

November 12, 2020

2018-0688

Fraser Valley Regional District – Planning Department
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Attention: Mr. Gavin Luymes, Planning Technician

Reference: Addendum to Letter of Suitability of Site for Accessory Building
53722 Berston Road, Popkum, BC

In 2018, the undersigned provided a letter of suitability of the above-named project site for an Accessory Building (Shop). In addition to the letter, a Soak-Away/Infiltration Plan and a Schedule B (soak away and bearing capacity) were submitted in support of the permitting application.

It is understood that the owner did not follow through with the 2018 permit, but built an un-permitted shop, and is now in process of re-opening the permit. Please accept the previously submitted Schedule B and Soak-Away/Infiltration Plan as still being current and pertinent to the current permit process. Please accept this letter as an addendum to the May 1, 2018 letter by the undersigned and use the original letter and this addendum for the current permit application.

This writer attended the project site and noted the following:

- The structure is roughly the same footprint as the one the soak away was designed for in 2018, therefore, a similar soak away will be required here to provide infiltration of the storm water so no adverse effects will occur to the wetlands through overland flow greater than pre-development flow. Tie the RWLs to the soak away as per the 2018 Plan.
- A surveyor (Ambit Surveying) was used to confirm slab elevation at 38.4m. This exceeds the noted elevation requirement in the 2018 report by the undersigned. This writer confirms that even though the slab elevation is below the FCL (0.4 above curb), it is safe for the use intended as a shop (storage of goods/location of services). Please note that this writer recommends that the owner install/construct a cut off trench in the parking area north of the shop to minimize potential of stormwater flowing down the driveway from entering the front of the shop.
- The soil (sand and gravel and cobbles with little silt) that the shop is founded on (appears to be a thickened-edge slab) is suitable for foundation support. It is suggested that the owner install insulation around the slab edge to minimize potential for frost heave below the slab.

It is this writer's opinion, based on the above notes and review, that the building is safe for the use intended as a shop. If there are any questions, please do not hesitate to contact the undersigned.

Regards,

Collin S. Johnson, P.Eng.



Out of the Box Engineering (DBA 0772308 BC LTD)
Box 274 Agassiz PO, Agassiz, BC V0M 1A0
604-819-9809 / ootbe2013@gmail.com

May 1, 2018

2018-0688

Fraser Valley Regional District – Building Department
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Attention: Mr. Greg Price

Reference: Submission of Paperwork and Suitability of Site for Accessory Building
53722 Bertson Road, Chilliwack, BC

The undersigned has been retained by Ryan McKay to provide Geotechnical/Drainage Engineering services for the proposed Accessory Building and provide confirmation that this project site is suitable for said construction.

Based on the plans provided by the owner and discussion with a representative of the Fraser Valley Regional District, there is Right Of Way for the Cheam Wetlands at the south side of the property. This requires a setback of 25 feet from the south property line. In addition, there is elevation restrictions and drainage restrictions for proposed structures.

The slab of the proposed structure, based on site observations will be above 38m. There is a limiting elevation of approximately 37.5m which is the flood elevation for Cheam Wetlands. The proposed structure is above this. Also, the proposed structure is an accessory building and not habitable space.

Drainage from the proposed structure will be infiltrated into the ground via suitably sized rock pit (see attached plan) Therefore, no adverse effects from storm drainage will affect the wetlands.

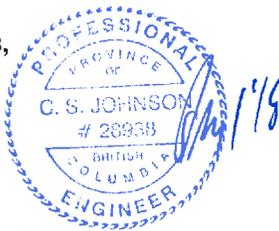
This writer supports the building permit application for the proposed accessory building at the above-mentioned site.

In addition, attached to this letter are:

- Schedule B for Geotechnical and Plumbing (Civil – Soak-Away), and
- Design drawing for the proposed soak away.

I trust that this letter will suffice. If there are any questions, please do not hesitate to contact the undersigned

Regards,

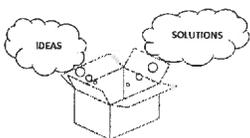


Collin S. Johnson, P.Eng.,

cc Ryan McKay

F.V.R.D. BLDG. DEPT

MAY 04 2018



BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE B

Forming Part of Subsection 2.2.7, Div. C of the
British Columbia Building Code

Building Permit No. _____
(for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
(iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

Fraser Valley Regional District

Name of Jurisdiction (Print)

Re: Proposed Accessory Building

Name of Project (Print)

53722 Berston Road, Chilliwack, BC

Address of Project (Print)

The undersigned hereby gives assurance that the design of the
(Initial those of the items listed below that apply to this *registered professional of record*. All the disciplines will not necessarily be employed on every project.)

