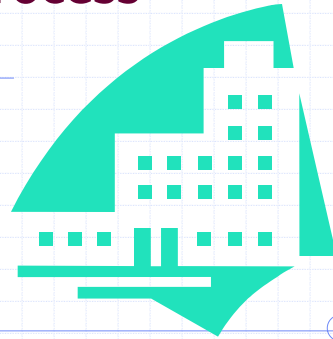


Building Permit Process



City of Kelowna

Planning and Corporate Services

Presenter: **Mo Bayat**

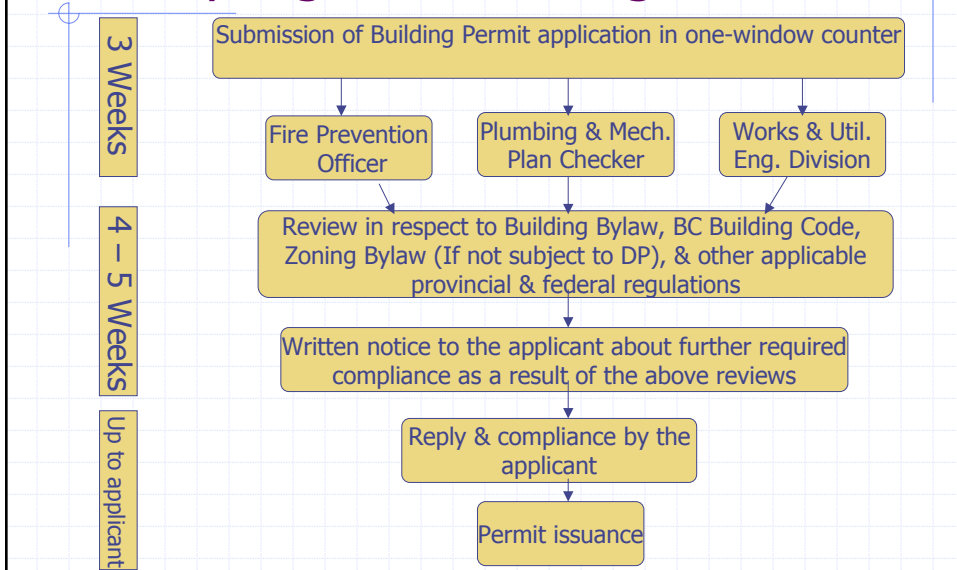
Supervisor of Permits and Plan Checking

Criteria of presentation

- ◆ Overview of Building Permit Process
- ◆ Identifying the lack of direction by BC Building Code in respect to thermal resistance
- ◆ Conclusion



Building Permit process for Multi-Family High rise building



Partial Building Permit

ex: Footing & Foundation Permit

The following is required to be addressed, approved and/or paid prior to issuance of a "Footing & Foundation Permit" :

- ◆ Correct Zoning
- ◆ Development Permit
- ◆ Development cost charges
- ◆ Building Permit Fee
- ◆ Full Building Code analysis
- ◆ Full Zoning analysis (If no DP)
- ◆ Site service drawings
- ◆ Sealed footing and foundation including letter of assurances
- ◆ Building elevations (height & openings)
- ◆ Owner's Undertaking Schedule B
- ◆ Fire flow calculations



cont'd...

- ◆ Water letter from Water District (if not City water)
- ◆ Servicing agreement
- ◆ Home Protection Office Documentation (if applicable)
- ◆ Geotechnical report & letter of assurances

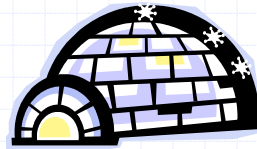


BC Building Code & thermal resistance

- ◆ Part 9 of the BCBC applies to buildings of 3 stories or less in building height having a building area not exceeding 600 m² of residential, business & personal services, mercantile, medium & low-hazard industrial
- ◆ Section 9.25.2 of BCBC restricts the requirements for thermal resistance of insulation only for buildings of **residential** occupancies that fall under Part 9. i.e.: exterior walls R = 20, attic space R = 40, & foundation walls R = 12



cont'd...



◆ Part 5 of BCBC – Environmental separation.

- 5.2.2.1. : Heat, air & moisture transfer calculations shall conform to good practice such as described in the ASHRAE Handbooks.

- 5.3.1.1. (2) Required Resistance to Heat Transfer:

The installation of materials to resist heat transfer with the remainder of this Subsection is not required where it can be shown that uncontrolled heat transfer will not adversely affect any of:

- a) the health or safety of the *building* users;
- b) the intended use of the *building* ; or
- c) the operation of *building* services

cont'd.....

◆ BCBC Section 9.7. Windows

- Article 9.7.2.1. (2) – Windows need not comply with Clause 10.15 of CSA A44, "Windows," Energy Rating for Heating Conditions of Residential Windows
- CSA A440 – 10.15 : Energy Rating for Heating Conditions of Residential Windows:



- ◆ The procedures outlined in CSA Standard A440.2 shall be used to evaluate the energy performance of windows

In conclusion

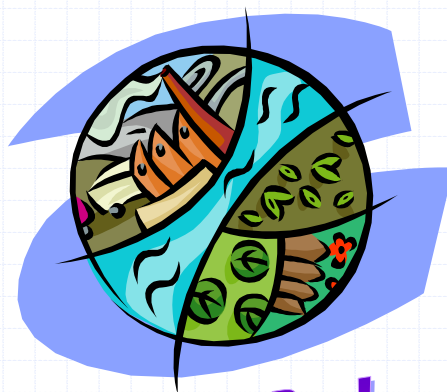
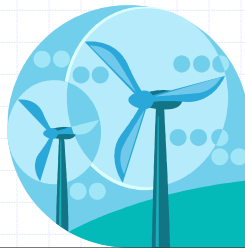
◆ Innovative environmental solutions vs. BCBC

- Article 2.7.2.1. of BCBC: In the case of conflict between the provisions of this Code and those of a referenced document, the provisions of this Code shall govern.

◆ Design of a generic sustainable house in Calgary

◆ Walk the talk

Any Questions?



Have A Nice Day!