

BUILDING PERMIT APPLICATION

The City of Nelson is collecting your personal information in accordance with Section 26 of the Freedom of Information and Protection of Privacy Act. The City of Nelson collects your information for the purposes of administering City of Nelson programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Head at 310 Ward Street, Nelson, BC V1L 5S4 or FOI@nelson.ca or 250-352-8234.

| | | |
|---|--------------------|---|
| PROPERTY UNDER APPLICATION | | |
| CIVIC ADDRESS: | FOLIO/ROLL #: 219. | MULTIPLE LOTS: <input type="checkbox"/> |
| REGISTERED PROPERTY OWNERS | | |
| NAME ON TITLE: (numbered/named companies: proof of signing authority is required) | PHONE: | PHONE (ALTERNATE): |
| MAILING ADDRESS: | POSTAL CODE: | E-MAIL: |
| As owner(s) of the land described in this application, I/we hereby consent to the submission of this building application, and I acknowledge that it is my responsibility as the Property Owner to ensure full compliance with the Building Code, the Subdivision and Development Bylaw, Off-street Parking and Landscaping Bylaw, the Zoning Bylaw, Building Bylaw and other applicable legislation. It is the responsibility of the Property Owner to ensure all regulations and requirements are met. The City of Nelson is taking steps to reduce carbon emissions and energy use to achieve our city-wide goal of net zero emissions by 2040. The EcoSave Program offers several options that can help homeowners contribute to this goal and reduce their household energy costs. By signing this application, I hereby give permission to be contacted by the EcoSave Program to learn more about these options. | | |
| OWNER'S SIGNATURE: | | DATE: |
| APPLICANT - PREFERRED CONTACT | | |
| Applicant is the property owner: <input type="checkbox"/> Yes <input type="checkbox"/> No: COMPLETE "OWNER'S REPRESENTATIVE FORM" (ATTACHED TO THIS APPLICATION) | | |
| NAME: | PHONE: | |
| MAILING ADDRESS: | E-MAIL: | PHONE (ALTERNATE): |
| I declare that the information submitted in support of this application is, to the best of my knowledge, true and correct and that I will submit further information deemed necessary by the City for processing this application. I acknowledge that all fees paid in connection with this permit are non-refundable, except as noted in the City of Nelson Fees and Charges Bylaw. In consideration of this permit being issued, I release and indemnify the City of Nelson, its Council members, officers, employees, and agents from and against all liability, claims and other expenses of any kind which I, or any other person, may have in connection with anything said or done, the granting of this permit or any action taken or not taken, by the City of Nelson and I agree that the City of Nelson owes me no duty of care in respect of these matters. | | |
| SIGNATURE: | | DATE: |
| CONTRACTOR | | |
| NAME: | COMPANY: | PHONE: |
| MAILING ADDRESS: | E-MAIL: | BUSINESS LICENSE #: |
| REGISTERED PROFESSIONALS - FOR ENGINEERED PROJECTS | | |
| NAME: | COMPANY: | PHONE: |
| MAILING ADDRESS: | E-MAIL: | |

OFFICE USE ONLY

| | | |
|--|--|----------------------|
| PERMIT # | | |
| APPLICATION FEE: | \$ | PAYMENT STAMP |
| REGISTERED PROFESSIONAL DISCOUNT: | <input type="checkbox"/> (check if discount applied) | |
| FEES AND SECURITY DEPOSIT: Paid by <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Applicant | \$ | |
| TOTAL FEES DUE | \$ | |

PLEASE NOTE: This fee payment does not constitute an approval for a Building Permit. Work cannot start prior to issuance of a Permit. Building Permits will be issued after all requirements have been completed.

PROJECT DETAILS

Total value of completed project (incl. labour and materials): \$ _____ (subject to review)

Note: the current edition of the Marshall Valuation Service may be used by the Building Official to determine the value of completed project for the purpose of assessing permit fees. Where the submitted value of completed project is lower than the value determined by using the Marshall Valuation Service, the higher value will be used.

Project description:

Type of Building:

- ☐ Single dwelling unit
- ☐ Duplex
- ☐ Multi-Residential
- ☐ Laneway house
- ☐ Accessory Building
- ☐ Mixed-Use
- ☐ Commercial
- ☐ Industrial
- ☐ Institutional/Public

Scope (choose all that apply):

- ☐ New Construction
- ☐ Alteration/Renovations
- ☐ New Secondary suite
- ☐ Garage/ Carport
- ☐ Demolition
- ☐ Addition
- ☐ Deck
- ☐ Retaining Wall
- ☐ Other: _____

Additional information:

Number of levels in building: _____

Area under construction/building area:
_____ (m² or ft²)

Number of kitchens on property prior to construction: _____

If the property owner is aware of any commercial and industrial use listed in [Schedule 2 of the Contaminated Sites Regulation](#) having ever occurred on the site, please check this box: ☐

REQUIRED DOCUMENTATION CHECKLIST

- ☐ **TITLE SEARCH for all lots** (no older than 30 days) – Obtain through the Land Title Office: visit www.ltsa.ca or purchased from the City of Nelson Development Services Department. Copies of all non-financial charges such as easements, covenants, right-of-ways, building schemes listed on the title(s) may also be required.
- ☐ **BUILDING PLANS – One complete set of plans to scale 1/4" = 1'0"** (preferably ONE ELECTRONIC SET in PDF format, alternatively ONE paper set), showing the specifications of the building and all interior and exterior alterations. Clearly indicate what is existing and what is proposed. Electronic plans can be submitted in person via a USB flash drive, or emailed to development@nelson.ca.

