



General Information - Building Department

All references to the British Columbia Building Code (BCBC) and the British Columbia Plumbing Code (BCPC) refer to the current editions of the codes unless noted otherwise.

City of Chilliwack
Building Department
E inspections

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Occupancy

- a. The authority having jurisdiction considers the following points to be health and life safety issues and examples of matters that must be completed as per the current editions of the B.C. Building and Plumbing Codes and Municipal Bylaws prior to occupancy.
- b. Letters of Assurance from all Registered Professionals must be submitted and completed with Schedule C-B's from all of the aforementioned professionals.
- c. All relevant required inspections (see following) must be completed and passed.
- d. Within dwelling units, interconnected smoke alarms shall be installed in accordance with the requirements of the current BCBC. This includes smoke alarms on every storey and in each sleeping room within the dwelling unit.
- e. Carbon Monoxide alarms shall be installed in accordance with the requirements of the current BCBC. This includes within any dwelling unit containing a fuel-burning appliance or attached storage garage. Where a room contains a solid-fuel-burning appliance a CO alarm shall also be installed in the room.
- f. All stairs, landings, balconies and openings around stairwells shall have guards and handrails designed and constructed in accordance with the current code requirements
- g. Heating and cooling systems must be completed and certified. TECA checklist and post construction "AS -BUILT" report from the Energy Advisor must have been received.
- h. House number must be clearly posted and building security requirements must be completed.

Supplementary Administrative and Technical Provisions to be Observed and Followed:

1. All manufactured structural building products and systems not prescriptively covered by the current edition of the British Columbia Building Code will require on-site certification from a Registered Professional registered in the Province of British Columbia. Any required applicable documentation will be subject to the approval of the Building Inspector.
 - Signed and sealed engineering designs for manufactured trusses, manufactured floor systems, micro-lam beams and glue-lam beams and other engineered products must be submitted to the Building Department prior to the framing inspection. **These must be site-specific with the civic address on the documentation.**
2. Residential and Agricultural buildings with a clear truss span greater than 12 metres (40'-0") will require that all structural components be designed, certified and inspected by a Registered Professional. Site specific signed and sealed structural drawings and 'Letters of Assurance' from the Registered Professional will be required prior to building permit issuance and prior to Occupancy inspection.
3. A two-pipe drainage system shall be installed to all buildings. One system for the foundation and one system for the storm sewer. Perimeter drain tile shall be laid beside the footings on undisturbed or well-compacted soil. The storm drain system may be located on top of the footing.



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- The drainage pipe for the storm sewer system is to be CSA-approved 100mm (4") sewer pipe. Roof water downspouts must be connected to this system.
 - The perimeter (foundation) drainage pipe is to be 100mm (4") perforated drain pipe.
4. All form ties shall be removed, and all tie holes and other voids in foundation walls shall be sealed with mortar or plastic cement. Damp proofing must be dry before back filling.
 5. The finished grade shall be 200mm (8") below the top of the foundation or exterior finish.
 6. A water pressure test of the domestic water distribution system will be required. The temperature of the hot water supply is not to exceed 60degC (140degF). Metal pans are required beneath all hot water heaters. The hot water heater shall be secured to the structure to prevent overturning, by use of an approved mechanical fastener.
 7. The following items are to be completed prior to a framing inspection:
 - Rough wiring and plumbing
 - Heating and ventilation systems
 - Exterior doors and windows
 - Roofing
 - Interior stairs
 - Fire-stopping
 8. Non-loadbearing interior walls parallel to the floor joists shall be supported by joists directly under the wall or on blocking nailed between the joists at 4'-0" o/c. Kitchen cabinets supported by non-loadbearing partitions are to be supported by either a wall beneath, or by doubling the floor joists beneath the wall.
 9. Bedrooms shall have at least one outside window with an unobstructed opening of not less than 380mm (15") in height or width, and be a minimum of 0.35sqm (540 sq. in) in area. (i.e. a 380mm x 900mm (15" x 36") slider). The height of the opening for the bedroom window required above shall be no greater than 1.5m (5'-0") above the floor and shall have only one lock located at or near the bottom of the window opening.

Where the bedroom window required above opens in to a window well, a clearance of not less than 760mm (30") shall be provide in front of the window. This clearance must also be maintained from the furthest most edge of the opened window if the window is of an outward swing type.

Windows within 200mm (8") of the floor level shall be safety or wired glass
 10. Attic accesses shall be designed to maintain the BCBC's building envelope requirements between conditioned and unconditioned space. In addition to maintain the required thermal performance, this includes weather-stripping and securing the opening to maintain the continuity of the air barrier.
 11. Buildings that contain a residential occupancy shall have a Carbon Monoxide (CO) alarm(s) installed in every bedroom or within 5m of each bedroom door, measured along the corridor if the suite:
 - contains a fuel-burning appliance
 - shares a wall/floor or ceiling with a service room that contains a fuel-burning appliance and the service room is not within the suite of residential occupancy. A carbon monoxide alarm is also required in said service room.
 - shares a wall/floor/ceiling or adjacent attic or crawl space with a storage garage.

