

MULTI-FAMILY RESIDENTIAL PERMIT REQUIREMENTS (INTERIOR RENOVATIONS / ALTERATIONS)

The purpose of this guideline is to assist the Multi-family Owner, Occupier and Contractor with permit requirements for interior renovations and/or alterations to a residential unit. This guide will provide the client with information on the City's requirements for permits and inspections. This bulletin is a guide only. It should be used in conjunction with, and not as a substitute for the New Westminister Building Bylaw, New Westminister Zoning Bylaw, current editions of the B.C. Building Code, B.C. Plumbing Code, Canadian Electrical Code (with B.C. amendments) and New Westminister Business Regulations and Licensing (Rental Units) Amendment Bylaw..

Renovations & Alterations to Rental Units must be in compliance with the New Westminister Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8085, 2019.

Building Permits are required when you wish to:

- remove, relocate, alter or construct interior walls (structural and non-structural)
- disrupt an existing fire separation (wall, ceiling or floor)
- complete a previously unfinished area in an existing building
- cover or enclose a porch or sun deck

Building Permits are NOT required for non-structural minor modifications such as:

- cupboards
- painting
- finished flooring

Plumbing, Hydronic Heating and Sewer Permits are required when you wish to:

- install new plumbing fixtures
- replace existing bathtub or shower
- replace existing plumbing fixtures with new plumbing fixtures where vertical and/or horizontal fire/smoke separations are impacted
- install, replace or alter water, drain, waste and/or vent lines
- install fire sprinkler

Plumbing, Hydronic Heating and Sewer Permits are NOT required for:

- repair minor leaks in water pipes
- replace plumbing fixtures (C.S.A. approved only) – no alteration to water and/or sanitary lines
- remove soil or waste pipe blockage (via system clean outs only)
- regular scheduled maintenance

REFER TO MULTI-FAMILY RESIDENTIAL APPLICATION CHECKLIST FOR APPLICATION REQUIREMENTS

**If you are unsure whether the work you are performing requires a permit,
Please contact the Building Department for more information.**

**Contact the Building Department at
604-527-4580 or buildingdept@newwestcity.ca**

REQUIREMENTS FOR MULTI-FAMILY APARTMENT RENOVATIONS

Note: Under the Architects Act building with 5 or more units is required to have the services of an architect. We will require Professionals (architectural and/or P.Eng depending on proposed work) where 2 or more units are being renovated at the same time.

Based on B.C. Building Code intent, the original systems within the building where designed by Professionals Engineers and therefore alterations to the system are required to also be designed and installed under the supervision of a Professional Engineer.

Where the proposal is to add an automatic washer where there was not one previously, a letter of indemnification from the Building Owner/Strata Council is required. If the Building Owner/Strata Council will not provide a letter, then the applicant will need to engage a Professional Engineer to verify the system.

Strata Buildings and/or Units

Proposed upgrades to owner occupied strata-titled unit:

Applicant to provide:

- Key plan showing location of unit in building
- Floor plans of unit – existing & proposed
- Fire-stopping details (Hilti, 3M or equivalent listing)
- Copy of listing to be added to both Building & Plumbing folders

Both Building & Plumbing permits are required

- Relocate fixtures
- Alter piping (ie. tub to shower)

Rental Buildings and/or Units

Applicant to provide:

- Full floor plans of existing building
- Plans of proposed work – signed/sealed by Architect
- Fire-stopping details
- Schedule B (Arch & P.Eng) & Schedule A (Coordinating Professional) (2 or more units)
- Plumbing plans (signed/sealed by P.Eng)

Full Re-Pipe

Applicant to provide:

- Full floor plans of existing building showing areas where re-pipe to occur
- Plumbing drawings (can be overlaid on floor plans) signed/sealed by P.Eng.
- Fire-stopping details
- Schedule B (P.Eng.)

Issuance of a Building, Plumbing or Hydronic Heating Permit:

A Permit will be issued following the acceptance of plans showing compliance with City Bylaws and other applicable enactments and the payment of the appropriate permit fees. Please note that contractors are required to have valid trade qualification identification for sub-trade permits and a current Business License with the City.

MULTI-FAMILY RESIDENTIAL APPLICATION CHECKLIST (INTERIOR RENOVATIONS / ALTERATIONS)

Project Address: _____

- Building Type:** Rental * Owner Occupied (Strata)
- Apartment Townhouse Other _____
- Proposed Work:** Alteration Repair Water Re-pipe

All plans and information submitted must be of an appropriate scale with sufficient detail to establish compliance with the building code and the bylaws of the city. The plans are to be **legible** and of **suitable quality** for archival storage. **If you are unable to draw appropriate plans, then you must obtain the services of a qualified person.** Drawings will be accepted in either metric or imperial, but all documentation must be consistent throughout in one standard only.

