

Note:

It may become apparent that during the design of the building that the engineer of record may require a landslide assessment be undertaken in order to complete his/her due diligence regarding the design and construction of the proposed building, addition or related supporting infrastructure such as septic systems, drainage fields, earth stabilization or road/driveway construction.

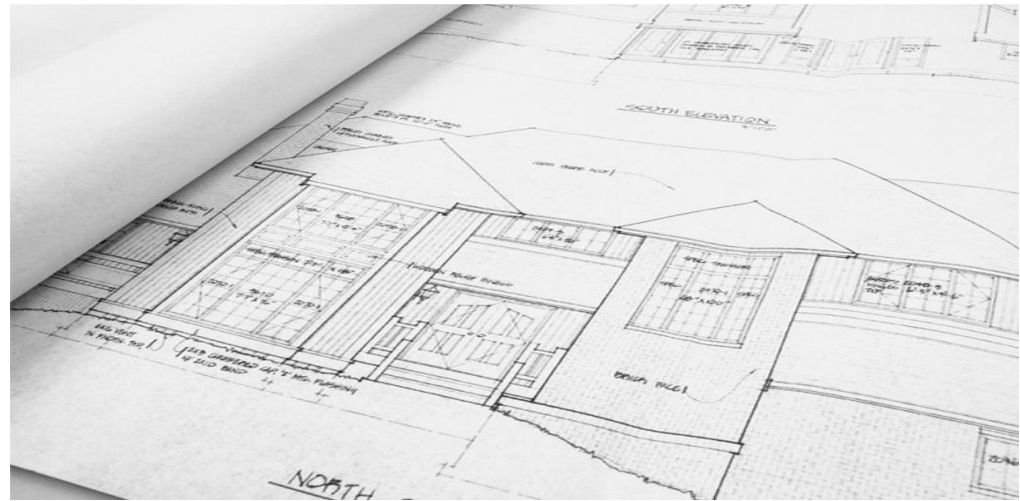
At that time, the SCRD will accept the Registered Professional's report regarding this matter in concert with the design and that a review in accordance with APEG BC 'Guidelines for landslide assessments' has been undertaken with documents sealed and submitted to the SCRD by the Registered Professional.

Should activities' on the site during the course of construction, once a permit has been issued, warrant a geotechnical investigation at the determination of the building inspector or the Registered Professional of record, a landslide assessment may also be required.

Design guide criteria for landslide assessments can be found in the Bulletin regarding landslide assessments for building permit applications "Geotechnical Landslide Assessments" on the SCRD web site, @www.scrd.ca.



Landslide Assessment



The Sunshine Coast Regional District disclaims any liability arising from the use of this guide, since the information is provided only as a guide for public use and convenience. This guide provides the general statement of intent. Complete details such as permitted uses, densities, building codes etc., should be obtained directly from the Zoning or Building Bylaws and the BC Building Code itself.



For more information, please contact the Building Services Department:
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Building Services Department

Pre-permit site reviews specific to landslide assessments

There are a number of pre existing conditions that in the face of recent legislative changes at the Provincial level regarding land slide threats, now are captured by this legislation. Lots created by older subdivisions and have remained vacant for several years, infill lots and new subdivisions will all require compliance to the new regulation.

Every building permit application will require the following:

1. A landslide assessment by a Registered Professional Engineer competent in Geotechnical matters, prepared in accordance with the “*Guidelines for Landslide Assessments*” including the completion of the Appendix D document, **or**,
2. A pre inspection by the Building Inspector to determine if a landslide assessment process needs to be entered into by the owner.

For the latter of the above, certain criteria must be applied to the site review by the Building inspector where situations may indicate, along with proposed construction, that a landslide assessment will or will not be required to be submitted at the permit application stage.



Where the Building Inspector receives a Building Permit application for a new structure or permit to increase floor area of an existing structure, the following process will occur:

1. An internal review of the proposed site including contour information and creek locations,
2. Aerial photography.
3. An internal search of any and all archival information related to the site.
4. A pre permit review of the site geography and hydrology.

Factors that will determine the requirement for landslide assessment are:

- Construction in a Development Permit area,
- A Development Variance Permit process,
- Construction proposed for a site that has a past geotechnical report already on file,
- Construction is proposed for a site that the Building Inspector has determined through a pre permit inspection process as likely to require a geotechnical landslide assessment.



Factors that will render the site exempt from a landslide assessment report are:

- Proposed construction of an accessory structure less than 90 square meters in area and not located where it may be perceived to be exposed to or create a hazardous situation,
- Proposed additions, including a deck, to an existing building less than 25% of the floor area of the existing building provided there are no pre existing conditions on the existing structure or lands that could cause a potentially hazardous situation,
- After a pre permit issuance site inspection, site conditions that **do not** trigger any geotechnical issues related to landslides; for example no or low hazard situations as determined by the Building Inspector.

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