

City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7917-0031-00

Planning Report Date: December 17, 2018

PROPOSAL:

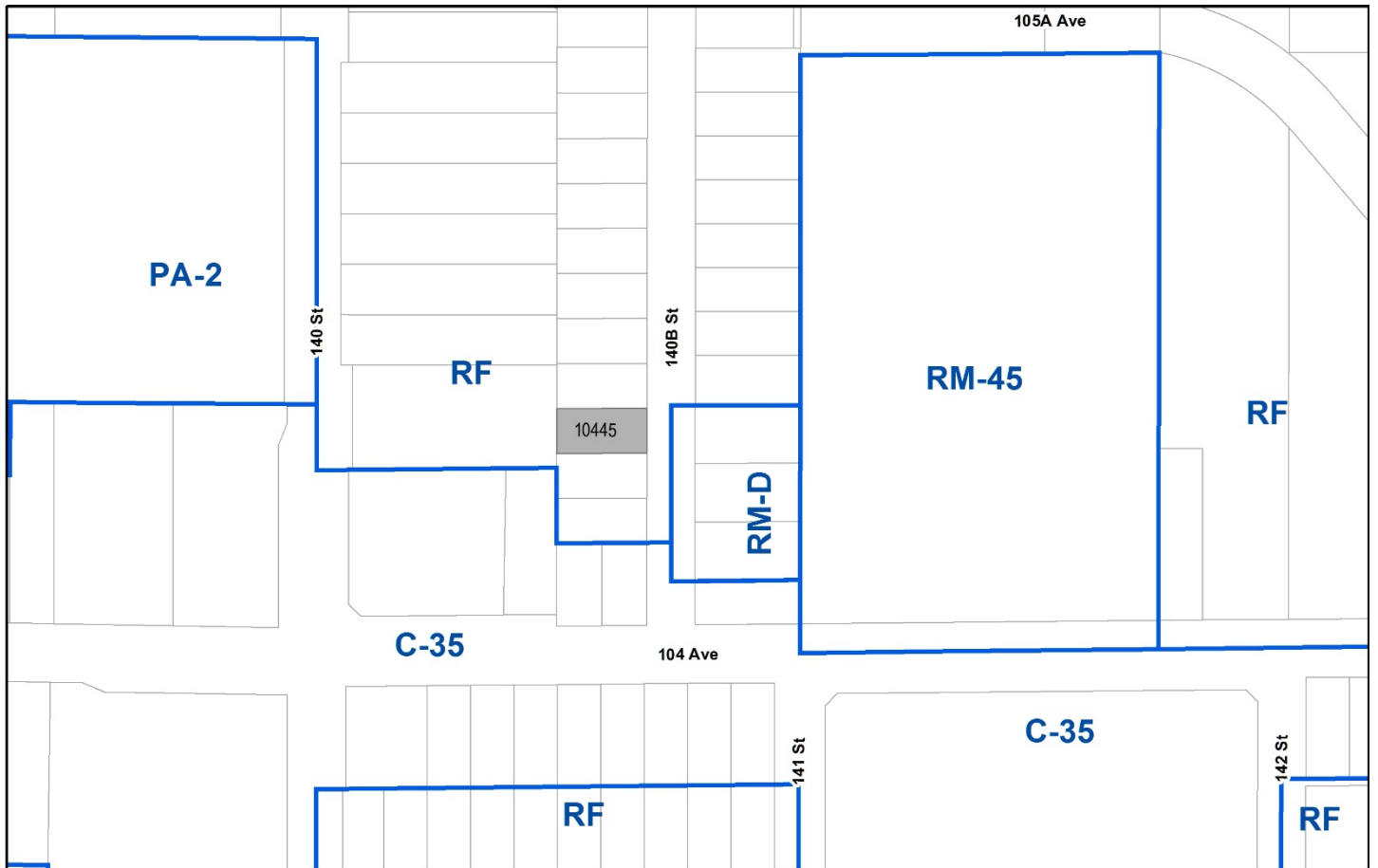
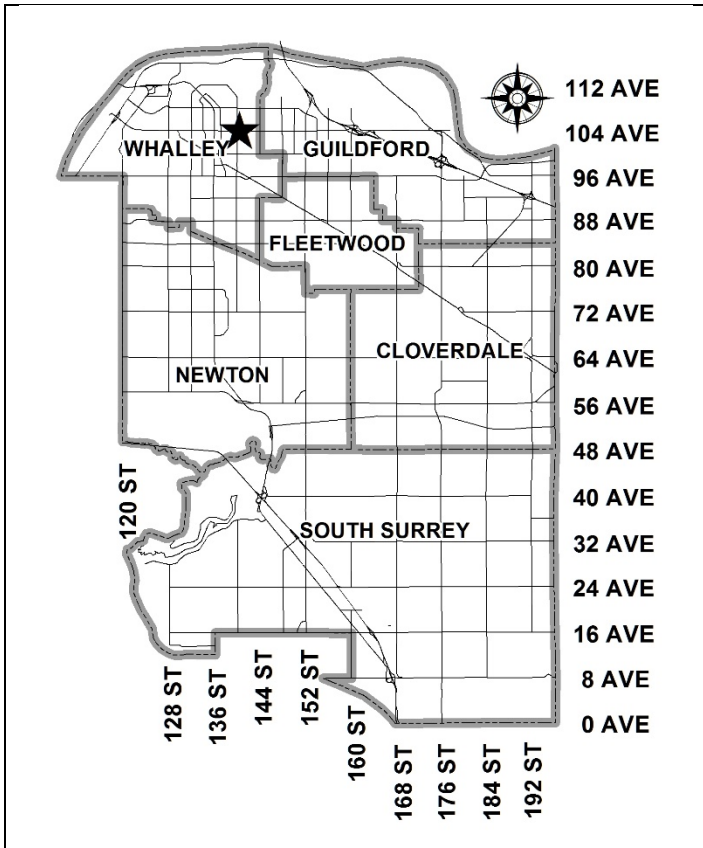
- **Development Variance Permit**

