



PURPOSE:

To inform owners and contractors of District requirements concerning survey certificates.

BACKGROUND:

Building encroachment violations have, on occasion, occurred at a stage in the construction process that is well beyond the foundation of the building. It is the contractor's responsibility to know when to submit and abide by the requirements of the survey certificate.

IMPLEMENTATION:

A plan of building location prepared by a British Columbia Land Surveyor (BCLS) is required to be submitted to the Building Department after the foundation of the building or structure has been placed, but prior to constructing any portion of the building or structure on the foundation. It is to include: all setbacks, easements, rights of way, covenants and required elevations.

CONCRETE SURVEY (after pouring concrete):

A BCLS survey is required after stripping form work for footings or foundations. It is recommended that the owner/builder have the surveyor stake the lot corners for purposes of establishing the location of the property lines prior to placing form work.

SURVEY REQUIREMENTS

- North Arrow
- Complete Legal Description
- Street address
- Lot dimensions at property lines
- Foundation dimensions
- The shortest distances from the outer surfaces of the foundation to the property lines
- Corner Datum Geodetic elevations (heights)
- The elevation of the top of the finished concrete wall or, in the case of a building or structure constructed on a concrete slab, the elevation at the top of the concrete slab.
- Elevation of curb walls

Note: the units of measurement on the survey must be the same as the construction plans.