

July 11 2018

File Number: 3800-30-BP014356F

SCOTT, WENDY T
DAHLMAN, WILLIAM C
36162 RIDGEVIEW RD
MISSION BC V2V 0B9

SENT VIA EMAIL TO: wendyscott_64@hotmail.com

Dear Sir or Madam:

Re: Building Permit Application on property at 36162 RIDGEVIEW RD

Building Permit Application Number:	BP014356
Proposed works:	Interior Renovations
Legally described as:	LOT 7, SECTION 4, TOWNSHIP 4, RANGE 2, MERIDIAN 7, NEW WESTMINSTER DISTRICT, PLAN NWP45682 MERIDIAN W7.
Parcel Identifier (PID):	005-171-474

Thank you for submitting a building permit application on Jun 08, 2018 for the project referenced above. Building permits benefit you and your neighbours in many ways. They ensure buildings are safe for you, your family and visitors. They support higher market value for your property by increasing buyer confidence. They reduce your insurance costs because insurers know the building meets the BC Building Code, and building permits reduce lifecycle repair and maintenance costs by ensuring the building is efficient and well-built. Not only do building permits provide value to you, they also benefit your neighbours by enhancing the overall safety and quality of your neighbourhood.

Professional builders know the process inside and out. However, most people only experience building permitting a few times in their lives so it can be challenging. We carefully reviewed your application and have prepared the checklist below to guide you. Whether you are a pro or a first-timer, this checklist will help you get your building permit quickly and efficiently.

PLANNING REQUIREMENTS

**Check When
Complete**

1. Development Permit/Section 56 Report - The property is within a **geotechnical hazard 1-F** for Cascade Creek Alluvial Fan. A Development Permit (DP) is required to ensure your safety. The DP and Building Permit applications may proceed at the same time. For your DP application, please provide a report and a FVRD-EGBC Geohazard Assurance Statement from a geotechnical engineer/Geoscientist that states that the Interior Renovations will be safe for its intended use. The report will be registered on your property title as a Covenant. A Covenant can take time but there are a couple of things you can do to speed it up:
 - **Lawyer / notary contact.** Provide us with contact information for the notary or lawyer who will handle the covenant for you.
 - **Priority Agreement.** If your property title includes a mortgage or other financial charge, your financial institution will need to sign a Priority Agreement. Contact your financial institution about this early on to avoid delays.



Questions & Contacts. Detailed info on property development can be found on our web site at www.fvrd.ca. Contact FVRD Planning staff at 604-702-5000 or planning@fvrd.ca.

BUILDING REQUIREMENTS

2. Engineering Design – BC Building Code - Please submit the following information prepared by a *Registered Professional of Record*:
- a) Schedule B for architectural section 1.16, through to 1.25;
 - b) Schedule B and 3 sets of sealed drawings for all structural aspects of the project that reflect a frost depth of 0.45m and climatic (snow) loads of, $S_s=3.0\text{kpa}$ & $S_r=0.6\text{kpa}$;
 - c) Schedule B for soil bearing capacity.

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This is needed to meet the requirements of the BC Building Code.

A *Registered Professional of Record* is a person who is may practise as an Architect under the *Architects Act*, or a person who is may practise as a Professional Engineer under the *Engineers and Geoscientists Act*.

3. Plumbing Certification - Please provide plumbing drawings and a letter from a certified Plumber for all plumbing installations, including Plumbers trade number.

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OTHER AGENCY REQUIREMENTS

4. Provincial Sewerage System Regulation - Please provide a report by a Professional Engineer or a Registered Onsite Wastewater Practitioner (otherwise known as an Authorized Person) to confirm that the re-use of the existing sewage disposal system meets all current Provincial requirements to protect your health and the environment. For a list of Authorized Persons, please call 604-585-2788 or go online to <http://owrp.asttbc.org>. More information is attached to this letter.
5. New Home Registration Form - Please provide New Home Registration Form (formally HPO). Provincial law requires that all new homes, including substantially reconstructed dwellings, require home warranty insurance. Contact BC Housing at 1-800-407-7757 or go online www.bchousing.org/licensing-consumer-services to complete this process. A copy of the form is required prior to issuance of the building permit. If the proposal receives an exemption you will be required to provide the approval from BC Housing.

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BYLAW ENFORCEMENT REQUIREMENTS

6. Open / Active Bylaw Enforcement File No. <#> - F06804.200

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Once you have submitted all of the items identified in the checklist above, we will review your building plans and move on to the next steps of the permitting process. This may require additional information or clarification. Our goal is to issue your permit within four weeks of receiving a complete application. If you provide complete and timely information we can often do it more quickly.

We know that the building permit process can be difficult and costly. We will help you through the process smoothly and efficiently. Please contact me at 604-702-5020 or toll free 1-800-528-0061 if you need more information or clarification of any of the items in this checklist.

Yours truly,

Greg Price, Building Official
Enc.

cc: Ray Boucher, Director of Electoral Area F
Margaret-Ann Thornton, Director of Planning & Development
Louise Hinton, Bylaw, Compliance & Enforcement Officer