to reduce the minimum rear yard setback from a natural gas transmission right-of-way in order to construct a new single family dwelling on the lot.

LOCATION: 10445 - 140B Street

ZONING: RF

OCP DESIGNATION: Multiple Residential



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To vary the Zoning By-law to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

### RATIONALE OF RECOMMENDATION

- The proposed variance maintains access for pipeline maintenance and provides for an adequately sized building footprint on the single family lot.
- As the subject property is encumbered by 500-kilovolt electrical transmission overhead wires, the proposed house plans have been reviewed and approved by BC Hydro in relation to IEEE Standard C95.6-2007, stating that no part of a building, including outer walls, balconies and roofs, be exposed to electrical fields of 5 kilovolts per metre or greater.
- FortisBC have no objections to the proposed reduction to the rear yard building setback to the natural gas transmission right-of-way provided that prior to Demolition and Building Permit issuance, the applicant obtains a valid Pipeline and/or Right-of-Way Permit to permit demolition of the existing home and construction of a new home on the lot. FortisBC staff have confirmed that the permit process has been initiated for the subject property.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0031-00 (Appendix IV), to vary Part 4 of the Zoning By-law to reduce the minimum rear yard setback of a principal building from a natural gas transmission right-of-way from 7.5 metres (25 ft.) to 3.0 metres (10 ft.), to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

BC Hydro: No objection.

FortisBC: No objection provided that prior to Building Permit issuance the applicant obtains a FortisBC Pipeline and/or Right-of-Way Permit.

SITE CHARACTERISTICS

Existing Land Use: Existing one-storey single family dwelling, which is to be removed. A combination hydro and gas right-of-way currently runs north-east to south-west along the rear yard.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	City-owned parkland containing BC Hydro and FortisBC right-of-way	Multiple Residential	RF
East (Across 140B Street):	Duplex dwelling	Multiple Residential	RM-D
South:	Single family dwelling.	Multiple Residential	RF
West:	Vacant single family lot heavily encumbered by BC Hydro and FortisBC right-of-way.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONSBackground and Current Proposal

- The 706-square metre (7,600-sq.ft.) subject property is located at 10445 – 140B Street in Whalley.

