



**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 "BIR FAQ Sheet".	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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The Region of BC's Best

Building Inspection Report (BIR) FAQ Sheet

What is a BIR?

It is a summary of the building permit historical record for a property in the TNRD - by year, type, and status. For example, was the permit approved, inspected and complete or expired, incomplete, or is an order or notice in place? What was the permit for?

Building Permitting history in the TNRD

Since the early 1970s, most buildings in the TNRD required a building permit and inspection at stipulated stages of construction. While building permits were generally applied for and issued, many owners failed to fulfill their responsibility to call for all required inspections thru to Final and Occupancy. **Please note that it was and remains the owner's duty to call for inspections and comply with the BC Building Code.**

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TNRD Building Permits pre 1999

In many cases, the TNRD is unable to provide proof of final inspection and compliance to BC Building Code for construction prior to 1999. Given revised Building Codes, inaccessibility of works, and subsequent renovations, it is neither possible nor practical to do final inspections on historical construction today.

TNRD Board Policy is to leave the status "as is" and NOT enforce historical pre 1999 incomplete permits.

So what can we do if we have an incomplete historical building permit?

To assist property owners, the TNRD Building Services will continue to accept and add to our property record, *professional stamped reports* by architects or engineers (not home inspectors). These will then be shared via future BIR requests and form a record of the building(s) substantially meeting code and life safety.

Prospective buyers, lenders, insurers, etc. may wish to retain the services of an independent professional to satisfy themselves of the condition of any building lacking final inspection by the TNRD.

TNRD Building Permits 2000 to today

Building permits are more frequently taken thru all required inspections resulting in the issuance of an Occupancy Permit. Owners/contractors typically need this completion to secure mortgages, insurance, BC Homeowner Protection Act compliance, etc. Also, to help secure compliance with the BC Building Code and Building Regulations Bylaw, the TNRD requires a security be posted and we send reminder and expiry letters.

Despite that additional administrative work on the TNRD's part, it remains the applicant's responsibility to call for inspections and complete their building permit within the life of the permit.

The value of the property is impacted.

For more information see <https://www.tnrd.ca/planning-development/building-permits/>

Or contact the Building Services at building@tnrd.ca or call 250.377.8673 or toll free at 1.877.377.8673