



**Thompson-Nicola Regional District
Building Inspection Services**

#300 – 465 Victoria Street, Kamloops, BC V2C 2A9
Telephone: 250-377-8673 Fax: 250-372-5048
Email: building@tnrd.ca

BUILDING INFORMATION REQUEST

APPLICANT INFORMATION		Date:
Name(s):		Company Name:
Mailing Address:		
Phone:	Fax:	Email:
Contact Person(if different from applicant name):		
PROPERTY OWNER INFORMATION		
Name(s):		
Property Civic Address:		
Property Legal Description:		

We hereby request that the Building Inspection Services Department examine its present records to determine if it has knowledge of a violation of the Thompson-Nicola Regional District Building Bylaw in regard to the above noted property.

Building Inspection Services records reveal:		
No known violation as of the date noted below.	Expired Building Permit(s) on file. No final inspection performed to date. May be subject to a violation notice on property title. See attached "Bylaw Contravention Notice on Property Title".	
No records of Building Permits on file.		
Active Building Permit(s) on file. No final inspection performed to date.		
Expired Building Permit(s) on file. See attached "Important Notice".	Other; see comments below.	

Folder Number:	Construction Type	Status

DISCLAIMER: The information given herein is not a warranty by the Thompson-Nicola Regional District that the above property complies in all other respects neither with the Building Bylaw nor with any Bylaw of the Thompson-Nicola Regional District. The above property has not been inspected and it may have any number of Bylaw infractions that are not disclosed in the records of the Thompson-Nicola Regional District Building Inspection Services. If any such Bylaw infraction exists, they are not waived by virtue of the information given herein.

Per:	Date:	File#:	Acct:
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THOMPSON-NICOLA REGIONAL DISTRICT
#300-465 VICTORIA STREET
KAMLOOPS BC V2C 2A9 FAX: (250) 372-5048
PHONE: (250) 377-8673
TOLL FREE: 1-877-377-8673

IMPORTANT NOTICE **RE: BUILDING INSPECTION REPORTS**

In keeping with its primary mandate of bringing much needed services to the people within its boundaries, the Thompson-Nicola Regional District was one of the first in the province to implement building inspection services.

Commencing 27 years ago, most construction other than that within the City of Kamloops required a building permit from the TNRD and subsequent inspections at various stages of development.

In most cases, building permits were actually taken out when required, however, in very few of those cases did the owners fulfill their responsibility to call for all of the required inspections.

For the seven years ending December 31, 1998, a total of 7,069 building permits were issued but only 1,341 received final inspections.

Apparently, the same situation also seems to be prevalent in other Regional Districts that provide Building Inspection services.

Unfortunately, due to changing Building Codes, inaccessibility of works and in some cases subsequent development, it is now neither possible or nor practical to perform final inspections on those works.

To lessen whatever repercussions this situation may have on property owners, the TNRD Building Department will continue to receive and disseminate any mitigative information such as independent inspection and engineering reports, details of any upgrading or builder warranties offered or whatever other information property owners may wish to provide to prospective enquirers.

It is important, however, to emphasize that it is the owner's responsibility to call for inspections and comply with the B.C. Building Code.

Pre 1999 Construction:

Although whatever information is held on file pertaining to any particular property will be provided upon request, ***in most cases the Regional District will be unable to provide proof of final inspection and compliance with the BC Building Code on construction occurring prior to 1999.***

Prospective buyers and other interested parties may wish to consider retaining the services of an independent property inspector to satisfy themselves of the state of condition of any property lacking final inspection by the TNRD.

Post 1998 Construction:

In order to achieve a higher percentage of compliance with the inspection requirements of the Regional District Building Bylaw, procedures are currently being implemented to remind owners of their responsibility under the B.C. Building Code to call for all required inspections.

Any further information which may be required on this matter can be obtained directly from the Thompson-Nicola Regional District Building Department at 377-8673 in the Kamloops area or toll free at 1-877-377-8673 if long distance.