- The subject lot is designated "Urban" in the Official Community Plan (OCP), zoned "Single Family Residential Zone (RF)" and is approximately 18.7 metres (61 ft.) in width and 37.6 metres (123 ft.) in depth.
- The subject lot is encumbered by a combination electrical (BC Hydro) and natural gas (FortisBC Energy Inc.) transmission right-of-way, whose width tapers 19 metres (62 ft.) to 7.5 metres (15 ft.) north to south, along the western portion of the property (see Appendix III, Neighbourhood Context Photo).
- The approximate distance between the front (east) lot line and eastern edge of the gas right-of-way (Fortis BC Energy Inc.) varies from 18.5 metres (60.6 ft.) along the north side lot line to 30 metres (100 ft.) along the south side lot line. The gas transmission right-of-way encumbers a total area of approximately 250 square metres (2,691-sq.ft.), which is equivalent to 35% of the total area of the subject lot.
- In accordance with Sub-section E.18.(a) of Part 4 General Provisions of the Zoning By-law, the minimum rear yard setback of a principal building on a lot containing or abutting a natural gas transmission right-of-way shall be 7.5 metres (25 ft.). In accordance with the RF Zone, the minimum front yard setback of the principal building on a lot shall be 7.5 metres (25 ft.), which may be reduced to 5.5 metres (18 ft.) at the lower level for 50% of the building width, excluding the garage. When both requirements are applied to the subject lot, a 3.5 to 15-metre (11.5 to 50-ft.) deep building footprint remains.
- The required rear yard setback from a natural gas transmission right-of-way was established as a way of preventing construction of dwellings directly adjacent to the right-of-way and providing for a useable backyard on encumbered lots, while maintaining access to the natural gas transmission lines for maintenance purposes.
- The applicant is requesting a Development Variance Permit (DVP) in order to reduce the minimum rear yard setback of a principal building from a natural gas transmission right-of-way in order to construct a new single family dwelling on the subject property (see By-law Variances section).

#### Sensitive Ecosystem (Green Infrastructure) Development Permit

- The subject lot is located within the Sensitive Ecosystems Development Permit Area for Green Infrastructure Areas, as the property falls within a 50-metre (164-ft.) radius of Local Biodiversity Conservation Strategy (BCS) Corridor No. 98. However, as the entirety of the target width of BCS Corridor No. 98 (50 metres / 164 feet) falls outside of the subject lot and the location of the gas transmission lines prevents the planting of additional trees and groundcover within the rear yard of the subject property, the requirements of the Sensitive Ecosystems Development Permit have been waived.

#### TREES

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Hazel	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	3	3	0
<b>Total</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>2</b>	
<b>Total Retained and Replacement Trees</b>		<b>2</b>	
<b>Contribution to the Green City Fund</b>		<b>\$2,400.00</b>	

- The Arborist Assessment states that there are a total of four (4) protected trees on the site. There are no Alder or Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of eight (8) replacement trees on the site. Since only two (2) replacement trees can be accommodated on the site, the deficit of six (6) replacement trees will require a cash-in-lieu payment of \$2,400, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of two (2) trees are proposed to be retained or replaced on the site with a contribution of \$2,400 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 4 General Provisions of the Zoning By-law to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- The proposed variance is required in order to accommodate an adequately sized building footprint on the subject property. The applicant has also indicated that they do not intend to construct any rear yard accessory buildings.