Include the following information:

a. Floor Plan

- Outside dimensions and inside room dimensions including hallways
- Purpose of all rooms (kitchen, bedroom etc.) highlighting areas to be renovated
- Footings, foundation walls, slab, crawlspace construction details (if altered or new)
- Proposed wall structure including footing, foundation, floor construction, wall construction, roof construction, beam and lintel sizes, include wall covering details, as applicable
- Details of all load bearing walls or point loads (if removing walls)
- Details of fire-rated walls, doors, floor and ceiling assemblies separating the principal suite from the secondary suite, as applicable
- Joist size and layout, wall construction details, beam construction details, if changing
- Door, window & skylight sizes – label new or existing
- Stair width, rise & run
- Floor to ceilings heights, and height to undersides of beams and stairs
- Locations of plumbing fixtures
- Locations of smoke and carbon monoxide detectors, if bedrooms are affected
- Detail principal exhaust fan, kitchen, bathroom and laundry room venting & ducts/ duct lengths
- Building height measured as per the Zoning Bylaw

b. Site Plan: scale 1/16" = 1' or metric scale. Showing:

- Dimensions of the parcel on which the building is to be situated. with property line setbacks, dimensions and locations of all existing and proposed buildings, with decks and cantilevers shown;
- Location and dimension of the driveway and slope;
- Any rights-of-way or easements;
- Locations of utility services and storm water management plan when a storm connection is not available (i.e: rock pit);
- For new secondary suites or laneway houses: your Site Plan must include parking, emergency access and addressing information (see Emergency Access Information Sheet);
- Parking dimensions and lot coverage;
- Location of any watercourses or wetlands;
- Location and specs of energized outlet to be Electric Vehicle Level 2 charging ready (see City's technical bulletin).

☐ **Shipping containers:** please contact our office to obtain the applicable checklist and list of required documents to submit with your application form.

☐ **Servicing requirements:** apply to projects such as new dwelling units, new square footage and new lot coverage. Applicable connection and construction fees (for water, sewer, and storm) must be paid prior to permit issuance. Contact the Engineering Technician at 250-352-8270 for an estimate.

**INCOMPLETE APPLICATIONS WILL RESULT IN DELAYS
SUBMITTING REVISED PLANS WILL RESULT IN ADDITIONAL FEES**

ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED – CONSULT WITH STAFF TO DETERMINE APPLICABLE ITEMS

- ☐ Survey required for all new buildings; may be required for additions. Scale no less than 1/16" = 1'0". A surveyed Certificate of Location by a Registered BC Land Surveyor is required following installation of concrete foundations. It is also recommended that the surveyor pin the footings or foundation walls prior to placing concrete.
- ☐ BC Housing Registration for new residential dwelling units and laneway houses
- ☐ Pre-construction Compliance Report from a qualified Energy Advisor
- ☐ Engineered water management plan or rock pit design - for new dwelling units, new square footage or new lot coverage (if a connection to the City's storm sewer is not available)
- ☐ Letter of confirmation from Strata Council for projects within stratified buildings
- ☐ Hazardous Material Survey following the guidelines for OHS Regulations 20.112 if renovating a house built in 1990 or earlier. For more information contact WorkSafeBC at (250) 354-5700 or www.worksafebc.com.
- ☐ Notice of Project form and number provided by WSBC (if hazardous materials are identified)
- ☐ Post-Abatement Report (provided by qualified removal contractor after hazardous materials have been safely removed)
- ☐ Engineering Schedules A and B (Schedules C will be required prior to the Final Inspection)
- ☐ Lot consolidation (cancellation of lot line) – when a proposed structure straddles an interior lot line or when an existing non-conforming structure is altered, resulting in an increase of the non-conformity.
- ☐ Sealed Drawings, Schedules and Reports from (as required) Coordinating Registered Professional for buildings over 600 m² and/or 4 or more floors in building height. Architectural, mechanical, fire suppression engineering, mechanical engineering, structural engineering, geotechnical engineering.
- ☐ Complex Components/Design - All components, systems or design not contained within Part 9 of the BCBC must be reviewed by a Registered Professional Engineer. (Examples: manufactured beams, trusses, point loads, fire suppression, ICF foundations). Sealed drawings and Schedules or Letters of Assurance will be required.

OWNER'S REPRESENTATIVE FORM

Property owner's agreement:

As owner(s) of the land described in this application, I/we hereby consent to the submission of this development or building application, and hereby authorize the following person to act as applicant in regard to this application:

Name of Authorized Agent: _____

Agent's Business Name (if applicable): _____

I have examined the contents of the application, certify that the information submitted with it is correct insofar as I have knowledge of these facts, and concur with the submission of the application. I acknowledge that it is my responsibility as the Property Owner to ensure full compliance with the Building Code, the Zoning Bylaw, Building Bylaw and other applicable legislation.

Project Address: _____

Project Description: _____

REGISTERED PROPERTY OWNER(s): main contact

Please note for numbered or named companies, proof of signing authority is required.

| | | |
|------------------|---------|---------------------|
| NAME: | PHONE: | PHONE (ALTERNATE) : |
| COMPANY: | E-MAIL: | |
| MAILING ADDRESS: | | POSTAL CODE: |

SIGNATURE

DATE

OTHER REGISTERED OWNER(s)

NAME (PRINT)

SIGNATURE

DATE

NAME (PRINT)

SIGNATURE

DATE