

Building Department Information

Home Renovations

New siding, new windows, new doors, and interior renovations do not require a building permit as long as no structural work is being completed.

Fences

Fences do not require a building permit but do have height restrictions (refer to the Fence Building Brochure for details). The maximum height for the rear fence, and from the rear to the front of the building, is 1.82m (6ft). The maximum height from the building line to the front parcel line is 1.2m (4ft). If you are on a corner lot there are other restrictions.

Manufactured Homes

All manufactured homes within City limits must be a minimum of 7.5m (24ft) wide and must have an engineered foundation (e.g. screw piles and/or footing and grade beam). All preserved wood foundations must be engineered if over 1.5m (5ft) deep.

All modular homes require a moving permit, a \$10,000 letter of credit, and a building permit.

Sign Permits

All signs require a permit and approval of the Building Department prior to placement.

A Permanent Sign Permit fee is \$30.

A Portable Sign Permit fee is \$20.

Decks

All decks over .6m (2ft) in height must have a foundation (e.g. screw piles or concrete cast in place piles) below frost line (minimum 1.2m (4ft)).

If constructed .6m (2ft) or more above ground level/grade, a permit is required and the deck must have handrails in compliance with the BC Building Code.

Woodstoves

Installing a woodstove requires a building permit with a flat fee of \$60. When applying for the permit you must provide all manufactured specifications. In addition, the woodstove and the chimney must be brand new and the clearance of combustibles must conform to manufacturers specifications.

We do not inspect existing woodstove installations. Please contact a WETT Certified Inspector.

Garages

A building permit is required for a garage. The maximum square footage is 72.5m² (780ft²). The garage must be set back .6m (2ft) from rear property line and 1.2m (4ft) from side property line. Front setbacks are 5.5m (18ft).

On a corner lot, the setbacks are .6m (2ft) from rear property line and 3m (10ft) from street side property line. Front setbacks are 5.5m (18ft).

The maximum height for a garage is 5m (16ft 4in).

The total coverage allowable on a lot with a house and accessory buildings varies with zoning (usually between 50 - 60%).

A shed under 10m² (108ft²) does not require a building permit.

Development Permits

Development permits are required before work proceeds in most areas of the City.

Please visit our website at www.dawsoncreek.ca to view the development permit area map, the development permit application, and the schedule of fees.

PLEASE NOTE:

All residential builders who engage in, arrange for, or manage all or substantially all of the construction of a new home in B.C. must be Licensed Residential Builders and must arrange for home warranty insurance.

For home warranty papers, please contact the Homeowner Protection Office at:

Homeowner Protection Office
Branch of BC Housing
Suite 650 – 4789 Kingsway
Burnaby, BC V5H 0A3

Phone: 604.646.7050

Fax: 604.646.7051

Toll Free: 1.800.407.7757

Email: hpo@hpo.bc.ca

Website: www.hpo.bc.ca

For more information, please contact the Building Department at 250.784.3654.

*Note: Imperial measurements used in this document are approximates only.