**Staff Comments:**

- Due to the required Part 4 and RF Zone setback requirements, the applicant is able to achieve a maximum house size of approximately 212 square metres (2,282 sq.ft.), which is 175 square metres (1,883 sq.ft.) less than the maximum permitted floor area under the RF Zone. With the requested variance, the applicant can achieve a house size of approximately 346 square metres (3,700 sq.ft.).
- The rear building face of the proposed home has been jogged to permit additional useable rear yard space between the principal building and the proposed minimum 3-metre (10-ft.) rear yard setback to the natural gas transmission right-of-way. Although no buildings or structures can be located within the gas transmission right-of-way, the area will remain as grassed rear yard space which will be accessible to the property owner.
- FortisBC have no objections to the proposed reduction to the rear yard building setback to the natural gas transmission right-of-way provided that prior to Demolition and Building Permit issuance, the applicant obtains a valid Pipeline and/or Right-of-Way Permit to permit demolition of the existing home and construction of a new home on the lot. FortisBC staff have confirmed that the permit process has been initiated for the subject property.
- As the subject property abuts 500-kilovolt electrical overhead wires, the proposed house plans have been reviewed and approved by BC Hydro in relation to IEEE Standard C95.6-2007, stating that no part of a building, including outer walls, balconies and roofs, be exposed to electrical fields of 5 kilovolts per metre or greater.
- Staff support the proposed variance.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

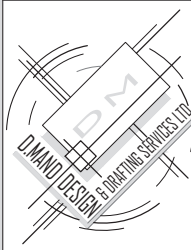
Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Proposed Site Plan
Appendix III.	Neighbourhood Context Photo (COSMOS Aerial, April 2018)
Appendix IV.	Development Variance Permit No. 7917-0031-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



14658 - 84 AVENUE  
SURREY, BC  
V3S 9K7  
t: 6045971838  
f: 6045971350  
dmand@telus.net  
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012  
CONSTRUCTION SHALL COMPLY WITH  
THESE PLANS AND LOCAL BUILDING  
BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL  
DIMENSIONS PRIOR TO START OF  
CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY  
FOR ANY ERRORS OR OMISSIONS IN  
THESE PLANS. IT IS THE BUILDER/OWNER  
RESPONSIBILITY TO REVIEW AND VERIFY  
ALL LEVELS, DIMENSIONS AND  
STRUCTURAL ADJEACIES PRIOR TO  
CONSTRUCTION.

DO NOT SCALE DRAWINGS  
\*\*BUILDERS NOTES:

THE OWNER/BUYER IS AWARE THAT  
DOORS, WINDOWS AND BUILDING ELEVATIONS  
MAY VARY DUE TO SITE CONDITIONS.

SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
THE BUILDER RESERVES RIGHT TO MAKE  
ON GOING CHANGES AND ADJUSTMENTS  
FINAL HOME DESIGN AND MEASUREMENTS  
MAY NOT MATCH AS PER PLANS

IN ORDER TO COMPLY WITH BYLAWS,  
BUILDING CODES AND SITE CONDITIONS:  
THESE PLANS ARE SUBJECT TO CHANGE  
WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
-

