



Commercial/Industrial/Institutional Building Permit Application Submission Checklist

LAKE COUNTRY
Life. The Okanagan Way.

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
250-766-6674
lakecountry.bc.ca

The following information may be necessary to facilitate a thorough evaluation and timely decision on your application. To expediate the evaluation, all materials submitted must be clear, legible, and precise. Plans/drawings must conform to the current edition of the BC Building Code.

Building Permit Applications should be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of BC's Freedom of Information and Protection of Privacy Act. If you consider the information to be personal, please omit from the building plans.

*Links are provided as needed below.



Required	Office Use Only	
<u>BUILDING PERMIT APPLICATION DOCUMENTS</u>		
<input type="checkbox"/>	<input type="checkbox"/>	APPLICATION FEE fees are payable by cash, cheque, credit card or money order at time of your application submission in accordance with the current year's fee schedule.
<input type="checkbox"/>	<input type="checkbox"/>	COMPLETED APPLICATION FORM
<input type="checkbox"/>	<input type="checkbox"/>	STATE OF TITLE CERTIFICATE OR TITLE SEARCH PRINT AND A COPY OF ALL REGISTERED CHARGES obtained from the Land Title Office within 30 days of the date of application including all relevant land title charges.
<input type="checkbox"/>	<input type="checkbox"/>	*OWNER AUTHORIZATION FORM if the Applicant is not the registered Owner of the land and has been appointed as agent. Applications and authorizations must be signed by all registered owners.
<input type="checkbox"/>	<input type="checkbox"/>	RETAINING WALL BUILDING PERMIT APPLICATION (If any proposed).
<input type="checkbox"/>	<input type="checkbox"/>	WATER PERMIT (District of Lake Country, Other Utility Provider, Well Log (requires covenant) or Interior Health Approval (may require covenant)).
<input type="checkbox"/>	<input type="checkbox"/>	SEWER PERMIT (District of Lake Country, Other Utility Provider, or Interior Health Approval).
<input type="checkbox"/>	<input type="checkbox"/>	GEOTECHNICAL ENGINEER REPORT
<input type="checkbox"/>	<input type="checkbox"/>	COORDINATING REGISTERED PROFESSIONAL SCHEDULE A, B, INSURANCE
<input type="checkbox"/>	<input type="checkbox"/>	*GEOTECHNICAL ENGINEER SCHEDULE B AND INSURANCE

ARCHITECTURAL DOCUMENTS

•	•	SITE PLAN – Two dimensioned copies including: <i>(Preferred scale is 1" = 16'0" Imperial or 1:200 Metric).</i>
<input type="checkbox"/>	<input type="checkbox"/>	ZONING ANALYSIS TABLE illustrating how the proposal meets or deviates from the requirements of the current and any proposed zone(s).
<input type="checkbox"/>	<input type="checkbox"/>	LEGAL DESCRIPTION AND CIVIC ADDRESS of the parcel.
<input type="checkbox"/>	<input type="checkbox"/>	LOT LINE DIMENSIONS from the registered subdivision plan.
<input type="checkbox"/>	<input type="checkbox"/>	NORTH ARROW
<input type="checkbox"/>	<input type="checkbox"/>	ADJACENT CITY STREETS, LANES AND ADJACENT LOTS
<input type="checkbox"/>	<input type="checkbox"/>	RIGHT-OF-WAY SETBACKS, EASEMENTS, AND UTILITY RIGHTS-OF-WAY
<input type="checkbox"/>	<input type="checkbox"/>	GEODETIC GRADES – natural and finished grades at building corners, roof peak, main floor, retaining walls, and footings.
<input type="checkbox"/>	<input type="checkbox"/>	FOUNDATION outlines (dimensioned) of the dwelling, cantilevers, decks, other projections, window wells, air conditioners, retaining walls, steps, stairs, decks, and existing buildings.
<input type="checkbox"/>	<input type="checkbox"/>	DIMENSION the distance from the property lines to the foundation, cantilevers, decks, and other projections for all existing and proposed structures.
<input type="checkbox"/>	<input type="checkbox"/>	DIMENSION the distance to the natural boundary of any lake, swamp, pond, or watercourse.

- LOCATION** of proposed service connections, or private water/sewer systems, on-site Storm Water Management.
- LOCATION** and gradient of parking and driveway access including elevation of curbs and sidewalks.
- **BUILDING PLANS** – Two dimensioned copies including and one electronic copy: (*Preferred scale is 1/4" = 1'0" Imperial or 1:50 Metric*).
- FULL BC BUILDING CODE ANALYSIS**
- FOUNDATION PLANS** – building dimensions, footings, foundation walls, point loads.
- FLOOR PLANS** – dimensions, use of each room, size and swing of doors/windows, location and type of plumbing and HVAC systems, finishing treatment, appliances, safety glass, exhaust fans, smoke alarms, carbon monoxide detectors, attic and crawl space access, weather stripping and self-closer for garage door, radon mitigation, etc.
- *ELEVATION DRAWINGS** – spatial separation calculations, height of the building, finished grade, roof slope, exterior finishes, doors, windows as per the current edition of the BC Building Code.
- CROSS SECTION DRAWINGS** – existing and finished grades, RSI calculations (HRV?), wall, floor, slab, foundation, footing and roof assemblies, backfill height, perimeter drain, deck construction details and slope, fire separations, sound control ratings.
- MANUFACTURED** Floor Joist Layouts (showing beam loading calculations and details), Manufactured Roof Truss Package and Layout, Beam package and layouts.
- TWO (2) COPIES OF SEALED COMPLETE ARCHITECTURAL DRAWINGS** – INCLUDING FULL BC BUILDING CODE ANALYSIS
- TWO (2) COPIES OF SEALED COMPLETE STRUCTURAL DRAWINGS**
- TWO (2) COPIES OF SEALED COMPLETE MECHANICAL DRAWINGS**
- TWO (2) COPIES OF SEALED COMPLETE PLUMBING DRAWINGS**
- TWO (2) COPIES OF SEALED COMPLETE ELECTRICAL DRAWINGS**
- PDF BUILDING PLANS SENT TO BUILDING@LAKECOUNTRY.BC.CA**

ONLY COMPLETE APPLICATION SUBMISSIONS WILL BE ACCEPTED FOR PROCESSING.