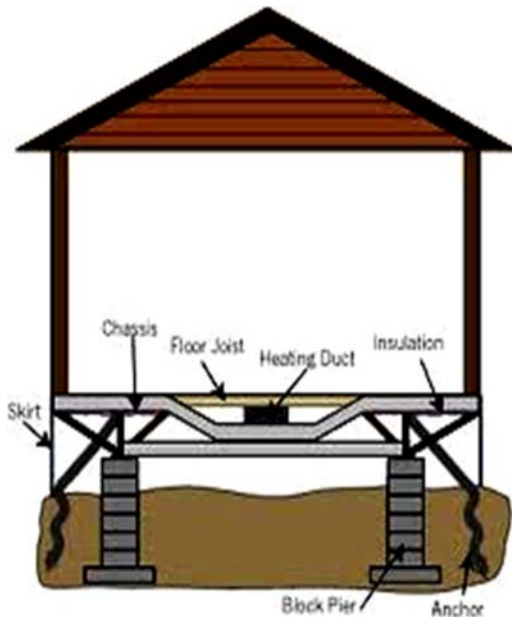


What construction projects require a permit?

- new buildings such as homes, detached garages, sheds and workshops
- additions to an existing house such as a room, garage or carport, porch and a second level, finish a basement or an attic
- decks greater than 2 feet above grade, decks with a roof and decks attached to a home
- renovations such as a new bathroom, enclose an existing porch, and removal/alteration of interior walls
- repairs to foundations, basements and crawlspaces
- replacement of windows if opening is made larger
- installation of a wood burning stove or fireplace
- pre-fabricated structures, mobile homes and temporary buildings
- plumbing systems including water, sanitary and storm sewers
- demolitions and moving existing buildings

Note: It is the responsibility of the property owner to obtain a permit.



Agencies involved with Rural Construction

Northern Health Authority
(for on-site sewage)
4th Floor, 1600 Third Avenue
Prince George, BC V2L 3G6
Phone: 250-565-2150
Fax: 250-565-2144
www.northernhealth.ca

Technical Safety BC
(gas & electrical inspectors)
2977 Ferry Ave
Prince George, BC V2N 1L3
Phone: 1-866-566-7233
www.technicalsaftybc.ca

Ministry of Transportation and Infrastructure
(for culvert and driveway information)
306-1011 Fourth Avenue
Prince George, BC V2L 3H9
Phone: 250-565-4410
Fax: 250-565-6065

Residential Driveway Information:

http://www.th.gov.bc.ca/Development_Approvals/driveways.htm



1-800-474-6886 or bconecall.ca



155 George Street, Prince George, BC V2L 1P8
Tel: 250-960-4400 • Toll Free: 1-800-667-1959
Fax: 250-563-7520 • Email: district@rdffg.bc.ca
www.rdffg.bc.ca



REGIONAL DISTRICT
of Fraser-Fort George

Development Services
Building Inspection



Building Permit Requirements for a Manufactured Dwelling:

- Development Permit required for lake properties
- Confirmation of setback and zoning requirements from Planning Services
- Record of Sewage
- Building Permit Application Form, completed by owner or agent
- Site plan showing location of existing and proposed:
 - a) buildings
 - b) driveway and/or access road
 - c) property lines
 - d) measurements from new building to property lines
- Two sets of building plans, in metric or imperial measure, that are to include:
 - a) foundation plan showing footings and/or foundation walls
 - b) cross section showing detail of: footing and foundation, all framing and anchorage

Building permit fees are paid for once plans have been checked. The fee is based on the true value of the project (excluding value of land).

The Regional District must be advised of the following circumstances:

- If work will not proceed as applied for, or if the project has been cancelled.
- Any alterations to building plans as submitted to the Regional District.

INSPECTION SCHEDULE

The owner or agent/contractor is responsible to call for the appropriate inspections at the following stages, giving the inspector 48 hours notice:

The plan-checked drawings & truss details must be on site.

1. **Footings:** When footing forms are complete, **prior** to pouring concrete.
2. **Foundation:** When foundation wall forms are complete, **prior** to pouring. (If required, submit Engineer's Assurance on foundation prior to framing.)

NOTE: If pouring concrete piers and footing, inspection of both can be completed in one inspection.

If a full basement or crawlspace is installed then the following inspections will apply:

3. **Backfill:** When the perimeter drain rock, drain tile and damproofing is complete, **prior** to backfilling.
4. **Pre-slab:** After the soil and gas vapour barrier is installed, prior to pouring concrete if necessary.
5. **Occupancy/Final:** When building is complete prior to occupancy

FINAL INSPECTION REQUIREMENTS FOR MANUFACTURED HOMES

Foundation System Complete

- Anchorage
- Ground cover under home

Skirting Installed

- Ventilation of Crawl Space
- Access Door

Landings – Stairs at every Exterior Door

- Landing
- Access stairs (complete with handrails and guardrails)

Final Grade to Property

- Slope away from mobile home
- A letter of Certification for sewerage system must be on file at our office

