City of Salmon Arm

500 -2 Ave NE,Box 40, Salmon Arm, BC, V1E 4N2 Ph: (250) 803-4003

Building Permit #: 18105B

Owner: TERRA CIVIS INC.

Location: 2761 - 10 AVENUE SE

BCAA Roll #: 1358008 **Lot #:**2 **Plan #:** EPP142374

Address: 5769 - 146 STREET

SURREY BC V3S 2Z5

Sec.: 13 **Tshp:** 20 **Rge:** 10

Extra Legal: **Value:** $800,000.00

Applicant: GUENTHER HOMES

Builder: GUENTHER HOMES

Address:

Address: BOX 906

SALMON ARM BC V1E 4P1 250-793-8492

City / Prov: kelly@ghdev.ca

Zoning:	R-10	**Water Permit #:**	7419	**Setbacks**	
DP Waiver #:	2522	**Sanitary Permit #:**	10270	**Front:**	**Right:**
Dev Variance #:	591	**Storm Permit #:**		**Rear:**	**Left:**
Dev Permit #:		**Culvert Permit #:**		**Centreline:**	

Occupancy Code: C **Use Approval:** DUPLEX WITH SUITES

This Permit is issued to serve the following use:

CONSTRUCT A DUPLEX: MAIN FLOORS (1497 FT2) OVER FINISHED BASEMENTS (368 FT2) PLUS SECONDARY SUITES (1133 FT2), ATTACHED GARAGES (345 FT2) AND PARTIALLY COVERED DECKS (176 FT2) - PER UNIT

Additional Building Permit Conditions:

******EVERY PERMIT IS ISSUED UPON THE FOLLOWING CONDITIONS:**

1. CONSTRUCTION IS TO BE STARTED WITHIN 12 MONTHS FROM THE DATE OF THE PERMIT BEING ISSUED.

2. THE WORK IS NOT TO BE DISCONTINUED FOR MORE THAN ONE 12 MONTH PERIOD. ****

ENGINEERING DEPARTMENT PERMIT CONDITIONS:

* Two water meters for strata building.
* Storm to rock pit designed by geotech.

BUILDING DEPARTMENT PERMIT CONDITIONS:

* The City of Salmon Arm depends upon the owner, contractor and designer to provide compliance with BC. Building Regulations for works performed within the scope of this building permit. City inspections do not relieve this responsibility.
* Building Regulations of BC (BCBC 2024 to apply). Check field copy drawing notes. * Provide ventilation, make-up air, and design for cooling to 2024 BCBC. * Blown-in and spray-in insulation checklist sheets must be submitted to this office prior to booking final inspection. * Survey Certificate required for foundation location prior to backfilling. * Have stamped roof, floor truss and beam certificates on site for framing inspection. * Have the truss and floor layouts on site complete with point load markings were applicable. * The City of Salmon Arm issues this permit having relied on cooperation between the builder/contractor, owner, and Certified Energy Advisor (CEA) to ensure all construction conforms to the performance based, energy step code compliance requirements of the BCBC. City inspections do not relieve the contractor/builder, owner, or CEA of this duty (see 1.2.1.2 of div. A). *An "as-built" BC step code compliance checklist will need to be submitted to the City of Salmon Arm as assurance that the energy performance of the building meets the "step" level required by code, prior to final occupancy. * Minimum 1 ¼" water service pipe (WSP) is required to the building, with a 1" WSP to each unit. Separate plumbing permit will be required prior to start of plumbing work.
* Install 1" water meter in the horizontal, upright position complete with a dual check valve and expansion tank to protect hot water tank (in each unit). * Planning department requires a site review prior to permit closure. * Contractor & owner is responsible to ensure that fire separation for walls and ceiling for the secondary suite is provided in conformance with article 9.10.9.14 and table 9.10.3.1A & B and also sound transmission rating 43 in section 9.11 of the code. * Inspection is required for insulation & resilient metal channel for fire separation wall & ceiling prior to cover.

NOTICE: The Cityof Salmon Arm depends upon the owner, constructor and designer to provide compliance with B.C. Building Regulations for works performed within the scope of this Permit. City inspections do not relieve this responsibility. "Building Regs." of B.C. (B.C.B.C. 2024) to apply. Check "field copy" drawing notes and additional permit conditions noted above.

IN CONSIDERATION OF RECEIVING THIS PERMIT, THE APPLICANT/OWNER/CONSTRUCTOR AGREES TO: (1) CONFORM TO THE CURRENT BYLAWS AND BUILDING BYLAW, AND OTHER STATUTES IN FORCE IN THE CITY OF SALMON ARM APPLICABLE TO THE PROPOSED DEVELOPMENT AND (2) HEREBY CLAIMS TO INDEMNIFY AND SAVE HARMLESS THE CITY OF SALMON ARM AGAINST ALL CLAIMS, LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID CITY IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS PERMIT AND (3) AGREES TO PAY THE COST OF REPAIRING ANY DAMAGE TO THE SIDEWALK AND/OR CURB BY REASON OF THE BUILDING OPERATIONS IN RESPECT OF WHICH THIS PERMIT IS APPLIED FOR.

Fees

Permit:	$5,732.00
DCC:	$6,068.44
Services:	$1,330.00
SecurityDeposit:	$0.00

Plan Checked by: MH **Receipt #:** **Date:** **Total:** $13,130.44

Applicant ✓ **Owner** ✓ **Cashier**___ **Office**___ **PW**___ **Finance**___ **Fire Dept.**___ **Inspector**___