

The W 5 on Building and Plumbing Permits

Who, What, Why, Where & When

Who needs a Building or Plumbing permit?

Anyone who wishes to make changes to a structure or property within the District of Lillooet.

It is the responsibility of the registered property owner to apply for a permit. A property owner may, in writing, designate another person as their Agent.

Permits are **not** required for the following:

- Structures less than 10m² (+/- 100 sq.ft.);
- Changes to an electrical or gas system;
- Repair or alteration of a Private Sewerage System;
- Landscaping or other surfacing of land, except retaining walls;
- Bridges other than pedestrian and vehicular bridges attached to buildings.
- Docks or wharves;
- Detached decks or patios which are less than 600mm (+/- 2 feet) from the ground or finished grade, unless attached to an existing permit; or
- Painting, unless the property is governed by the Official Community Plan.
- The replacement of plumbing fixtures when no alteration of the plumbing system takes place.

Permits for electrical and gas installations, or changes, are issued by the BC Safety Authority through Service BC. The District requires proof that property owners obtain and have a final inspection on all gas and electrical installations and/or changes .

Installation of, or changes to, private sewerage systems require the services of a Registered On-site Wastewater Practitioner (ROWP) or a Registered Professional Engineer and are approved by Interior Health Authority. The District of Lillooet also requires proof that this process has been followed.

Note that other Municipal, Provincial or Federal statutes may govern some of the activities listed above. Consult the District of Lillooet offices for advice.

What is a Building or Plumbing permit?

A Building or Plumbing Permit is a legally binding document that approves the changes a property owner wishes to make on their property. Permits are intended to ensure that an acceptable standard of practice is applied to all property development and improvement.

Why do you need a Building or Plumbing permit?

- They ensure that work done on a property or structure meets minimum acceptable standards.
- They are legal requirement in this Municipality.
- There are penalties for not having a permit.
- Insurance Carriers and Lending Institutions usually expect permits to be obtained and inspections to take place. There are circumstances in which lack of a permit could void insurance coverage.
- Potential buyers frequently ask if permits have been obtained and work inspected.

When do you apply for a Building or Plumbing permit?

Prior to the commencement of construction! The wisest plan is to consult with the District of Lillooet Building Department early in the planning stage. This can often save you time and money! The building department appreciates the opportunity to offer the property owner advice on their project.

Where do you get a Building or Plumbing permit?

Download the application form from the website.
Drop by the District office and ask for an application form.
Phone or email the Building Inspector.

