

PLANNING, DEVELOPMENT & REAL ESTATE BUILDING DIVISION

buildingpermits@cnv.org



Ground Oriented Project Checklist (3 to 6 units)

New Construction of 3 to 6 Units

Property Address: _____

This Submission Checklist and Drawing Requirements are for convenience and to provide guidance of the Building Permit and Development Permit requirements. They do not serve to substitute or supersede applicable City Bylaws, governing Provincial / Federal Codes, or laws. Any references to Bylaws, Codes, and laws pertain to those effective at the time of this guide's creation or revision. Building Owners are responsible for ensuring that any existing or proposed construction, and other works, comply with all applicable Bylaws, Codes, and law.

Note: All applicable items must be submitted at the time of application.

🔗 Denotes hyperlink available in the 'Building Permit Reference Links' attachment.

Demolition Permit Application and documents to be submitted separately.



Alternative Solutions Application and documents to be submitted separately.



SUBMISSION CHECKLIST

Documentation Requirements	Submitted
CNV Residential Project Application Form	🔗 <input type="checkbox"/>
BC Land Title Search	🔗 <input type="checkbox"/>
BC Corporate Search (if Owner is a company or numbered company)	🔗 <input type="checkbox"/>
CNV 'Acknowledgement of Responsibility – Owner's Undertaking' Form	🔗 <input type="checkbox"/>
CNV Design Verification Report and supporting documentation	🔗 <input type="checkbox"/>
BCBC Schedule A (digitally sealed) - from Coordinating Registered Professionals (if 4 or more registered professionals are retained)	<input type="checkbox"/>
BCBC Schedule B (digitally sealed) - from all Registered Professionals	<input type="checkbox"/>
Permit to Practice number on all digitally sealed documents	<input type="checkbox"/>
BC Housing - New Home Registration Form	🔗 <input type="checkbox"/>
Electrical Load Calculation	🔗 <input type="checkbox"/>
Building Code Data Sheet for New Residential	🔗 <input type="checkbox"/>
Unit Addressing Plan Proposal	<input type="checkbox"/>
Zoning Summary Table	<input type="checkbox"/>
BC Land Survey - Topographic Survey Plan	<input type="checkbox"/>

Architectural plans (digitally sealed by a registered architect for buildings containing 5 dwelling units or more)		<input type="checkbox"/>
Code Compliance Report for buildings containing 5 dwelling units or more		<input type="checkbox"/>
Code Compliance Drawings (colour) for buildings containing 5 dwelling units or more		<input type="checkbox"/>
Structural plans		<input type="checkbox"/>
Mechanical plans (digitally sealed) for buildings containing 5 dwelling units or more		<input type="checkbox"/>
Sprinkler plans (digitally sealed) if building is sprinklered. Note: Buildings containing 5 units or more must be sprinklered as per CNV Construction Bylaw #7390.		<input type="checkbox"/>
Hydraulic Load Calculations (if building is sprinklered)		<input type="checkbox"/>
Electrical plans (digitally sealed) for buildings with a fire alarm system		<input type="checkbox"/>
Storm Water Management Plan		<input type="checkbox"/>
Erosion and Sediment Control Plan		<input type="checkbox"/>
Off-site civil drawings		<input type="checkbox"/>
Street lighting drawings		<input type="checkbox"/>
Digitally sealed street lighting cost estimate letter, including an itemized breakdown with unit rates, quantities, and total cost for each item		<input type="checkbox"/>
Adjacent signage, street lighting, utility poles, easements, on-site and off-site utilities		<input type="checkbox"/>
Excavation and Shoring Plans/Geotechnical		<input type="checkbox"/>
CNV 'Low Rise Development Permit Application' Form		<input type="checkbox"/>

EROSION AND SEDIMENT CONTROL PLAN

Erosion and Sediment Control Plan (see sample handout)	<input type="checkbox"/>
Show the location of all streets and lanes	<input type="checkbox"/>
Show the location of all impacted catch basins; note that all impacted catch basin will be protected	<input type="checkbox"/>
Show the location of the proposed site access driveway; note size and indicate materials used	<input type="checkbox"/>
Show location and size of the sediment trap and discharge details	<input type="checkbox"/>
Show the location and size of the excavation	<input type="checkbox"/>
Show all required and proposed tree protection	<input type="checkbox"/>
Show the location of the soil pile and list the material used to protect it	<input type="checkbox"/>
Show the location of all fences and retaining walls	<input type="checkbox"/>
Provide a current (dated within 6 months) posting plan survey to scale by BC Land Surveyor (BCLS)	<input type="checkbox"/>
BC Land Survey - Posting Plan (dated within 6 months)	<input type="checkbox"/>
Show geodetic elevations at the top and bottom of all existing and proposed retaining walls	<input type="checkbox"/>
Show the proposed driveway geodetic elevations at property line.	<input type="checkbox"/>
Location of existing buildings and their setbacks to property lines	<input type="checkbox"/>

