

Sunshine Valley Development

BUILDING INSPECTION APPLICATION AND FORMS

SOHI CONSULTING AND CODE SOLUTIONS INC. IS THE AUTHORIZED
BUILDING OFFICIAL FOR THE SUNSHINE VALLEY DEVELOPMENT.
ALL PERMIT(S) AND INSPECTION(S) INQUIRIES SHALL BE FORWARDED TO
SOHI CONSULTING & CODE SOLUTIONS INC.

Contact Person: Manjit S. Sohi B.Sc, BCQ, CRBO

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Building Permit

SUNSHINE VALLEY DEVELOPMENTS LTD. (Incorporation No. BC093382)
 #330 – 522 Seventh Street, New Westminster, BC V3M 5T5

Building Permit Application

Property Information

Civic Address	
Legal Description	

Registered Owners

Name(s):			
Mailing Address:			
Postal Code:		Phone:	Email:

General Contractor

Company Name:			
Contact Person:			
Mailing Address:			
Postal Code:		Phone:	Email:
Licensed Building HPO Registration #			

Application Type: (Pick One)

Dwelling Mobile Home Tiny Home

(Pick One)

CSA Z240 MH Series CSA Z240 RV Series CSA Z240 Park Model CSA A 277

Property & Building Information

Lot Area (Sq. Ft)		Total Lot Coverage		# of Floors		Total Floor Area (Sq. Ft)	
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Setbacks

Front		Rear		Side (Interior)		Side Exterior	
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Building Finishes

Exterior Siding Material		Colours	
Roofing Material		Colors	

Are You removing any trees from the property? No Yes: How Many

I _____ (registered owner's name) state on behalf of all owner(s) that the building design complies with the Schedule B of my lease agreement. The building will be use only in compliance with the lease agreement and the attached schedules	Initial
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In consideration and as a condition of the Sunshine Valley Development Ltd. (the "SVD") granting the permit applied for, each of the Owner, jointly and severally agree as follows:

Waiver - I/we hereby waive any and all claims whatsoever that I/we may have, or may have in the future, against the SVD, its directors, officers, elected officials and employees (collectively, the "Releasees") as a result of the issuance of this permit or any work undertaken pursuant to this permit or for any inspection or other action undertaken as a result of this permit, due to any cause whatsoever, including but not limited to negligence or breach of any statutory or other duty of care.

Release - I/we hereby remise, release and forever discharge the Releasees from any and all claims, actions, demands, obligations, liabilities, costs and expenses whatsoever, whether direct or indirect, including without limitation with respect to any damage to person or property, that I/we may suffer or incur, due to any cause whatsoever including negligence or breach of any statutory or other duty of care, as a result of the issuance of this permit or any inspection or action undertaken by the SVD as a result of this permit.

Indemnity - I/we hereby agree to indemnify and hold harmless the Releasees from and against any and all claims, actions, demands, obligations, liabilities, costs or expenses whatsoever and howsoever arising, including arising out of or with respect to any damage to any person or property incurred by myself, the party for whom I act as agent, or any other party, which may in any way arise or accrue against the Releasees as a result of or incidental to the issuance of this permit.

No Representations, Warranties or Guarantees -The SVD has not made any representations, warranties or guarantees with respect to any matter relating to this permit or any work to be undertaken pursuant to this permit, including without limitation compliance with SVD bylaws or any other provincial or federal act or regulation in force in the SVD. I/we hereby agree that I/we will be solely responsible for ensuring that all work carried out pursuant to this permit is in compliance with all applicable SVD bylaws and any other provincial or federal act or regulation in force in the SVD. I/we further agree that I/we do not rely on the SVD to notify me/ us of any defects in this permit Application or supporting documentation and that any inspection or other actions undertaken by the SVD are not intended to ensure and will not ensure that any work complies with the applicable SVD bylaws or any other provincial or federal act or regulation in force in the SVD.

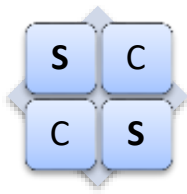
I agree to conform to all applicable requirements of Sunshine Valley Development Ltd rules, regulations agreements and all other applicable provincial or federal statutes in force in the Sunshine Valley Development Ltd

Owner's Initials _____

Owner's Name	Owners Signature	Date
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TO BE COMPLETED BY THE BUILDING INSPECTOR

Permit Number	Building Inspector Name	Building Inspector Signature	Date Issues	Expiry Date
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Climatic & Seismic Data Design for Sunshine Valley BC (2018 BC Building Code)

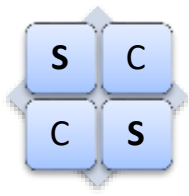
For convience purposes only. The climatic data has been derived from data supplied by Environment Canada dates January 13, 2021.

