



## Building Inspections

# Temporary and Permanent Placement of Trailers for Commercial Use

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### **Temporary Placement *means a period of not more than 12 months***

A Building Permit application must include:

- Two (2) scaled copies of the site plan showing dimensions from trailer to property lines and to existing buildings.
- Two (2) sets of scaled drawings including anchorage and support, floor plan, elevation views, applicable sections including ramps, stairs and guards.
- Two (2) copies of sealed design of temporary anchorage and support of the trailer from a structural engineer registered in BC, including letters of assurance (not required for construction crew trailers).
- A written statement of intended use and the duration of use.
- The trailer must be built to the current CSA standard and bear this identification or certification that the building is structurally safe for use, and letters of assurance are required from a structural engineer.
- Ramps, stairs, handrails and guards must conform to the BC Building Code.
- A ramp for persons with disabilities is required for office, retail and assembly use, but not required for a construction crew trailer.
- Washrooms for persons with disabilities may be required if unavailable on site.
- If a washroom is provided, a plan showing the water and sanitary location and connections is required.
- Planning Division approval is required; temporary uses are subject to Section 6.7 of the Zoning Bylaw; sales offices are limited to an area not exceeding 70m<sup>2</sup>.
- A bond of \$1,000.00 to ensure the trailer is removed and the site is left clean (required at permit issuance).

### **Permanent Placement**

A Building Permit application must include:

- Two (2) scaled copies of the site plan showing dimensions from trailer to property lines and to existing buildings.
- Two (2) sets of scaled drawings including a foundation plan, floor plan, elevation views, applicable sections including ramps, stairs and guards.
- Two (2) copies of sealed design of anchorage and support of the trailer from a structural engineer registered in BC, including letters of assurance.
- Structural engineers' confirmation of floor loading capacity may be required dependent on the proposed use of the trailer.
- An access ramp for persons with disabilities is required.
- Washrooms for persons with disabilities may be required if unavailable on site.
- The trailer must be built to the current CSA standard and bear this identification or certification that the building is structurally safe for use, and letters of assurance will be required from a structural engineer.
- A Development Permit must be applied for through the Planning Division.
- On-site servicing drawing and Engineers' letters of assurance may be required depending on the servicing situation.
- Coordinating Registered Professional's Schedules A and B from an architect or engineer is required for assembly use buildings exceeding 150m<sup>2</sup>.
- The City of Nanaimo's sprinkler bylaw applies to detached building(s) having a total gross floor area exceeding 100m<sup>2</sup>.