

What other documentation may be required?

- A copy of the property assessment notice and title search
- Documentation from the Home Warranty Program
- A certified plan showing engineered construction details for manufactured building product such as trusses, engineered floor joists, beams etc.
- An electrical permit
- A gas permit to install or alter the gas services
- A health permit for septic fields
- A health permit for well water

What inspections may be required?

- A site inspection to determine if there may be geotechnical hazards
- A footing and form inspection
- A foundation drains inspection
- An inspection of damp proofing floors on grade
- A BC land survey
- A frame inspection
- A plumbing inspection
- Inspection of the sanitary sewer connection
- A water service inspection
- An insulation and vapour barrier
- A chimney inspection
- A wood burning appliance inspection
- A lath and stucco inspection
- A final plumbing inspection
- A final inspection

Note – Electrical, gas and sewage disposal work require separate permits and inspections from the appropriate agency.

What is the Home Warranty Program?

The Home Warranty Insurance Program is administered by the Homeowner Protection Office and is a branch of BC Housing. Homes built by licensed residential builders are covered by mandatory, third-party home warranty insurance. The warranty is attached to the home and remains in effect until the coverage expires.

For more information please contact the Homeowner Protection Office at 604-646-7050 or toll free at 1-800-407-7757 or visit them on line at www.hpo.bc.ca.

This is a guide and does not replace current bylaws and regulations.

Please contact the Building Inspection Department for further information.

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MIABC

Building or Renovating a Home?



When do I need a permit?

As set out in the building bylaw, a building permit is required for any new construction, alteration or addition to a structure within the boundaries of the local government. Sub-trades also require permits for plumbing, drainage, gas and electrical work. Contractors are required to have valid trade qualification identification and may require a current business license.

What is the purpose of the Building Bylaw?

The Bylaw was enacted to regulate construction in the general interest of the public. The Bylaw does not protect owners, builders or contractors from economic loss. The Bylaw does not provide any guarantee or provide warranties for the design or workmanship for which the building permit or occupancy permit is issued under the Building Bylaw. Inspections provided by the building inspector are for the sole purpose to provide a limited and interim spot check, in accordance with the Building Bylaw.



As the Owner what are my responsibilities?

Every owner, or his or her agent, must carry out construction or have the construction carried out in substantial accordance with the requirements of the British Columbia Building Code, the Building Bylaw as well as other bylaws and / or regulations which regulate the construction of any structure. The review of plans and supporting documents, including inspections made by a building official or a registered professional, do not relieve the owner, or his or her agent, from the full and sole responsibility to perform the work in strict accordance with the British Columbia Building Code, Building Bylaw and other applicable laws and regulations.

What drawings do I submit with building permit application?

The following plans are usually required for single family dwelling construction as well as for the construction of an attached garage, additions, carports detached garages and sheds:

- site plan;
- foundation plan;
- floor plan;
- cross section (showing all structural details and finishes);
- all elevations (all sides of the building(s)); and
- differentiation between new and existing construction.

Please see the Building Bylaw for a complete list.

