



Building Permit Application Requirements

Building permits are required for any new construction, alteration, addition, or demolition of a structure in the Town of Lake Cowichan. Only complete applications will be accepted for processing, the following document lists building permit application requirements. This is comprehensive list.

BUILDING PERMIT APPLICATION FORM

- Building permit application form is required for all properties

Site Plan

- The corresponding Street & Avenue
- The dimensions of the site (property lines)
- The location of existing and proposed access to the site
- The north arrow

Floor Plans

- The size (dimensions) of the house
- The number of floors & square footage to each floor
- The dimensioned room layouts indicating all uses
- The location of walls, doorways & windows (sizes)
- complete construction details
- seismic design for lateral bracing requirements or Structural Engineered Plans

Building Elevations

- showing all sides of the house
- the building height from average grade to midpoint of roof
- the finished ground level
- the exterior finishing materials

Miscellaneous

1. Two copies of all plans must be submitted.
2. Home Protection Office forms (H.P.O.) for new homes, must have HPO Seal approval
3. Each contractor and sub-trade must have valid business license
4. Seismic design for lateral bracing requirements / Duncan
5. Snow load design 2.8kPa, 59.4 psf / Youbou
6. Flood plain building height @ 167.33 metres
7. Insulation requirements to Zone 4 standards
8. Type of heating system to be installed
9. Mechanical ventilation system designed by qualified professional
10. Windows and doors to NAFS standards / Duncan
11. All new construction drawings must include low water consumption plumbing fixtures

Inspections
(to follow after Permit is issued)

EXCAVATION	Soil bearing capacity evidence.
FOUNDATION FORMWORK	Footings, walls and reinforcing steel. Certification of a professional engineer may be requested before the pouring of concrete.
DRAINAGE	Perimeter drain ground footings 4" Ø per pipe 6" coverage of drain rock, down spouts 3" Ø solid P.V.C. subject to discharge damp proofing, pre backfill inspection, floor drains in basement or sloped crawl space connected to perimeter drain with trap.
FRAMING	Site survey of land and building foundation before inspection; A professional certification of engineered products structural framing, roof framing and sheeting fire stops, roofing, window, and door installation etc. fireplace & chimney clearances.
PLUMBING	Under slab plumbing; Waste and water rough-in; Sewer, water and storm hook-up; Receipt of plumbing authorization form; Installations of H.V.A. units shall conform to the requirements of B.C.B.C. Art. 6.2.15 installation standards.
INSTALLATION OF VAPOUR BARRIER AND INSULATION	Throughout building.
FINAL	Interior and exterior of building.

Note: Please contact the Building Official 72 hours prior to and required Inspection.



Town of Lake Cowichan
Application for Permit to Build

Folio No.:	Date:	Permit No.:
------------	-------	-------------

- Building Permit
 Demolition Permit
 Renewal of previous Permit
 Other (specify) _____
 (e.g. chimney installation, service connection, building re-location)

APPLICANT INFORMATION		OWNER INFORMATION	
Name(s)		Name(s)	
Address		Address	
City		City	
Postal Code		Postal Code	
Phone		Phone	
Fax		Fax	

BUILDER / CONTRACTOR INFORMATION			
Name		Business License #	
Address			
City		Phone	
Postal Code		Fax	

SUB-TRADE LISTING as required by the Town of Lake Cowichan Business License Bylaw	
NAME	BUSINESS LICENSE #

A building/construction contractor shall supply to the License Inspector a written list of the names, addresses and telephone numbers of his or her sub trades in the form prescribed.

PROPERTY INFORMATION

Civic Address of Property:

Legal Description of Property including PID:

Complete this section if application is for erection of a new or alteration of a building structure:

Zoning of Property: _____

BUILDING DETAILS

Building Type:

(Commercial / Single-Family Dwelling / Two-Family Dwelling / Garage / Addition / etc.)