SITE PLAN

1:100 scale	<input type="checkbox"/>
Bicycle and vehicle parking dimensions including Level EV 2 charging outlets	<input type="checkbox"/>
Civic Address and Legal Description	<input type="checkbox"/>
Name of Owner, Professional Engineer(s), Registered Architect or Designer	<input type="checkbox"/>
North arrow and lot dimensions	<input type="checkbox"/>
Geodetic elevations at property corners and building corners	<input type="checkbox"/>
Geodetic elevations at main floor and garage floor	<input type="checkbox"/>
Geodetic elevations at top and bottom of existing and new retaining walls, sunken patio, and landings	<input type="checkbox"/>
Show location of exterior mechanical equipment (i.e. heat pump)	<input type="checkbox"/>
BC Building Code Summary – code edition, building area, number of storeys, floor area, sprinklered/non-sprinklered.	<input type="checkbox"/>
Show any existing hedges, retaining walls, steps, or crossings encroaching onto City property which are to be removed. Ensure proposed walkways, steps, railings, and door swings do not encroach into City rights-of-way.	<input type="checkbox"/>
Provide dimensions for all existing and proposed retaining walls, fence heights, and gate swings.	<input type="checkbox"/>
Show building grades at property line. The City boulevard must slope down at 2% towards the road. Property line elevations are calculated by adding 0.155m to the gutter elevation and continuing up at 2% until reaching the property line.	<input type="checkbox"/>
Show the infill area between the property line and the asphalt edge of the lane to be constructed with asphalt to match the existing lane surface without disturbing the lane drainage. If the access is to be constructed with concrete finish, it must not encroach into the lane.	<input type="checkbox"/>
Show dedications, easements, and/or SRWs	<input type="checkbox"/>
Show location of site services	<input type="checkbox"/>
Show Zoning Analysis: Identify current zoning for the property	<input type="checkbox"/>
Show outline of all buildings and their roof overhangs and their setbacks to property lines, top of bank, right of ways, and required setbacks to BC Hydro equipment. Show distance between all buildings on property.	<input type="checkbox"/>
If there is an additional dwelling unit on site (existing or proposed), show the width of the required pathway from the street to the dwelling unit. Include lighting along the path and that projecting or underground features do not encroach onto the path. Include the dwelling unit's address	<input type="checkbox"/>
Show any adjacent street and/or lane locations and widths	<input type="checkbox"/>

FLOOR PLANS

1:50 (1/4" = 1'-0") scale	<input type="checkbox"/>
Fully dimensioned floor plans including a roof plan.	<input type="checkbox"/>
Label the intended use of all rooms	<input type="checkbox"/>
Label garage as heated or unheated.	<input type="checkbox"/>
Show the location and fire-resistance rating of required fire separations	<input type="checkbox"/>

Show location of stairs, handrails, and guardrails	<input type="checkbox"/>
Radon/Soil Gas Control. Level 2 Classification - CNV requirement.	<input type="checkbox"/>
Show location, size, and type of doors, windows, and skylights	<input type="checkbox"/>
Show location and size of solar conduits / pipes and collector	<input type="checkbox"/>
Show location of electrical panel(s) in each dwelling unit	<input type="checkbox"/>
Show the location of the smoke alarms and carbon monoxide detectors	<input type="checkbox"/>
Show the location and label all heating, ventilation, and air conditioning equipment (HRV, heat pump, furnaces, DHW, etc.) - identify heating source/type	<input type="checkbox"/>
Show principal house building dimensions and elevations (including decks, porches, balconies)	<input type="checkbox"/>
If there is a secondary suite, the boundary of the suite should be clearly indicated on floor plan. Area of suite should also be included.	<input type="checkbox"/>

