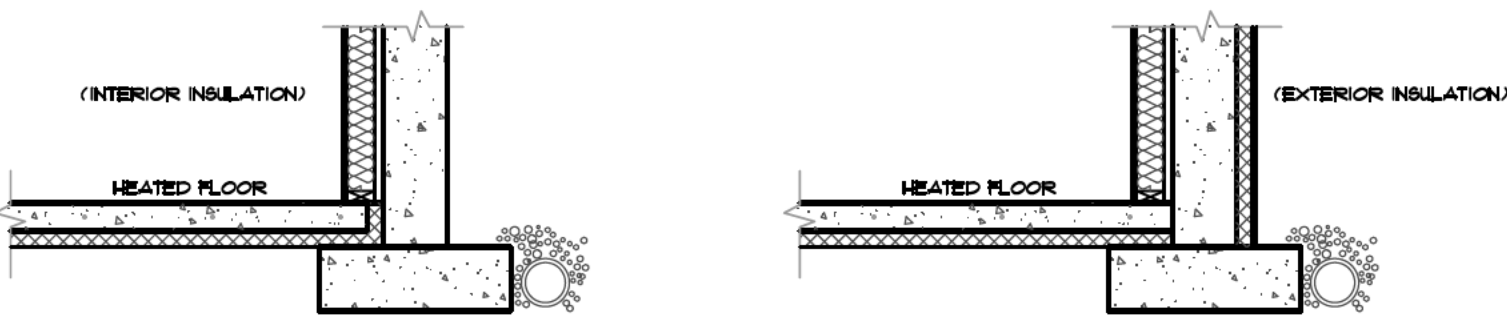
BELOW GRADE WALL ASSEMBLY		
DESCRIPTION	NOMINAL	EFFECTIVE
2" XPS INSULATION OVER 8" FOUNDED-IN-PLACE CONCRETE WALL	RSI 1.76 (R-10)	RSI 1.82 (R-10.3)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. DAMPPROOFING	0.21	
2. 1/2" GYPSUM WALL BOARD	0.08	
3. INTERIOR AIR FILM	0.12	
		RSI 0.41 (R-2.23)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.23 (R-12.53)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALLS		RSI 1.99 (R-11.3)



CLIMATE ZONE 4 ENERGY EFFICIENCY OPAQUE BELOW GRADE WALL ASSEMBLY DETAIL



INSULATION OF UNHEATED AND HEATED SLABS ABOVE THE FROST LINE



INSULATION PLACEMENT FOR HEATED SLABS (EXTERIOR) BELOW FROST LINE

BELOW GRADE HEATED FLOOR		
DESCRIPTION	NOMINAL	EFFECTIVE
35" FOUNDED-IN-PLACE CONCRETE SLAB 25" EXTRUDED POLYSTYRENE INSULATION	RSI 2.36 (R-13.4)	RSI 2.42 (R-13.74)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. INTERIOR AIR FILM	0.16	
2. 35" CONCRETE SLAB	-	
		RSI 0.16 (R-0.92)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.98 (R-14.64)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE HEATED FLOORS		RSI 2.32 (R-13.2)