Climatic Data

Location	Elev. m	Design Temperature				Degree-Days Below 18 °C	15 Min. Rain, mm	One Day Rain, mm	Ann. Rain, Mm	Moist. Index	Ann. Tot. Ppn., Mm	Driving Rain Wind Pressure S, Pa, 1/5	Snow Load, kPa, 1/50		Hourly Wind Pressure. kPa	
		January		July 2.5%									S _s	S _r	1/10	1/50
		2.5% °C	1% °C	Dry °C	Wet °C											
Sunshine Valley	700	-18	-21	32	19	4300	8	130	910	1.01	1180	140	5.9	0.7	0.45	0.59

Location	Seismic Data							
	Sa (0.2)	Sa (0.5)	Sa (1.0)	Sa (2.0)	Sa (5.0)	Sa (10.0)	PGA	PGV
Sunshine Valley	0.357	0.297	0.196	0.127	0.049	0.016	0165	0.244

NOTE: Sunshine Valley Follows 9.36 of BC Building Code. As of May 1, 2023 STEP 3 is in effect. On your drawings, please specify if you are following prescriptive or performance path(Energy advisor will be required for performance path)



January 9, 2023

Sunshine Valley Building Inspection Fee Schedule

New Construction

Sohi Consulting and Code Solution is pleased to offer the plan review and inspection services for any new construction of a dwelling in the Sunshine Valley. The plan review will include the following before the start of construction:

PERMIT REVIEW

1. Pre-design and permit consultation and coordination.
2. Local Design Guideline review and compliance.
3. Any Local bylaws review and compliance.
4. BC Building Code Review and compliance.

Any subsequent plan review after initial review will be at \$250/inspection or per review.

FIELD MONITORING

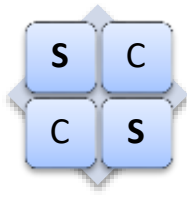
The following inspections will be performed during construction:

- A. **Footing and Foundation** – Once the excavation is complete, soil compacted, forms in place and before concrete pour.
- B. **Site Servicing** – Damp proofing, sanitary connection to septic, permitter drain connection to rock pit, waterline connection and radon mitigation
- C. **Underground Plumbing** - Upon installation of all under ground sanitary pipes and water line before covering.
- D. **Above ground Plumbing, Waterlines, and P-Traps** - Installation all above ground sanitary pipes, waterlines, and p-Traps.
- E. **Framing** – At lockup stage, windows and doors installed, plumbing, electrical, HVAC installed and approved.
- F. **Insulation & VP** – After insulation and VP before drywall.
- G. **Final** – Upon finishing all the works before occupancy.

Above services listed under **Permit Review** or Field Monitoring will be performed based on the “Services Fee”. The “Services Fees” will be 1% of the total construction value based on \$150/Sq. Ft of the total floor area, **but not less than \$ \$2700.**

Any subsequent plan review after initial review under 1 through 4 will be charged at \$250/inspection or per review.

Any re-inspection for correction of above work from items A to G or will be **at \$450/inspection.**



Sunshine Valley Building Permit Application Checklist

- Completed Building Permit Application
- Schedule B from structural Engineer
- BC Housing/HPO registration or owner builder exemption
- 2 Sets of Architectural Drawings
- 2 Sets of sealed and signed structural drawings
- Sewage Disposal Permit from Fraser Health Authority (Copy of the permit & design drawings)
- STEP 3 Energy Advisor report
- Service Fee Payment (fee can be e-transferred after submission)

Architectural Drawings Requirements

In addition to standard architectural drawings, the following information will help expedite the permit review process.

Site Plan

Correct lot size with dimensions
Proposed building location and dimensions
Setbacks from all sides (For Grove lots 25 ft front, 10 ft rear 5 and 7 ft interior respectively) For ¼ lots Front 25, All other 10 ft)
All existing trees that are proposed to be removed
Location and dimension of driveway
Existing and finished grade elevations at corners of building and lot
Retaining wall locations and proposed heights
Deck, stairs and sidewalk locations
Location of rock-pit [minimum size 2 m by 2 m by 1 m deep (To be 5 m away from the building)]
Septic field (minimum 3 m away from the building and rock pit)

Foundation Plan (specify unless noted and confirmed existing)

Footing sizes / location
36-inch frost protection to underside of footings
Slab / Wall thickness specified
Insulation
Radon Mitigation details

Elevations

Spatial calculations shown (side yards only)
Window and door locations/sizing consistent with floor plans
Wall and roof finish specified
Building height and floor elevations
Guards (location / heights)
Lot grading

Cross Sections

Wall ceiling heights
Crawlspace / attic venting specified
Damp proofing indicated
Insulation values (RSI) & HVAC for Zone 6