ADDRESS:  
10445 140B STREET  
SURREY, BC

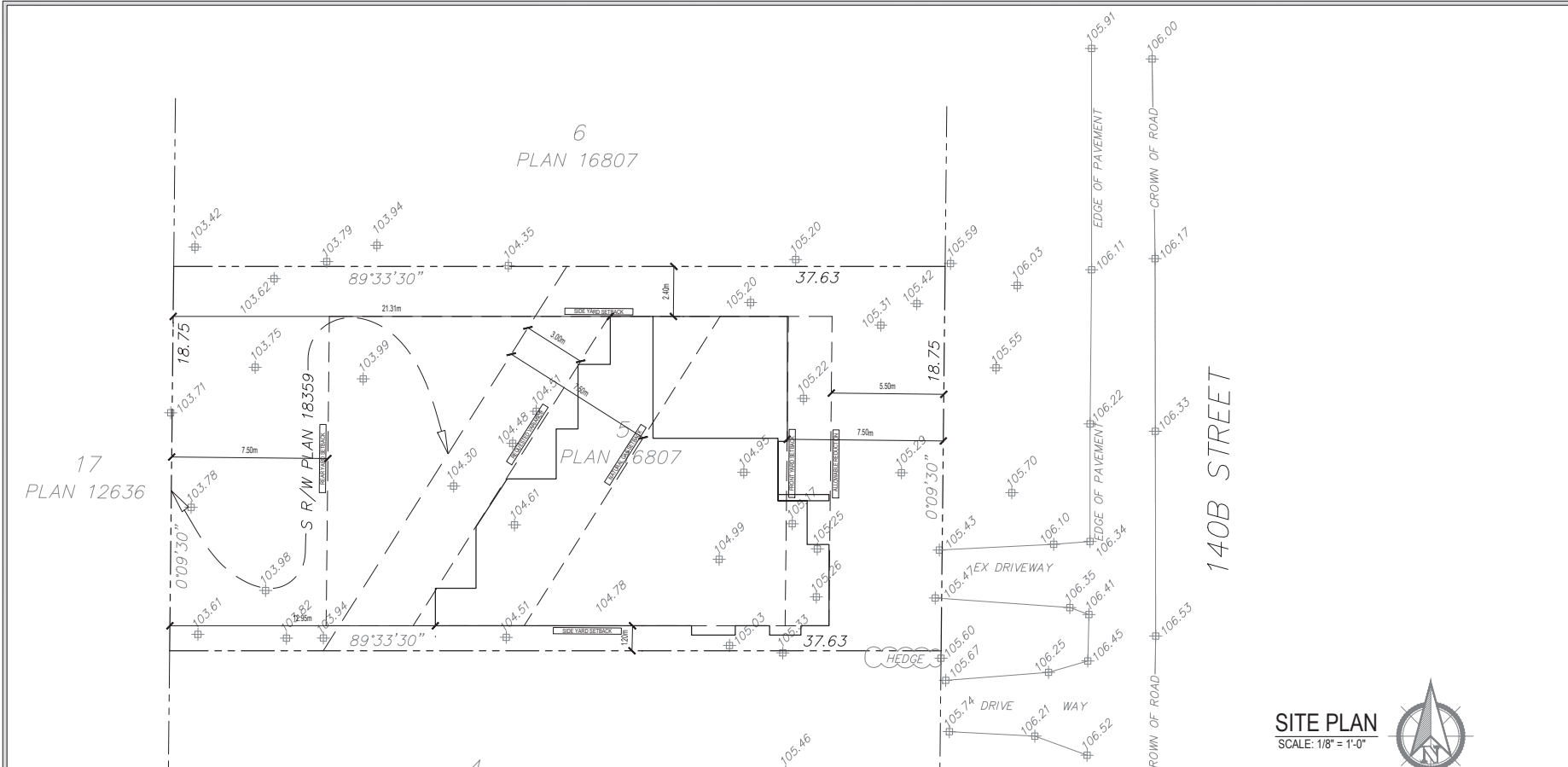
LEGAL DESCRIPTION:  
-

CLIENT:  
MR. UPPAL  
-

DATE: -

SCALE:  
1/4" = 1'-0" (UND)

DRAWN: D.M. CHECKED: D.M. OF 3



**SITE PLAN**  
SCALE: 1/8" = 1'-0"



## GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY D.M. DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2012). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS, DO NOT SCALE THESE DRAWINGS.

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

- STRUCTURAL FRAMING MATERIALS ARE TO BE:
- JOISTS: DOUGLAS FIR #2 OR BETTER.
  - LINTELS: DOUGLAS FIR #2 OR BETTER.
  - BEAMS: DOUGLAS FIR #2 OR BETTER.
  - HEADERS: DOUGLAS FIR #2 OR BETTER.
  - RAFTERS: DOUGLAS FIR #2 OR BETTER.
  - PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.
  - STUDS: DOUGLAS FIR OR SPF STUD GRADE.

UNLESS OTHERWISE STATED, APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C. RESIDENTIAL STANDARDS AND THE SPAN BOOK 2004 EDITION.

