

Outsourced Building Inspection Services

The District of Port Edward has partnered with the City of Prince Rupert to provide building inspection services. Applications for building permits **must** be submitted to the District of Port Edward either in person or online at www.portedward.ca.

For questions regarding building permits, inspections, or BC Building Code requirements, please contact the City of Prince Rupert directly. Invoicing and payments will continue to be managed by the District of Port Edward.

This partnership ensures that residents continue to receive efficient and professional service for all building-related matters.



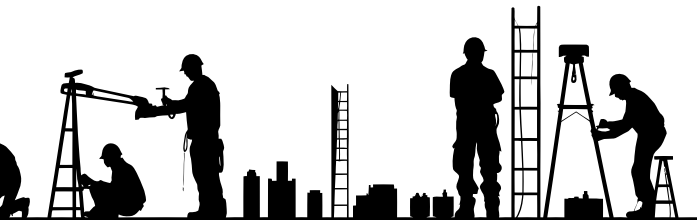
Questions?

250-627-0960
building@princerupert.ca

www.portedward.ca
770 Pacific Ave, Port Edward, BC
V0V 1G0



BUILDING PERMIT FAQs



PERMIT REQUIRED:

You need a permit to:

- Construct, repair, alter, reconstruct, move, demolish, remove, or relocate a building or structure.
- Add to an existing building or manufactured home.
- Build any new structure over 10 m² (108 sq ft) or smaller if hazardous.
- Build/alter exterior decks above ground level or add roofs over decks.
- Construct retaining walls over 1.2 m (4 ft).
- Build masonry fireplaces/chimneys or install wood-burning appliances.
- Put up a temporary building (max. 12 months).
- Change the use or occupancy of a building.
- Install fire alarms, insulation/vapour barrier, signs, awnings, canopies, marquees, or solarium kits.
- Place a mobile/manufactured home in the District.
- Renovate to add bedrooms, create suites, or enclose decks.
- Replace structural roof components.
- Build swimming pools over 0.61 m (2 ft) deep with surface area over 14 m² (150 sq ft).
- Build fences (must meet zoning height rules).

REQUIRED INSPECTIONS

Inspections are required at specific stages of construction to ensure compliance with the BC Building Code and municipal bylaws. Common required inspections include:

Footings:

Before concrete is poured into footings.

Foundation Forms:

Before concrete is placed, including review of reinforcing steel.

Underground Plumbing:

Before covering underground water, sanitary and storm lines.

Concrete Slabs/Stairs:

Prior to pouring.

Plumbing (Rough-In):

Once drain and water lines are complete.

Framing:

When framing and sheathing are complete but before insulation.

Insulation & Vapour Barrier:

Before wall finishes are applied.

Final/Occupancy Inspection:

When the building is complete and ready for use!

NO PERMIT:

You do **not** need a building permit for:

- Interior or exterior finish repairs such as stucco, siding, painting, or other surface finishes.
- Installing or replacing kitchen cupboards.
- Landscaping.
- Re-roofing, gutters, or drain pipes.
- Clearing stoppages or repairing leaks in pipes, valves, fixtures, or hot water tanks, if no replacement or re-arrangement of plumbing is involved.