_____ ARCHITECTURAL
_____ STRUCTURAL
_____ MECHANICAL
Civil (soak) PLUMBING
_____ FIRE SUPPRESSION SYSTEMS
_____ ELECTRICAL
_____ GEOTECHNICAL — temporary
8.1 GEOTECHNICAL — permanent



May 1, 2018

Date

components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building* permit as outlined below substantially comply with the B.C. Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.
(For authority having jurisdiction's use)

53722 Berston Road, Chilliwack, BC

Project Address

Geotechnical (8.1) / Plumbing (CIVIL - Soak)

Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a *registered professional* as defined in the British Columbia Building Code.

Collin Johnson P.Eng.

Registered Professional of Record's Name (Print)

Box 274 Agassiz PO

Address (Print)

Agassiz, BC V0M 1A0

604-819-9809

Phone No.



(Professional's Seal and Signature)

May 1, 2018

Date

(If the Registered Professional of Record is a member of a firm, complete the following.)

I am a member of the firm Out Of The Box Engineering (DBA 0772308 BC LTD)
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.
(for authority having jurisdiction's use)

53722 Berston Road, Chilliwack, BC

Project Address

Geotechnical (8.1) / Plumbing (CIVIL - Soak)

Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for *persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below *grade*
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building Envelope, Part 10/ASHRAE Requirements



(Professional's Seal and Signature)

May 1, 2018

Date

STRUCTURAL

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 Structural aspects of *deep foundations*
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction

MECHANICAL

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings
- 3.8 Mechanical Systems, Part 10/ASHRAE Requirements

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.
(for authority having jurisdiction only)

53722 Berston Road, Chilliwack, BC

Project Address

Geotechnical (8.1) / Plumbing (CIVIL - Soak)

Discipline

PLUMBING *SOAK AWAY*

- 4.1 ~~Roof drainage systems~~
- 4.2 ~~Site and foundation drainage systems~~
- 4.3 ~~Plumbing systems and devices~~
- 4.4 ~~Continuity of fire separations at plumbing penetrations~~
- 4.5 ~~Functional testing of plumbing related fire emergency systems and devices~~
- 4.6 ~~Maintenance manuals for plumbing systems~~
- 4.7 ~~Structural capacity of plumbing components, including anchorage and seismic restraint~~
- 4.8 ~~Review of all applicable shop drawings~~
- 4.9 ~~Plumbing Systems, Part 10 requirements~~

FIRE SUPPRESSION SYSTEMS

- 5.1 ~~Suppression system classification for type of occupancy~~
- 5.2 ~~Design coverage, including concealed or special areas~~
- 5.3 ~~Compatibility and location of electrical supervision, ancillary alarm and control devices~~
- 5.4 ~~Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary~~
- 5.5 ~~Qualification of welder, quality of welds and material~~
- 5.6 ~~Review of all applicable shop drawings~~
- 5.7 ~~Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards~~
- 5.8 ~~Maintenance program and manual for suppression systems~~
- 5.9 ~~Structural capacity of sprinkler components, including anchorage and seismic restraint~~
- 5.10 ~~For partial systems — confirm sprinklers are installed in all areas where required~~
- 5.11 ~~Fire Department connections and hydrant locations~~
- 5.12 ~~Fire hose standpipes~~
- 5.13 ~~Freeze protection measures for fire suppression systems~~
- 5.14 ~~Functional testing of fire suppression systems and devices~~

ELECTRICAL

- 6.1 ~~Electrical systems and devices, including high building requirements where applicable~~
- 6.2 ~~Continuity of fire separations at electrical penetrations~~
- 6.3 ~~Functional testing of electrical related fire emergency systems and devices~~
- 6.4 ~~Electrical systems and devices maintenance manuals~~
- 6.5 ~~Structural capacity of electrical components, including anchorage and seismic restraint~~
- 6.6 ~~Clearances from buildings of all electrical utility equipment~~
- 6.7 ~~Fire protection of wiring for emergency systems~~
- 6.8 ~~Review of all applicable shop drawings~~
- 6.9 ~~Electrical Systems, Part 10/ASHRAE requirements~~

GEOTECHNICAL — Temporary

- 7.1 ~~Excavation~~
- 7.2 ~~Shoring~~
- 7.3 ~~Underpinning~~
- 7.4 ~~Temporary construction dewatering~~

GEOTECHNICAL — Permanent

- 8.1 ~~Bearing capacity of the soil~~
- 8.2 ~~Geotechnical aspects of deep foundations~~
- 8.3 ~~Compaction of engineered fill~~
- 8.4 ~~Structural considerations of soil, including slope stability and seismic loading~~
- 8.5 ~~Backfill~~
- 8.6 ~~Permanent dewatering~~
- 8.7 ~~Permanent underpinning~~



May 1, 2018

Date

CRP's Initials