CROSS SECTIONS

Indicate scale used	<input type="checkbox"/>
Indicate the required and proposed U-value of all fenestrations	<input type="checkbox"/>
Indicate the insulation requirements for all pipes in unconditioned spaces	<input type="checkbox"/>
Rain screen details - roof to wall, window head and sill detail, vents, and wall at foundation, soffit	<input type="checkbox"/>
Building height which is measured between average existing grade and midpoint of highest roof	<input type="checkbox"/>
Details for stairs - clear height, rise, run, tread depth	<input type="checkbox"/>
Details for handrails and guardrails and attachment	<input type="checkbox"/>
Roof slope and truss heights	<input type="checkbox"/>
Floor to ceiling heights of all rooms	<input type="checkbox"/>
Label the intended use of all rooms	<input type="checkbox"/>
Details of the wall, roof, ceiling and floor construction, including insulation	<input type="checkbox"/>
Details on radon requirements at foundation	<input type="checkbox"/>
Include code reference of listed assemblies	<input type="checkbox"/>

ELEVATIONS

Indicate scale used (metric)	<input type="checkbox"/>
Building height c/w eave height (i.e. geodetic datum) and floor to ceiling heights	<input type="checkbox"/>
Existing and finished grades at corners of the structure – calculate average finished grade	<input type="checkbox"/>
Show extent of all exterior finishes including flashings over all doors and windows	<input type="checkbox"/>
Show deck height from average grade	<input type="checkbox"/>
Show roof slope Also required are all common principal building projections including measurements for eaves, cornices, leaders, gutters, canopies, chimneys (along interior side lot line), Sunlight Control Projections, Unenclosed balconies, porches, steps, exterior ramps, railings, lifts, bay windows, etc.	<input type="checkbox"/>
Spatial separation and limiting distance calculations for all elevations	<input type="checkbox"/>

Geodetic elevations for all floor levels including eave height and ridge height.	<input type="checkbox"/>
Show door and window sizes. Show direction of door swing and type of window opener	<input type="checkbox"/>
Grade elevations at corners of deck	<input type="checkbox"/>
Elevation for top of plate, roof ridge, main floor, second floor, basement	<input type="checkbox"/>
Show elevations for adjacent faces of any other buildings on the property, including all door and window dimensions and spatial separation calculations	<input type="checkbox"/>

ARBORIST REPORT (if applicable)

Required for all properties containing trees with a diameter at breast height (DBH) of 20 cm or greater that are located on site, on adjacent properties within 4 m of the property line, or on City lands within 10 m of the property line. The report must be prepared in accordance with the City's Arborist Guide (PDF) and by a certified ISA arborist.	<input type="checkbox"/>
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TREE PROTECTION PLAN (if applicable)

For on-site and neighbouring properties, indicate all existing trees with a diameter at breast height (DBH) of \geq 20 cm, showing whether each tree is to be retained or removed and required tree protection fencing, with dimensions as specified in the arborist report.	<input type="checkbox"/>
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For trees on City lands, show all trees with a DBH of \geq 10 cm, including the location and required tree protection fencing, with dimensions as specified in the arborist report.	<input type="checkbox"/>
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LANDSCAPE PLAN

1/8" = 1'-0" (1:100) scale	<input type="checkbox"/>
Indicate locations and driplines of all existing onsite and offsite trees to be retained, and all other existing landscape elements as shown on the legal survey.	<input type="checkbox"/>
Illustrate all proposed landscape elements, including proposed trees with required planting and soil areas, paved surfaces, walls, stairs, ramps, fences, structures, and lighting.	<input type="checkbox"/>
Provide site grading on plans. Show elevations along the Property Line and along all Building corners, as well as entrances and exits. Provide grades for all top and bottom of proposed and existing walls, top and bottom of stair or ramp elevations and hardscapes.	<input type="checkbox"/>
Required soil areas (m^2) for all proposed trees shall be clearly identified and labelled on the plan to demonstrate compliance with the tree planting and soil volume requirements outlined in the Development Permit Guidelines.	<input type="checkbox"/>

PLANTING PLAN AND PLANT LIST

Indicate all proposed trees, shrubs, perennials, and groundcover species, clearly separated for onsite and offsite planting areas, with symbols keyed to a corresponding plant list.	<input type="checkbox"/>
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Include a plant list for all proposed plant materials including scientific and common names, plant size at time of planting, mature height and width, drought tolerance, and BC native species identification.