4  
PLAN 16807  
EXISTING DWELLING  
ELEV. = 106.11m  
MARK FOR AN ENTRANCE

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH ANCHOR BOLTS SPACED AT 6" ON CENTER, UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB. FELT, SILL GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2 - 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WITH H ROOF TYPE, EAVE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWLSPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

- MINIMUM INSULATION REQUIREMENTS:
- FOUNDATION WALL: R-12
  - ROOF: R-40
  - 2" X 4" WALLS: R-14
  - 2" X 6" WALLS: R-20
  - CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28
- WITH 6MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHERSTRIPPED

PROVIDE A COPY OF SIGNED ANS SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0031-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 007-379-081  
Lot 5 Section 24 Block 5 North Range 2 West New Westminster District Plan 16807  
10445 - 140B Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Sub-section E.18.(a) of Part 4 General Provisions, the minimum rear setback of a principal building on a lot containing or abutting a natural gas transmission right-of-way is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

City Clerk

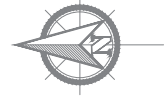


14658 - 84 AVENUE  
SURREY, BC  
V3S 9K7  
t: 604.597.8338  
f: 604.597.8350  
dmand@telus.net  
www.dmandesign.com

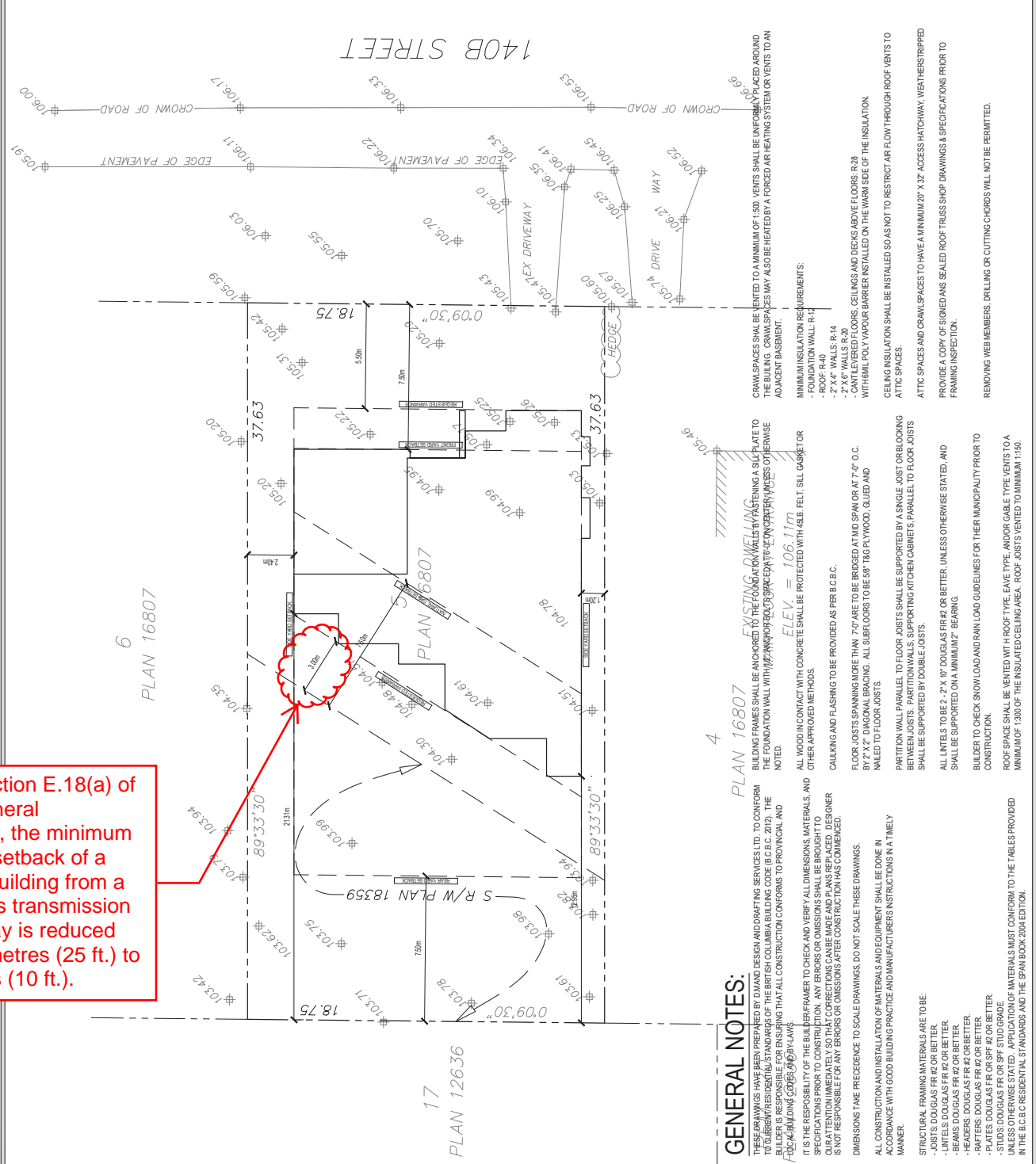
THESE PLANS CONFORM TO B.C.C. 2012 CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BY-LAWS AND LOCAL BUILDING BY-LAWS.  
CONTRACTOR SHALL CONFORM ALL CONSTRUCTION TO START OF CONSTRUCTION.  
THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO VERIFY ALL LEVELS, DIMENSIONS AND CONSTRUCTION REQUIREMENTS PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWINGS.  
BUILDER'S NOTES:  
THE OWNER/BUILDER IS AWARE THAT JOISTS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.  
SQUARE FOOTAGE SHOWN ARE APPROXIMATE.  
THE BUILDER RESERVES THE RIGHT TO MAKE CHANGES TO THE PLANS AND SPECIFICATIONS FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS.  
IN ORDER TO COMPLY WITH BY-LAWS, BUILDERS AND/OR ARCHITECTS/ENGINEERS WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
CLIENT:  
MR. UPPAL  
ADDRESS:  
10445 140B STREET  
SURREY, BC  
LEGAL DESCRIPTION:

