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BUILDING DIVISION

A GUIDE TO APPLYING FOR A BUILDING PERMIT FOR RESIDENTIAL BUILDINGS LOCATED IN THE BRIDGEVIEW FLOODPLAIN

This guide has been prepared to assist owners and contractors to understand the requirements for building permit applications for properties located in the Bridgeview Floodplain area. This bulletin is for general guidance only. It does not replace by-laws or other legal documents.

Building Permit Requirements

Flood Construction Level (FCL)

A geotechnical engineer (P.Eng.) is required for all construction within a floodplain in the City of Surrey. Depending on the property, a geotechnical report may also be required.

For all habitable floor areas, the Flood Construction Level (FCL) is measured at the underside of floor joists for wood type floor structures or at the top of the concrete slab for slab on grade construction. **Habitable area is not permitted below the FCL.**

Applications submitted for record properties within the Bridgeview Floodplain are to meet the Provincial Flood Construction Level.

Lots created by a recent subdivision will have the minimum building elevations pre-determined by the Engineer of Record for that subdivision. These elevations may vary from the FCL values assigned to record lots.

Non-habitable buildings such as garages and sheds can be built below the FCL.

If the proposed floor construction at FCL creates a crawlspace with a height greater than 1.50 meters clear (skim coat to floor joist), then the skim coat of the crawlspace must be raised to limit the crawlspace height to a maximum of 1.50 meters.

Please note that additional information such as survey plan, floor plans of existing house, etc., may be required to confirm compliance with the Surrey Zoning Bylaw and the BC Building Code.

Development Permit Requirements

For properties in the Bridgeview Floodplain area, a Development Permit is required due to the Hazard Lands classification. The Development Permit process may be concurrent to the building permit process. The building permit will not be issued until the Development Permit is approved.

Floodplain Restrictive Covenant

A Restrictive Covenant (RC), registered on the property's title at the Land Titles Office, will be required for new homes in the Bridgeview Floodplain area. The RC will prohibit the creation of habitable floor area below the FCL value. The RC shall be registered on title before the issuance of the Building Permit. Sample RC template documents are available from the Building Division.

Additions

The following situations are exempt from the FCL requirements as outlined in Part 8(A)(5) of the Zoning Bylaw:

- (a) The renovation of an existing residential building or structure;
- (b) An addition to a residential building or structure by less than 10% of the total floor area;
- (c) That portion of a residential building or structure designed or intended for use as a carport or garage, storage area, utility area, workshop, or other non-habitable area; and
- (d) Non-habitable floor area created by raising an existing residential building or structure.

Other Information

Methane

Methane gas is produced from decomposing organic soils common to the Bridgeview area. Methane gas can be explosive and will accumulate in voids beneath foundations and floors. The BC Building Code requires that if soil gases are present, either a gas barrier or gas ventilation system is required, and the engineer needs to specify which system will be used.

Fixed Equipment

The installation of major electrical switchgear, furnaces, or other fixed equipment susceptible to damage by floodwater must be at or above the designated flood elevation.

Metro Vancouver Sanitary Trunk Sewer

A Metro Vancouver sanitary trunk sewer and associated right of way are in the Bridgeview Floodplain area. Where a residential property is in an area affected by the Metro Vancouver right of way, no building permit will be issued until written approval from Metro Vancouver is accepted by Building Division.

For additional information and general building permit application requirements, please refer to the following bulletins:

- Guide to Applying for a Building Permit for a Single Family Dwelling
- Guide to Applying for a Building Permit for an Addition

If you have any questions, please contact the Building Information Line at 604-591- 4366.