PRIOR TO APPLICATION - ADDITIONAL CONSIDERATIONS	Not Req'd	Required
More complex project may require review and approval from other City Departments during the permit review stage. While the review of these aspect will occur during the permit application review, we do recommend that applicants consult the relative Department prior to submission, to ensure their application meets all requirements.		
Chief License Inspector Approval – <i>For work in residential rental units or buildings (604-527-4645)</i>		
Planning Division Approval (Zoning) – <i>For additional bedrooms, exterior works, etc. (604-527-4532)</i>		
Engineering and Public Works Review – <i>For Projects over \$100,000.00 in construction value, sewer replacement & separation, and new water service may be required. (604-527-4592)</i>		

REQUIRED DOCUMENTATION	Submitted	Not Req'd	Required
	* items required for ALL applications		
Permit Application Form	*		
Title Search (<i>no older than 48h old – obtain from BCLTSA office</i>)	*		
Letter of Authorization – Strata Council (<i>For strata units only</i>)			
Letter of Authorization (<i>Signed by every person on title</i>)	*		

STRUCTURAL ENGINEERING CHECK		Submitted	Not Req'd	Required
Engineering Required? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure- (Contact Building Department for further information)				
Designed Under? <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 4 <input type="checkbox"/> Part 9				
Signed / Sealed Structural Drawings – 2 copies				
Schedule B signed & sealed by Professional				
Schedule A , required for projects with more than 1 Professional				

Note: Any plumbing and/or electrical work must be completed by a trades qualified professional. A homeowner is not permitted to do their own work. Appropriate permits are required.

Please ensure that your permit drawings meet all of the below requirements. Should the drawings not contain required information, your permit application will not be accepted

SUITE RENOVATION & ALTERATION		Submitted	Not Req'd	Required
REQUIRED DRAWINGS – (3 Copies are required,)		Submitted	Not Req'd	Required
Key Plan *	Full Floor Plan showing location of suite			
Min. Scale:				
1:100 or 1/8"=1'-0" <i>(if plans exceed A2 paper, may be reduced to 1:200 or 1/16" = 1'-0")</i>				
*For residential strata building, pages from the Land Title and Survey Authority (LTSA) strata plans may be acceptable as a site/key plan: 1. Page showing entire site and building location; and 2. Page of the floor on which the unit is located				
Suite Floor Plan	Existing suite layout with room uses identified			
Min. Scale:	Proposed demolition work			
1:50 or 1/4"=1'-0"	Proposed suite layout with room uses identified (fully dimensioned) Include door sizes, window locations, fixture layouts, location of electrical panel & smoke detectors			
Construction Details	Fire Resistance Rated walls			
Min. Scale:	Interior Partition walls			
1:20 or 1/2" = 1'-0"	Floor / Ceiling details			
	Firestopping Details			
	Materials Specification Sheet <i>(listed firestopping product)</i>			

Letters of Assurance	Coordinating Professional
<i>(provide name of professionals)</i>	Architectural:
	Seismic:
	Structural:
	Other:
	Other:

OTHER:		Submitted	Not Req'd	Required
Is the building sprinkled?	<input type="checkbox"/> YES <input type="checkbox"/> NO			
Does the building have a fire alarm system?	<input type="checkbox"/> YES <input type="checkbox"/> NO			
How many storeys is the building?				
Construction Fire Safety Plan				

Notes: _____

****NOTE: THIS IS NOT AN EXHAUSTIVE LISTING OF ALL BYLAW AND BUILDING CODE REQUIREMENTS. ADDITIONAL INFORMATION MAY BE REQUIRED. ****

****INCOMPLETE APPLICATIONS WILL BE TURNED AWAY****

Application Form

To help expedite submission of your application, please fill out **ALL** fields related to your project prior to attending the Application Review counter located at the Building Division on the main floor at City Hall.

JOB/PROJECT ADDRESS (Please ensure the correct and complete addressing is provided. Complete this section carefully)

Street: _____ Number: _____

City: _____ Postal Code: _____

The person signing the application form **must** complete this area. It is recommended that the owner of the property applies for and picks up the Building Permit.

Applicant Name: _____

Company Name: _____

Mailing Address: _____

City: _____ **Postal Code:** _____

Email Address: _____

Phone Number: _____

Business License Number: _____

**You are the following
(Please Check one):**

Property Owner

Registered Professional

Agent for Owner

Agent for Tenant

Tenant

Design Professional

Contractor

Check applicable boxes (tick all that are applicable)

Construct a new building <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Commercial <input type="checkbox"/> Multi Family <input type="checkbox"/> Accessory Building	Demolish <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Commercial <input type="checkbox"/> Multi Family <input type="checkbox"/> Heritage Building <input type="checkbox"/> Accessory Building	Move building from another site <input type="checkbox"/>
Alterations to the Exterior <input type="checkbox"/>	Construct partial – framing, etc <input type="checkbox"/>	Move building on the same site <input type="checkbox"/>
Alterations to the Interior <input type="checkbox"/>	Change of use <input type="checkbox"/>	Install a pool <input type="checkbox"/>
Alterations to legalize a suite <input type="checkbox"/>	Add or Add & Alter to an Existing Building <input type="checkbox"/>	Upgrade seismic <input type="checkbox"/>
Alter Heritage Building <input type="checkbox"/>	Construct new or repair existing Retaining Wall <input type="checkbox"/>	Upgrade sprinkler <input type="checkbox"/>
Building Envelope Repair <input type="checkbox"/>	Prefabricated structure placed on site <input type="checkbox"/>	Fire Damage Repair <input type="checkbox"/>

Project Description: _____

What is the value of the work proposed? (Include cost of plans, material and labour)

\$ _____

Will any of the following be altered/repaired/installed?

