City of Burnaby
Building Division, Planning and Development Department
2ND Floor, 4949 Canada Way, Burnaby, BC V5G 1M2
Phone: 604-294-7130 Fax: 604-294-7986

BUILDING PERMIT CONDITIONS

Permit Number: _____

Address: _____

The drawings and supporting documentation for this permit have only been reviewed for general compliance with the requirements referenced in Note 1 below. Review of the drawings and issuance of the building permit is based on the submitted information. Neither the granting of a permit, review of the drawings and supporting documentation, nor subsequent inspections by the City relieve the owner of full responsibility for having the work carried out in accordance with the governing Provincial and Municipal bylaws, codes, regulations and any other encumbrances applying to development of the property (e.g., covenants, easements strata obligations).

The following notes form part of the accepted drawings and supporting documents for the Building Permit and must remain attached to the site copy of the Permit drawings. This listing is not exhaustive, and the requirements are complementary to those in the documents identified in Note 1 below.

PLEASE READ THESE NOTES CAREFULLY

GENERAL

1. All work must conform to the current editions and amendments thereto of Burnaby Zoning Bylaw, the British Columbia Building Code (BCBC) and Burnaby Building Bylaw.
2. Plumbing, gas, heating and electrical work is not authorized under this permit. Separate trades permits must be obtained by qualified tradespersons before such work is begun (consult with Front counter staff regarding your eligibility for homeowner permits). All work must be inspected and accepted before being covered.
3. If any work has been commenced without valid Permits, Permits for that work must be obtained.
4. Every permit shall be void if construction has not started within 90 days from the date of issuance or if construction is discontinued for a period of 90 days or more.
5. City Inspectors (Building, Plumbing, Gas, Electrical, Engineering) may require work concealed prior to City inspection (e.g., plumbing, gas, wiring, insulation, blocking) be exposed for inspection at the owners expense. The Inspector, at his sole discretion, may elect to rely on certification by the owner's licensed tradespersons and/or registered professionals for system verification of the work's Building Code compliance.
6. If the work deviates from that shown on the Permit documents, the Building Code, or the City's Bylaws, the Building Inspector may require the Permit holder to obtain revisions to the permit documents before allowing work to proceed. A fee is charged for revisions.
7. Under the City of Burnaby Building Bylaw, the declared construction value provided at the time of application may be re-validated by City staff using Marshall & Swift at any time during the building permit application, issuance or construction stages.
8. All work on City roads, rights of way, etc., including surfacing and/or landscaping require prior approval by the Engineering Department (604 294 7460).
9. If more than 75% of the existing structure above the existing foundation is removed, then the building will be considered new, and a BC Housing New Home Registration Form must be submitted and the building must be upgraded to comply with the current editions of the BCBC and City Bylaws.
10. Call before you dig: 1 800 474 6886.

INSPECTIONS

11. All work under this Permit is subject to Building Inspector's on site review and acceptance.

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12. Please call 604 294 7130 to arrange for inspections. See brochure "Permits & Inspections for House Construction" for more details.
13. Re-inspection fee will be charged if a booked inspection is cancelled after 8:30 am on the same day the inspection is scheduled.
14. Inspections will not be carried out if permit drawings and all other required documentation are not available to the Building Inspector on-site.
15. To avoid delays, rework, and inspection recalls, please note the following:
    - Call drain tile and dampproofing, waterproofing inspection prior to backfilling;
    - The Building Inspector will require a BCLS form survey to verify location and size of construction.
    - Truss design and location drawings and engineered beam design and location drawings (if engineered beams are used) are to be submitted to the Building Inspector on site at the frame inspection;
    - Call for inspections prior to application of interior or exterior finishes or concealment of building services. It is the permit holder's responsibility to coordinate Building and Trades inspections.
    - Natural stone, artificial stone facings/veneers/cladding and like products: the Building Inspector, at his sole discretion, may require an engineering report addressing the use of such products.
16. All installation of glass guards shall be reviewed by a professional engineer and confirmed with a signed and sealed letter submitted to the Building Inspector stating:

    "The design and installation of the glass guard comply with the BC Building Code and the EGBC Professional Practice Guidelines, Designing Guards for Buildings."

OTHER

Utility Connection, Access and Site Requirements

17. The developer is responsible for maintaining the existing grades at the property lines and for providing any required drainage and retaining structures.
18. Unless otherwise directed by the Plumbing Inspector route all site drainage (including garage parking) through a sump to the City storm sewer.
19. All site surface drainage including driveway and parking pads must be directed to an on-site drainage system.
20. Refer to Engineering Department Comments for estimated water, sanitary and storm sewer service connection locations, invert elevations, driveway crossing requirements, and for other remarks/comments. It is the responsibility of the permit holder(s) to verify by excavation prior to plumbing installation that the location and elevation of service connections are suitable to their plans.
21. If gravity drainage is not possible for the sewer connections in the cellar or basement of the building, then pumping will be required.
22. Not more than 70% of the lot may be covered by impervious materials including buildings and structures.

Foundations and Framing

23. Footings shall rest on undisturbed soil with the underside of the footing a minimum 450 mm (18") below finished grade for frost protection. If the excavation must go deeper to reach competent bearing, backfill the excavation with compacted structural fill. Professional Engineer certification/approval is required for compaction of fill below foundations and slabs.
24. If a suspended concrete slab is necessary, it must be designed and certified by a Professional Engineer.
25. Support of structural members: the width of the supporting member (i.e. wall or post) shall not be less than the width of the supported beam.

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26. Unheated crawlspaces, attics, and voids in deck assemblies and in flat roofs must be cross ventilated. Review requirements on-site with Building Inspector prior to rough sheathing.

Miscellaneous

27. Provide adequate clearance for servicing and replacement of appliances.
28. Heating and ventilation equipment must not be located in an unheated (unconditioned) space unless it has been manufactured and certified to be in an unheated space.
29. All decks and balconies will be treated as flat roofs and must be covered with roofing material. Decks or balconies over living areas must be ventilated on three (3) sides.
30. Ventilation systems must be designed in accordance with Section 9.32 of the 2018 BCBC. A mechanical ventilation form will be required at framing inspection from a TECA Certified Installer.
31. Insulation, air barrier and vapour barrier must be installed in accordance with Section 9.36 of the 2018 BCBC. Services shall not be installed in insulated walls without the approval of the building inspector.
32. All Windows, doors and skylights must comply with the North American Fenestration Standard/Specification for Windows, Doors, and Skylights (NAFS) - AAMA/HDMA/CSA101/I.S.2/A440; and the Canadian Supplement to NAFS - CSA A440 S1.
33. Vision clearances at lane and street intersections - no fence, wall or structure (other than a permitted principal building) shall be erected to a greater height than 1.07 m (3.5 ft.) and no hedge, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by the intersecting lot lines at a street corner or a lane corner and a line joining points along the lot lines:

    - in the case of a street corner, 9.0 m (29.53 ft.) from their point of intersection; and
    - in the case of a lane corner, 6.0 m (19.69 ft.) from their point of intersection.

In consideration of the granting of this permit, I hereby agree to accept full responsibility for the provision of services to the subject property and to indemnify and release the City of Burnaby, its official, employees and agents against all claims, liabilities, judgments, costs and expenses of whatsoever kind, which may in any way accrue against the City in consequences of, and incidental to, the granting of this permit. I further agree to pay the cost of repairs or replacing sidewalks, curbs or other City property damaged during the construction in respect of which this permit is granted.

_____ _____
Print Name *Signature*

☐ Owner
☐ Owner's Agent

_____
Date