Area of Building _____ m² Height of building _____ m Highway access obtained: YES / NO

Setbacks

Number of Storeys: One Two _____

Principal Building

Front Yard _____ m Side Yard _____ m Side Yard _____ m Rear Yard _____ m

Accessory Building

Front Yard _____ m Side Yard _____ m Side Yard _____ m Rear Yard _____

Construction Information:

Size of Joists Under:

Footing size
Depth of Foundation
Size of beams under
Main floor:

1st floor
2nd floor
3rd floor

Building Materials:

Foundation Walls:
Foundation Footings:
Exterior Surface:
Interior Wall Finish:
Interior Ceiling Finish:
Roof:
Roof Type: _____

Flat Mansard
 Peaked Domed

SIGNATURE

This permit confirms that the Town of Lake Cowichan has reviewed plans and the application form in respect of the subject building pursuant to the Corporation of the Town of Lake Cowichan Building Bylaw. This permit is not a warranty that the subject building will comply with all Town of lake Cowichan and provincial regulations governing building construction nor that it is without defect.

The undersigned applicant, developer, contractor, or owner agrees to conform with all the bylaws of the Town of Lake Cowichan and to all the statutes and regulations in force in the Town of Lake Cowichan and to save the Town harmless from any action or cost whatsoever arising out of or incident to, the granting of this permit.

The undersigned recognizes that within the boundaries of the Town of Lake Cowichan there are areas of "problem soils", poor drainage and flooding, and that these are widely distributed as to location. I affirm that it is my responsibility to identify foundation condition generally on which the intended construction is to be placed and take all action required to ensure the adequacy of the foundation, and ultimately the safe and sound use and occupancy of the proposed structure.

I have read and agree with the aforementioned. I also understand that no building structure is to be sold or occupied prior to an approved final inspection and the subsequent issuance of an occupancy certificate.

Where the applicant is not the REGISTERED OWNER, the application must also be signed by the REGISTERED OWNER.

Applicant's Signature

Date

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

Registered Owner of Subject Property

Date

CALCULATION OF BUILDING VALUES AND APPLICABLE FEES

PERMIT NO.	Area (Sq. ft)	Value (\$)	OFFICE USE ONLY		
			Calculated Value		
Main Floor with full basement				Building Permit Fees	\$
Main floor with crawlspace / slab on grade				Plumbing Permit Fees	\$
Second Floor				Sanitary Connection Inspection Fees	\$ 95.00
Garage - finished (attached / detached)				Storm Connection Inspection Fees	\$ 95.00
Garage - unfinished (attached / detached)				Water Connection Inspection Fees	\$ 1,180.00
Carport (attached / detached).				Garbage Service	\$ 180.00
Deck				**Damage Deposit \$3,000 Demo Deposit \$5,000 Bldg. Move Dep. \$10,000	\$
Finished basement				Miscellaneous (Deposits / Credits)	\$
Totals		\$	\$	Total Fees Payable	\$

**** All deposits will only be refundable to the property owner on title at the time of refund.**

*** Damage deposit will be released upon completion of paved driveway.**

APPROVED BY:

Date

Planning Officer / Chief Administrative Officer

Date

Building Inspector

THIS PERMIT AUTHORIZING COMMENCEMENT OF WORK IS ONLY VALID UPON SIGNATURE BY THE BUILDING INSPECTOR

COMMENTS:

BUILDING INSPECTION								
Permit No.	DATE	R	P	INSP	DATE	R	P	INSP
Site excavation / footing pre-concrete								
Foundation damp proofing / dual drains								
Service connections								
U. S. Plumbing								
U. S. Insulation & VB								
Plumbing rough-in								
Framing								
Fireplace & w/stove W.E.T.T. Certified								
Insulation / VB								
Final								

REMARKS

CERTIFICATE OF OCCUPANCY
No building shall be occupied until a Certificate of Occupancy has been obtained.
Certificate of Occupancy Issued to: _____
_____ Date _____
Building Inspector