DATE:	SCALE:	CHECKED:
	1/4" = 1'-0" (UND)	D.M.
		OF 3



**SITE PLAN**  
SCALE: 1/8" = 1'-0"



In Sub-section E.18(a) of Part 4 General Provisions, the minimum rear yard setback of a principal building from a natural gas transmission right-of-way is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

**GENERAL NOTES:**

- THESE DRAWINGS HAVE BEEN PREPARED BY DMAND DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2012). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND FEDERAL BUILDING CODES AND BY-LAWS.
- IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.
- DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS. DO NOT SCALE THESE DRAWINGS.
- ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.
- STRUCTURAL FRAMING MATERIALS ARE TO BE:
  - JOISTS: DOUGLAS FIR #2 OR BETTER
  - LATHS: DOUGLAS FIR #2 OR BETTER
  - BEAMS: DOUGLAS FIR #2 OR BETTER
  - RAFTERS: DOUGLAS FIR #2 OR BETTER
  - SILL: DOUGLAS FIR #2 OR BETTER
  - STUDS: DOUGLAS FIR #2 OR BETTER
- UNLESS OTHERWISE STATED, APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C. RESIDENTIAL STANDARDS AND THE SPAN BOOK 2004 EDITION.

- EXISTING DWELLING BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 2' ON CENTER UNLESS OTHERWISE NOTED.
- ELEV. = 106.11m
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45L FELT, SILL GASSET OR OTHER APPROVED METHODS.
- CALLING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.
- FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2"x2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.
- PARTITION WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BRACING BETWEEN JOISTS. PARTITION WALLS SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.
- ALL LATHS TO BE 2" X 4" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.
- BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.
- ROOF SPACE SHALL BE VENTED WITH H-ROOF TYPE, EAVE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

- CRAWL SPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWL SPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.
- MINIMUM INSULATION REQUIREMENTS:
  - EXTERIOR WALL: R-14
  - FLOOR: R-20
  - 2" X 4" WALLS: R-14
  - 2" X 6" WALLS: R-20
- WITH 8MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.
- CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.
- ATTIC SPACES AND CRAWL SPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHER STRIPPED AND PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.
- REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.