

**CITY OF CHILLIWACK**  
**BUILDING DEPARTMENT**  
**GENERAL NOTES**

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The authority having jurisdiction considers the following points to be safety issues and examples of items that must be completed as per the current editions of the B.C. Building and Plumbing Codes and Municipal Bylaws prior to occupancy.

- A. All stairs, landings, balconies and openings around stairwells shall have guards and handrails designed and constructed in accordance with the current code requirements.
- B. Within dwelling units, electrically-connected smoke alarms shall be installed on each storey including basements. Furthermore, a smoke alarm shall also be installed in each sleeping room within a dwelling unit.
- C. Carbon Monoxide alarms shall be installed in 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.
- D. The wall separating a garage and dwelling shall be made fume-proof, and the doors between the garage and the dwelling unit shall be weather-stripped and fitted with a self-closing device. (This also applies to furnace rooms located in garages.)
- E. Building security and stair requirements are to be completed.
- F. House number must be clearly posted.

**Significant Changes based on the Most Recent Version of the BC Building Code**

- 1. The lateral bracing requirements located in Part 9 (Housing and Small Buildings) of the BCBC changed dramatically in the 2012 BCBC. Specific Building Code requirements for bracing designed to resist lateral loads due to wind and earthquakes were initiated for high wind and seismic regions. At the time, this included the Chilliwack region where the climatic data provided in the 2012 BCBC triggered these requirements.

However, the 2018 BCBC included more refined climatic data for the Chilliwack region, reducing the seismic spectral response acceleration below the threshold where these additional prescriptive seismic requirements were mandated.

2. Updates to stairs, ramps, handrails and guards, including an increase to the minimum run dimensions for residential dwellings, have occurred.

**Supplementary Administrative and Technical Provisions to be Observed and Followed:**

1. All manufactured building products and systems not 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 with the appropriate documentation and 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 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 with documentation as noted in No. 1 above.
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.
  - 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.

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.**

## **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.

# 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 / foundation insulation and poly vapour barrier (prior to pouring the slab)
- Underslab plumbing
- Water / Sanitary / Storm Services
- Rough Plumbing
- Chimney, Fireplace (Wood burning)
- 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.

The approval of the plans and specifications to which a permit applies to, does not relieve the owner/contractor from the responsibility of compliance with the current British Columbia Building and Plumbing Codes and the City of Chilliwack Bylaws.

# **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 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.**