STRUCTURAL

1:50 (1/4" = 1'-0") scale

Floor, roof plans, and construction details

Dimensions, structural elements, foundation & footings, and design loads. Include 0.24 kPa load for future solar collector for single family dwellings

Structural notes and details including concrete strength and lumber grade

GEOTECHNICAL

Excavation & Shoring/Geotechnical (see handout for details)



Site plan and elevations showing existing structures, retaining walls, and trees within 1.5 m (5 feet) of lot

Cross sections demonstrating the shear line for the bearing will be maintained

MECHANICAL

Plan view showing water piping, DWV, HVAC, and gas (if applicable)

Water pipe riser diagram, sanitary riser diagram

Water pipe sizing methodology / table

Gas piping riser diagram

ELECTRICAL

Location of separate electrical room (required for buildings containing 5 dwelling units or more)

Life safety devices

OFFSITE REQUIREMENTS

Street Lighting drawings , coordinated with existing and proposed trees and utilities.

Survey Plan



Tree Protection Plan (if applicable)

SITE PLAN

Show building grades at property corners and both sides of all driveway and pedestrian entrances, as well as all points of grade transition. Streetscape: Indicate proposed gutter elevations and top of curb elevations at all corresponding building grade locations

Boulevard Treatment to be conformed to CNV Boulevard Landscaping and Maintenance Guide	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lane / Garage Access: Show the proposed garage/ Parking pad slab elevations as well as proposed driveway elevations at property line. Where the lane slopes towards the property, proposed grades are calculated by using the elevation of the center of the lane OR where the lane slopes away from the property, proposed grades are calculated by adding 0.1 m to the elevation at the center of the lane	<input type="checkbox"/>	<input type="checkbox"/>
Indicate center of the lane elevation at corresponding building grade locations in the lane	<input type="checkbox"/>	<input type="checkbox"/>
Ensure proposed walkways, steps, railings, and door swings do not encroach into City rights-of-way	<input type="checkbox"/>	<input type="checkbox"/>
Show vehicle accesses and pedestrian entrances	<input type="checkbox"/>	<input type="checkbox"/>
Show the location, dripline extent, and tree grades (at the base of the trunk) for all trees located on site, on adjacent properties within 4 m of the property line, or on City lands within 10 m of the property line that are proposed to be removed or retained, as identified on the survey plan	<input type="checkbox"/>	<input type="checkbox"/>

EROSION AND SEDIMENT CONTROL PLAN

Include proposed site access location(s) and protection measures to prevent sediment from being tracked off-site (Gravel access: minimum depth of 30 cm, length of 15 m, and rock size of 75 mm clear gravel - or wheel wash system will be required)	<input type="checkbox"/>
Show existing and proposed contours and relevant spot elevations	<input type="checkbox"/>
Show existing underground services and proposed connections to existing services.	<input type="checkbox"/>
Show existing catch basins and drainage infrastructure with proposed protection measures	<input type="checkbox"/>
Show street tree protection measures	<input type="checkbox"/>
Indicate designated area for soil stockpiling with proposed protection measures	<input type="checkbox"/>
Include a silt fence and swales on sloped areas (if applicable)	<input type="checkbox"/>
Include a sediment pond and dewatering pump (if applicable)	<input type="checkbox"/>

SURVEY REQUIREMENTS

Include manhole and catch basin rim and invert elevations	<input type="checkbox"/>
Show distances between manholes	<input type="checkbox"/>
Include basement elevation and any grade changes	<input type="checkbox"/>
Indicate the top and bottom elevations of retaining walls (gutter and back of walk at property lines, lane cross-sections)	<input type="checkbox"/>
Provide corner shots and evenly spaced shots along the property line (3 along the width, 4 along the length)	<input type="checkbox"/>
Include road and lane centerlines, edges of pavement, and gutter lines	<input type="checkbox"/>
Locate all trees both on private and City property - show the dripline and trunk size on the survey drawing	<input type="checkbox"/>
Note: survey must be signed and sealed	<input type="checkbox"/>

STORMWATER MANAGEMENT

Include stormwater management system	<input type="checkbox"/>
Show major pervious, semi-pervious, and impervious areas	<input type="checkbox"/>
Indicate infiltration rates used (if applicable include test results)	<input type="checkbox"/>
Indicate areas, depths, and volumes for any source controls	<input type="checkbox"/>
Show piping details and design details	<input type="checkbox"/>
Provide a table of calculations	<input type="checkbox"/>