SPECIFIC REQUIREMENTS	
<ul style="list-style-type: none"><li>EFFECTIVE INSULATION OF CEILINGS, WALLS, AND FLOORS MEET THE REQUIREMENTS OF TABLE 9.36.2.6.A AND TABLE 9.36.2.6.B FOR THE CORRECT CLIMATE ZONE</li><li>THE THERMAL CHARACTERISTICS OF WINDOWS, DOOR AND SKYLIGHTS MEET THE REQUIREMENTS OF TABLE 9.36.2.1.A, B AND C FOR CORRECT CLIMATE ZONE</li><li>EFFECTIVE INSULATION OF FOUNDATIONS MEET THE REQUIREMENTS OF TABLE 9.36.2.8.A OR B FOR THE CORRECT CLIMATE ZONE</li><li>DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS</li><li>DAMPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED</li><li>PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED</li><li>HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE</li><li>TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT</li><li>INDOOR POOLS ARE COVERED OR HAVE AN HRV/DEMAND FIER</li><li>HVAC &amp; SWH EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10 AND 9.36.4.2</li><li>SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS</li><li>SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS</li><li>THE AIR BARRIER DETAILS, AND LOCATIONS HAVE BEEN IDENTIFIED</li></ul>	
TEMPERATURE CONTROLS AS PER SECTION 9.36.3.6	
<ul style="list-style-type: none"><li>TEMPERATURE CONTROLS ARE GENERALLY REQUIRED FOR HEATING AND COOLING EQUIPMENT. THE ACCURACY OF THE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5 DEGREES CELSIUS</li></ul>	
ENERGY EFFECIENCY REQUIREMENTS	
<ul style="list-style-type: none"><li>THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND VALUES USING THE PRESCRIPTIVE METHOD FOR CLIMATE 4-LOWER MAINLAND AND SOUTHERN VANCOUVER ISLAND WITH NO HRV. (BCBC 2012 LATEST EDITION)</li></ul>	

AS PER SECTION 9.36.2.10.-NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS	
<b>FOUNDATION TO SILL PLATE AND RIM JOISTS</b> ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL	<b>MECHANICAL FLUES AND CHIMNEYS</b> STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH
<b>INTERIOR WALL INTERFACE</b> INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL	<b>PLUMBING STACKS</b> PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAP, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIR TIGHTNESS AND SEALING IT TO THE TOP FLAT
<b>RIM JOIST</b> ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL	<b>SKYLIGHTS</b> THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL THE JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT
<b>CANTILEVERED FLOOR</b> CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES /EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL	<b>WALL TO CEILING</b> ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL
<b>WINDOW HEAD</b> THE INTERFACE BETWEEN WINDOW HEAD/JAMB AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS	<b>WALL VENTED DUCTS</b> DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL
<b>WINDOW SILL</b> THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS	<b>ELECTRICAL PENETRATION IN WALLS</b> ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIR TIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL

HVAC PERFORMANCE REQUIREMENTS		
EQUIPMENT TYPE	SIZE	PERFORMANCE REQUIREMENT
SPACE HEATING EQUIPMENT		
GAS FIRED FURNACE	LESS THAN 220,000 BTU/H (66 kW)	ANNUAL FUEL EFFICIENCY (AFUE) MUST BE GREATER OR EQUAL TO 92%
GAS FIRED BOILER	LESS THAN OR EQUAL TO 300,000 BTU/H (66 kW)	ANNUAL FUEL EFFICIENCY (AFUE) MUST BE GREATER OR EQUAL TO 90%
AIR COOLED UNITARY AIR CONDITIONER AND HEAT PUMP SPLIT SYSTEM	LESS THAN OR EQUAL TO 65,000 BTU/H (19 kW)	SEASONAL ENERGY EFFICIENCY RATING (SEER) OF AIR OR ENERGY EFFICIENCY RATING (EER) OF 11.5
GAS FIRED TANKLESS	LESS THAN 220,000 BTU/H (66 kW)	ENERGY FACTOR (EF) MUST BE GREATER THAN OR EQUAL TO 0.8
SERVICE WATER HEATING EQUIPMENT		
ELECTRIC STORAGE	13-71 GAL (50 TO 270L)	STANDBY LOSS LESS THAN OR EQUAL TO: 25+ 0.20V (TOP INLET) 40+ 0.20V (BOTTOM INLET) WHERE V=THE TANK VOLUME (IN LITRES)
GAS FIRED STORAGE	LESS THAN 75,000 BTU/H (22 kW)	ENERGY FACTOR (EF) MUST BE GREATER THAN OR EQUAL TO 0.61-0.689V WHERE V=THE TANK VOLUME (IN LITRES)
GAS FIRED TANKLESS	LESS THAN OR EQUAL TO 25,000 BTU/H (73 kW)	ENERGY FACTOR MUST BE GREATER THAN OR EQUAL TO 0.8