Corporation of the City of Rossland
BUILDING PERMIT APPLICATION
1899 Columbia Street, Rossland BC, V0G 1Y0
Phone: 250.362.7396 Fax 250.362.5451

☐ RESIDENTIAL CONSTRUCTION
☐ COMMERCIAL CONSTRUCTION

The undersigned hereby applies for a Building Permit under all applicable bylaws, according to the following **specifications and <u>accompanying</u> plans:** (Please note reminders on back page)

Registered Owner _____ _____email_____ ___
Telephone_____(Res)_____(Bus)
Mailing Address _____ _____
Authorized Agent/Contractor _____ ____email _____
Telephone_____(Res)_____(Bus)
Mailing Address_____ _____
Builders' License No_____ Expiry Date_____
Plumber _____Phone _____

LAND UNDER APPLICATION:

Legal Description: Lot_____Block_____Plan_____District Lot_____
PID(s)_____Zoning_____
Street Address_____

PURPOSE OF APPLICATION:

☐ **To construct a**_____in accordance with attached plans.
(dwelling unit, garage, shop, deck, accessory building,etc.)

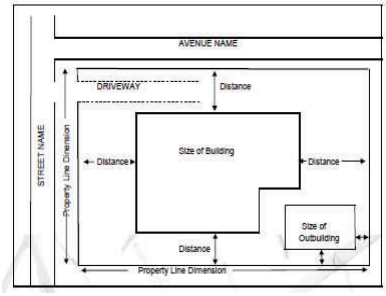
Main Floor area (sq ft or sq m)_____No. of storeys_____Avg. Height _____
No. of plumbing fixtures_____ Calculated Fixture Units: _____Multi-Family ☐ Yes ☐ No
Type of heating_____
Footing Dimension: _____ wide X _____ deep Foundation wall Thickness: _____ Max. Height: _____
Estimated Cost $ _____(total cost of material and labour, exclusive of land).

☐ **Other (renovations, plumbing, demolition, etc.)**

Description_____
_____
Estimated Cost $ _____(total cost of material and labour, exclusive of land).

PLEASE TURN OVER

PLOT PLAN showing existing and proposed structures in relation to all property lines.



ZONING

Lot Dimensions (sq m)_____

Setbacks

Front(m)_____Rear(m)_____

Side(m)_____Side(m)_____

Building Coverage(%)_____

Surface Coverage(%)_____

DECLARATION AND AUTHORISATION:

If the permit applied for is granted, I/we agree:

(a) to conform and be bound by the requirements of all relevant statutes, regulations, rules, orders in council and bylaws of the Province of British Columbia and the City of Rossland, including but not limited to the BC Building Code, City of Rossland Building Bylaw and City of Rossland Zoning Bylaw
(b) Neither the issuance of a permit under this Bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by a Building Inspector, shall constitute a representation or warranty that the Building Code or the Bylaws have been complied with or the building structure or plumbing system meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the Building Code or this Bylaw or any standard of construction.
(c) to release the City of Rossland and those acting on behalf of the City of Rossland from all claims and expenses which the undersigned may have or incur as a result of the issue of this permit or the enforcement or non-enforcement of the City of Rossland Bylaws or of the British Columbia Building Code;
(d) indemnifies the City of Rossland from all such claims and expenses which may be made by any other person and acknowledges that the City of Rossland owes no duty of care to the undersigned or any one else in respect of these matters.

I/WE HAVE READ THE ABOVE AGREEMENT, RELEASE AND INDEMNITY AND UNDERSTAND IT.

Owner, Agent or Registered Professional:_____ Date: _____

Signature

If you are an agent, please ensure you have attached an owner declaration

OFFICE USE ONLY

BUILDING BYLAW COMPLIANCE	REQ'D	MUNICIPLE SERVICES COMPLIANCE	REQ'D	ZONING COMPLIANCE	Conforming
Highway Access Permit	Y / N	Sewer Cost recovery	Y / N	Land Use	
Health Sewage Permit	Y / N	Sewer Connection	Y / N	Height	
Development Permit	Y / N	Storm Connection	Y / N	Setbacks	
Zoning Variance	Y / N	Water Connection	Y / N	FAR / Lot Coverage	
Water Meter	Y / N	Excavation on City Streets	Y / N		

Comments:

PERMIT NUMBER

Approved

_____

Parry LaFond
Building Inspector

IMPORTANT INFORMATION :

1. It is an offence to commence construction without a Building Permit
2. Submitting this application does not authorize the owner to commence works.
3. It is the owners responsibility to obtain the Building Permit and notify the Building Inspector when work is to commence.
4. Geotechnical investigation will be required if excavation does not extend to undisturbed soil or if soil is not capable of bearing a minimum of 75KPa.
5. For all construction, call for inspections on:
   - Prior to placing concrete in the footings.
   - Prior to pouring concrete foundation walls and/or retaining walls over 4' high, and concrete floors.
   - After installation of drain tile, damproofing, and prior to backfilling.
   - When framing is complete.
   - Before any part of the plumbing system is covered.
   - When insulation and vapour barrier is complete.
   - Final Inspection for Occupancy Permit.
6. An OCCUPANCY PERMIT is required prior to occupying any building in which it's primary use is for habitation.
7. Before a Building Permit can be issued it is necessary for the owner to obtain written approval of the Medical Health Officer if a septic system is to be installed, and to obtain a Highway Access Permit where such is required.
8. Check Sewer and Water connection depths prior to commencing construction.
9. Permission is required from the Public Works Manager prior to paving driveways or landscaping boulevards.
10. All Service, Development & Building fees must be paid when permit is picked up.

BUILDING PERMIT SUBMITTAL CHECKLIST:

☐ Completed Building Permit Application

☐ 2 sets of Building Plans, drawn to scale and indicating all measurements, materials, methods of construction. Plans are to include:
- Site Plan
- Foundation &/or Basement Plan
- Floor Plans showing structural bearing points and load transfer
- Elevations (all sides)
- Building Section view(s)
- Stair Section (if applicable)
- Pertinent Construction Details and Notations
- Exterior / Interior Finish Schedules or Notations
- Plumbing Schematic showing drain, waste and vent piping (sizes and lengths)
- Water distribution system including pipe sizes and valves

☐ Stamped Engineered truss drawings and truss layout(s) - if applicable (can be emailed)

☐ Sewage Disposal Permit (if applicable)
Interior Health Phone: 250.364.6202
Web: www.owrp.asttbc.org
Web: http://www.interiorhealth.ca/

☐ Site survey certificate to be provided by B.C.L.S. for building siting prior to final Inspection

☐ State of Title Certificate

☐ Homeowner Protection Form (if applicable)
Phone: 1.800.407.7757
Web: www.hpo.bc.ca
You must submit the Protection Form NOT the application form you fax to them.