



BUILDING COMPLIANCE POLICY – REQUIRED PROFESSIONAL SURVEYS

Applicability: Land Use Services

Effective Date: September 13, 2017

PURPOSE:

To provide the CVRD Building Inspectors with guidance regarding appropriate action when it is identified that a professional survey is required for a building.

POLICY:

1. During the construction of a building, there are nine possible inspections that CVRD Building Inspectors can complete, including but not limited to:
 - a. Footings / foundation;
 - b. Storm / sewer / water;
 - c. Drain tile / damp-proofing;
 - d. Plumbing under slab;
 - e. Plumbing rough-in;
 - f. Framing;
 - g. Chimney / woodstove;
 - h. Insulation / vapour barrier;
 - i. Final; and
 - j. Other.
2. During any of these inspections (or re-inspections), but typically during the framing inspection, it may be identified by the Building Inspector that a professional survey is required. This may be due to, but not limited to:
 - a. Building siting (including property setbacks and Riparian Area Regulations);
 - b. Building height;
 - c. Building height from floodplain; and
 - d. Other.
3. Should a professional survey be required, the Building Inspector reserves the right to withhold further inspections and occupancy certificate until this survey is satisfactorily supplied, and any action, amendments, or variance are satisfied.
4. Any work that is completed prior to the satisfactory submission of the professional survey may be an infraction of CVRD Building Bylaw No. 3422, and subject to sanctions by the Building Inspector including, but not limited to:
 - a. Verbal advice;
 - b. Written warning;
 - c. Written warning from the Chief Building Inspector;
 - d. Municipal Ticket Information;
 - e. Stop Work Order;

- f. Occupancy Certificate withheld;
 - g. Notice 57 on title; and
 - h. Other.
- 5. Actions are at the discretion of the Building Inspector and in discussion with the Manager of Inspections & Enforcement.

Approved by: CVRD Board Approval date: September 13, 2017
--