Where a room contains a solid-fuel-burning appliance a CO alarm shall also be installed in the room.



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12. All exhaust ducts shall discharge directly to the outdoors (including dryer vents).
13. BCBC spatial separation requirements continue to be a focus of building design. This includes ensuring the spatial separation calculations consider whether or not the site location falls within the 10 minute response time of the City of Chilliwack's Fire Department when the building is not sprinklered.
14. Roof soffits are not permitted within 0.45m (18") of a property line and if closer than 1.2m (4') to a property line shall have no openings.

**YOUR CO-OPERATION ON THE ABOVE-NOTED ITEMS IS
APPRECIATED, AND REDUCES DELAYS AND
RE-INSPECTIONS ON YOUR PROJECT.**

This information has been provided to provide guidance only. It is neither a bylaw or a legal document. Please contact technical staff within the Development and Regulatory Enforcement department for direct enquiries.

SITE MANAGEMENT

CONSTRUCTION

No person shall at any time on Sundays, or on any day before 7:00 a.m. or after 9:00 p.m., construct, erect, reconstruct, alter, repair or demolish any building, structure or thing, or excavate or fill in land in any manner which disturbs, tends to disturb, or which Council believes is objectionable or is liable to disturb, the quiet, peace, rest, enjoyment, comfort or convenience of the public, neighbourhood or persons in the vicinity.

SITE MAINTENANCE

To seek the assistance of contractors and developers to maintain a clean and safe work site the following areas are of particular interest to the City with regards to safety and harmony with residents in the vicinity of a development area:

- Construction debris should be placed in trash bins so that it is not scattered by the wind onto adjacent properties.
- Roads and sidewalks adjacent to the development should be kept clear of mud, gravel, concrete, or other debris from the development site.
- Care should be taken to not damage roads, sidewalks, curb and gutter, catch-basins or manholes by construction equipment working on or adjacent to the development site.



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INSPECTIONS

The Building Permit Card (**fluorescent orange**) must be posted on the job site and be visible from the road. Plans must be on site and available to the Building Inspector at the time of each inspection. No deviation from the plans or permit shall be made without the written approval of the Building Department.

No concrete shall be poured until the footing forms are inspected and approved by the Building Inspector.

Work shall not continue beyond the foundation form stage until a survey certificate certified by a British Columbia Land Surveyor has been submitted to, and approved, by the Building Department.

No person shall occupy or permit occupancy of any building until an occupancy certificate has been issued.

A building permit shall become void unless construction commences within six months from the date of issuance of the permit.

The following inspections must be called for:

- Footing (Note: All column/spot footings to be in place at time of inspection)
- Drain tile and damp proofing before back filling
- Underslab radon rough-in provisions
- Underslab / foundation insulation and poly vapour barrier (prior to pouring the slab)
- Underslab plumbing
- Water / Sanitary / Storm Services
- Rough Plumbing
- Chimney, Fireplace (Wood burning)
- Radon rough-in installation
- Framing and Fire-stopping
- Rain Screen
- Stucco lath or reinforcing (prior to applying stucco)
- Insulation, Vapour and Air Barrier(s)
- Final / Occupancy before building is occupied

All inspections shall be ready for the inspection required. Requests for inspections must be received by the building department **before 3:30 PM** the day before the inspection is required.

Inspections may be scheduled by contacting the Building Department at (604)793-2905, or by way of the City of Chilliwack's E-Inspections system which can be accessed through our website at the link attached on Page 1 of this document.



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SERVICES

Sanitary sewer, storm sewer and water service piping shall be inspected prior to back filling from the building to the municipal connection. Rockpits shall be inspected prior to back filling. The building department will be inspecting all the services with one inspection visit where possible.

NOTE: The City of Chilliwack will not accept the use of asbestos cement pipe for services.

MINIMUM RECOMMENDED PIPE DEPTHS:

Storm Sewer	0.5 metres (20 inches)
Sanitary Sewer	0.5 metres (20 inches)
Water Service	1.0 metres (40 inches)

TYPE OF PIPE:

Storm Sewer	CSA Approved Sewer Pipe (4")
Sanitary Sewer	CSA Approved Sewer Pipe (4")
Water Service	CSA Approved for water service (Min. ¾")

SERVICING REQUIREMENTS:

- Each premise must have a stop and drain installed where service enters building.
- Perimeter drain pipe located under garage door openings to be CSA-approved sewer pipe, if the depth of such pipe is located less than 3'-0" beneath grade.

ALL SERVICES BACK FILLED WITHOUT INSPECTION MAY HAVE TO BE RE-EXCAVATED AT THE OWNER'S EXPENSE.