BUILDING GRADES

Show building grades at property corners and both sides of all driveway and sidewalk entrances at the property line	<input type="checkbox"/>
Show corresponding grades at the gutter line and top of curb	<input type="checkbox"/>

CIVIL DRAWINGS FOR DUPLEXES

MMCD and City of North Vancouver Engineering Standards	<input type="checkbox"/>
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BUILDING PERMIT APPLICATION CHECKLIST: REFERENCE LINKS

[Alternative Solutions Application and documents to be Submitted](#)

[BC Corporate Search – available at Province of British Columbia 'BC Registries and Digital Services' website](#)

[BC Housing – New Home Registration Form](#)

[BC Land Title Search](#)

[BC Step Code Compliance Checklist and Documentation](#)

[BCBC Schedule A - Confirmation of Commitment by Owner and Coordinating Registered Professional](#)

[BCBC Schedule B - Assurance of Professional Design and Commitment for Field Review](#)

[CNV 'Accessory Secondary Suite' Zoning Bylaw Requirements](#)

[CNV 'Acknowledgement of Responsibility – Owner's Undertaking' Form](#)

[CNV 'Alternative Solutions' Information and Resources](#)

[CNV Arborist Guide – Arborist Report, Tree Protection Plan & Tree Replacement Plan](#)

[CNV Boulevard Landscaping and Maintenance](#) and [Boulevard Landscaping Guide](#)

[CNV Building Code Data Sheet – for New Construction for Complex Buildings](#)

[CNV Building Code Data Sheet – for Tenant Improvements in Existing Buildings](#)

[CNV 'Building Permit Application' Form](#)

[CNV Building Permit Application Guideline – Residential Heat Pumps](#)

[CNV Coach House Development Permit Application Form](#)

[CNV 'Decommissioning In-Ground Residential Swimming Pools' Handout](#)

[CNV 'Demolition Permit Application' Form](#)

[CNV Demolition Permit Information and Resources](#)

[CNV Demolition Permit Checklist – Commercial and Multi-Residential](#)

[CNV Demolition Permit Checklist – Multiple Lot – Residential](#)

[CNV Demolition Permit Checklist – Single Family Dwellings](#)

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BUILDING PERMIT APPLICATION CHECKLIST: REFERENCE LINKS

[CNV Design Verification Report – for Buildings Complying with Section 9.36 of the BCBC](#)

[CNV Electrical Load Calculation Form – for Commercial Tenant Improvements](#)

[CNV Electrical Load Calculation Form – for Duplexes](#)

[CNV Electrical Load Calculation Form – for Single Family Dwellings with Secondary Suites](#)

[CNV Electrical Load Calculation Form – for Townhouses & Row Houses](#)

[CNV 'Electrical Permit' Information and Resources](#)

[CNV Energy Efficiency Compliance Documentation – Design Verification Report](#)

[CNV Guideline Construction Fire Safety Plans \(C-FSP\) – BCFC 5.6.1.2 "Protection of Adjacent Properties" Report](#)

[CNV 'Public Works & Engineering Servicing Standards' Information and Resources](#)

[CNV Residential Project Application Form](#)

[CNV Residential Swimming Pool Safety Requirements](#)

[CNV 'Slope Stability' Information and Resources](#)

[CNV 'Supplementary Dwelling Unit Information' Form](#)

[Erosion and Sediment Control](#) see [Erosion and Sediment Control Requirements for Construction on Renovations, Coach Houses, Single & Two-Family Properties](#)

[Excavation Requirements for Single Family & Two Family Dwelling Construction \(Including Coach Houses and Garages with Basements\)](#)

[Metro Vancouver Grease Interceptor Resources](#)

Site Disclosure Statement – available at [Province of British Columbia 'Site Remediation Forms' website](#)

[Site Disclosure Statement: Determine if you need to complete a Site Disclosure Statement](#)

[Temporary Sales/Lease Centre Proposal Located in Building Under Construction \(Checklist\)](#)

[Tenant Improvement Inspection and Documentation Guide](#)

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BUILDING PERMIT APPLICATION CHECKLIST: REFERENCE LINKS

[WorkSafeBC 'Restoration, Renovation & Demolition' Information and Resources](#)