Plumbing Sprinkler Outside Services Hydronic Heating If you have checked any of the above boxes– please be aware that a **separate application** for the above services will need to be applied by contractor.Electrical Gas If you have checked any of the above boxes– please contact **Technical Safety BC** for permits**COMPLETE THE FOLLOWING FOR ALL APPLICATIONS**

Property Owner Name 1: _____

Property Owner Name 2: _____

Address: _____

City: _____ Postal Code: _____

Phone Number: _____ Cell: _____

Email Address: _____

Is the owner aware of this application? Yes No

Contractor/Builder's Name: _____

Business Name: _____

Address: _____

City: _____ Postal Code: _____

Phone Number: _____ Cell: _____

Email Address: _____

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or work, which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of New Westminster, it's officials, employees and agents all claims, liabilities and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

I understand that the Building Bylaw makes it incumbent upon the Owner to call for inspections of the work at certain stages in the work. The failure of the owner to call for such inspections is an offence under the Bylaw. The Building Official shall not be responsible for any inspection not called for or damages, direct or indirect rising from such failure.

The person signing this application form, if not the owner, acknowledges that the undersigned is an agent for the owner and that they are authorized to bind the owner who is deemed to know of and understand the contents of this form.

Signature of Applicant: _____

(By Signing, I am acknowledging the above waiver)

Print Name: _____ **Date:** _____

Letter of Authorization

Property Address(es): _____

Legal Description: _____

I/we are the **owner(s)**, identified on a current Land Title Certificate, of the above referenced property and hereby authorize:

Authorization Provided To Agent(s):

Name: _____
Please print

Address: _____

Tel No.1: _____ Tel No.2: _____ E-mail: _____

Please check where applicable. To represent myself/us in an application for:

- | | |
|--|--|
| <input type="checkbox"/> Official Community Plan Amendment; | <input type="checkbox"/> Tree Permit; |
| <input type="checkbox"/> Rezoning; | <input type="checkbox"/> Subdivision; |
| <input type="checkbox"/> Heritage Revitalization Agreement / Heritage Alteration Permit; | <input type="checkbox"/> Fill Permit; |
| <input type="checkbox"/> Development Permit / Special Development Permit; | <input type="checkbox"/> Demolition Permit; |
| <input type="checkbox"/> Temporary Use Permit; | <input type="checkbox"/> Building Permit; |
| <input type="checkbox"/> Development Variance Permit; | <input type="checkbox"/> Subtrade Permit; |
| <input type="checkbox"/> Board of Variance; | <input type="checkbox"/> Building Permit Plans (Archive Copies); |
| <input type="checkbox"/> Business License Application | <input type="checkbox"/> Address Change Request; |
| | <input type="checkbox"/> Document Request |
| | <input type="checkbox"/> All Choices |

ALL REGISTERED OWNERS MUST PRINT AND SIGN NAME(S):

- If more than three (3) owners, please submit a separate letter.
- If the registered owner of the property is a company or not-for-profit corporation, then an authorized signatory as identified by the solicitor must submit a separate letter **OR** all persons on the Company Title Certificate / Society Summary must sign the Letter of Authorization. A copy of the Company Title Certificate / Society Summary must also be provided.

print	signature	date
print	signature	date
print	signature	date

- Is the subject property or properties designated under the Strata Property Act? If yes, then a resolution and/or minutes must be provided acknowledging receipt of the proposed application.

Date: _____

Signature of Agent(s): _____

Consent of Strata

Consent of a Strata Corporation is required for work that will involve or affect Common Property and Limited Common Property. In accordance with the *Strata Property Act*:

“Common Property” means

(a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
(b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located

(i) within a floor, wall or ceiling that forms a boundary

(A) between a strata lot and another strata lot,

(B) between a strata lot and the common property, or

(C) between a strata lot or common property and another parcel of land, or

(ii) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property;

“Limited Common Property” means common property designated for the exclusive use of the owners of one or more strata lots.

I am a member of the Strata Council for the Strata Corporation of the above-noted property and hereby confirm on behalf of the Strata Council that the Strata Corporation consents to:

- Release of archived copies of building plans related to the Property
- Work that will alter Limited Common Property adjacent to Unit Number _____
- Work in Unit Number _____ that will affect Common Property, Limited Common Property or both owned by the Strata Corporation

The work permitted is as follows (provide description of building, plumbing, electrical work):

Strata Council Member

Name: _____

Address: _____

Tel: _____

Cellular: _____

Fax: _____

Email: _____

Date: _____

Signature: _____