

Village of Tahsis Building Bylaw 525-2006
Schedule "C" - Standard Building Application

10.1 An application for a building permit with respect to a Standard Building shall be made as per Schedule "C" of this bylaw:

Application for Standard Buildings shall:

10.1.1 be made in the form provided by the Building Official, signed by the owner, or a signing officer if the owner is a corporation;

10.1.2 include a copy of a title search made within three (3) days of the date of the application;

10.1.3 include a site plan prepared by a British Columbia Land Surveyor showing:

10.1.3.1 the bearing and dimensions of the parcel taken from the registered plan or subdivision plan;

10.1.3.2 the legal description and civic address of the parcel;

10.1.3.3 the locations and dimension of all statutory rights of way, easements and setback requirements;

10.1.3.4 the location and dimensions of all existing and proposed buildings or structures on the parcel;

10.1.3.5 setbacks to the natural boundary of any lake, swamp, pond or watercourse where the Village's land use regulations establish siting requirements related to flooding and riparian area regulations

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- 10.1.3.6 the existing and finished ground levels to an established datum at or adjacent to the site and the geodetic elevation of the underside of the floor system of a building or structure where the Village's land use regulations establish siting requirements related to minimum floor elevation; and
 - 10.1.3.7 the location, dimension and gradient of parking and driveway access;
 - 10.1.3.8 the Building Official may waive the requirement for a site plan, in whole or part, where the permit sought is for the repair or alteration of an existing building or structure.
- 10.1.4 include floor plans showing the dimensions and uses of all areas: the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall, and ceiling finishes; plumbing fixtures; structural elements; and stair dimensions.
- 10.1.5 include a cross section through the building or structure illustrating foundations, drainage, ceiling heights and construction systems;
- 10.1.6 include elevations of all sides of the building or structure showing finish details, roof slopes, windows, doors and finished grade;
- 10.1.7 include:
- (a) a plan that shows the location and size of every building drain and every trap and inspection piece that is on a building drain; and
 - (b) a sectional drawing that shows the size and location of every soil or waste pipe, trap and vent pipe;
- all to be submitted in the form and quantities required by the Building Official, and containing complete design and calculation criteria;

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- 10.1.8 include cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the building or structure substantially conforms to the Building Code;
- 10.1.9 include copies of approval required under any enactment relating to health or safety, including, without limitation sewage disposal permits, highway access permits and Ministry of Health approval;
- 10.1.10 include a foundation design prepared by a registered professional in accordance with section 4.2 of Part 4 of the Building Code, accompanied by letters of assurance in the form of Schedule "B-1" and "B-2" referred to in section 2.6 part 2 of the building Code signed by the registered professional, unless;
 - 10.1.10.1 the requirements of section 10.1.10 are waived by a Building Official because the Building Official required a professional engineer's report pursuant to section 55 (a) of the *Community Charter* and the building permit is issued in accordance with sections 55 (b) of the *Community Charter* or
 - 10.1.10.2 documentation, prepared and sealed by a registered professional is provided certifying that the foundation design substantially complies with section 9.4.4. of Part 9 of the Building Code and the foundation excavation substantially complies with section 9.12 of Part 9 of the Building Code.
- 10.1.11 include two copies of specifications and two sets of drawings at a suitable scale of the design including the information set out in section 10.1.4 – 10.1.9 and 10.1.10 of this Bylaw.
- 10.1.12 state the intended use or uses and the Value of each building or structure.

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- 10.2 In addition to the requirements of sections 10.1, the following may be required by a Building Official to be submitted with a building permit application for the construction of a Standard Building where the project involves two or more buildings, which in the aggregate total more than 1000 square meters, or two or more buildings that will contain four or more dwelling units, or otherwise where the complexity of the proposed building or structure or siting circumstances warrant:
- 10.2.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a registered professional, in accordance with the Village's subdivision servicing bylaw;
 - 10.2.2 a section through the site showing grades, buildings, structures, parking areas and driveways;
 - 10.2.3 a roof plan and roof height calculations;
 - 10.2.4 structural, electrical, mechanical or fire suppressions drawings prepared and sealed by a registered professional;
 - 10.2.5 letter of assurance in the form of Schedules "B-1" and "B-2" referred to in section 2.6 of Part 2 of the Building Code signed by the registered professional;
 - 10.2.6 any other information required by the Building Official or the Building Code and other bylaws and enactments relating to the building or structure.