



INSPECTION REPORT

Building Permit #: 08-2024-24

PROJECT: SFD Date of Inspection: June 5 2025

ADDRESS: 340 Grants Lake rd. Not Approved:

INSPECTION OF: Final Approved:

COMMENTS:

- Civic address needs to be permanently fixed
- Front deck needs guard on landscaping needs to be brought up so there is less than a 2' drop
- Architectural Schedule B needs to be checked with a Schedule CR
- Occupancy can not be given until the above deficiencies and outstanding documents have been submitted and corrected.

BUILDING INSPECTOR:

White: Office Copy

Yellow: Customer Copy

Town of Lake Cowichan
 Box 860, 39 South Shore Road
 Lake Cowichan, BC V0R 2G0
 Phone: 250-749-6681
 Fax: 250-749-3900



1801 28 Ave. NE
Salmon Arm, BC V1E 3X2
(604) 818 6368
info@dtengineers.com

TLC Noted Supplied by Property Owner

September 22, 2025
Project No. 225053
Rev. 00

Regarding: 340 Grants Lake Rd. Lake Cowichan, BC

To whom it may concern:

We have completed a review of the site review reports submitted by the original structural engineer of record for the above-mentioned project. Per Section 8 of the "Guide to the Letters of Assurance in the BC Building Code 2018 and Vancouver Building By-law 2019", and as requested via email correspondence, we feel that the reviews performed and documented in the above-noted reports indicate that the work performed substantially complies with the Building Code.

Additionally, we are submitting annotated new Schedule B and Schedule CB as requested via email correspondence.

We trust that the above information and associated documents are satisfactory but if you have any questions whatsoever regarding this submission, please do not hesitate to contact the undersigned.

Kind regards,

DT Engineers Ltd.
Per: Adam Tryczyński, P.Eng
Principal Structural Engineer
604 818 6368
adam.tryczynski@dtengineers.com



Town of Lake Cowichan

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Phone: 250-749-6681 Fax: 250-749-0281 www.lakecowichan.bc.ca

July 15, 2025

Jennifer Zadorozniak
David Barbour

METHOD OF DELIVERY Email [REDACTED]

Dear Jennifer and David

RE: 340 Grant's Lake rd. Occupancy

I am writing this letter as a follow-up to our meeting on Friday July 11th, 2025, with yourself, Dave Barbour, John Thomas, CAO for the Town, and I wherein we discussed in details of your project at 340 Grant's Lake Rd. As discussed in the meeting, this letter is to serve as confirmation of the reasons the Town has not yet granted occupancy for your project.

I would like to start with a brief overview of your project to establish a background of how we have come to this point.

- July 8, 2022, Structural Schedule B signed by Anthony Spick.
- July 8, 2022, Schedule A signed by Will King, Architect.
- July 8, 2022, Architectural Schedule B signed by Will King.
- August 29, 2022, Building permit approved by the Town of Lake Cowichan.
- October 31, 2022, Geotechnical Schedule B signed by Chris Hudec Engineer of Record at the time.
- April 24, 2025, Geotechnical Schedule C-B signed by Chris Hudec.
- May 20, 2025, email from the town explaining your requirements for occupancy.
- June 4, 2025, Structural C-B signed by Adam Tryczynski.
- June 5, 2025, Final inspection for which the report has been provided on the same day.

The town would like to acknowledge your work providing the Structural C-B and the Geotechnical Schedule C-B as outlined in the email on August 29, 2025. However, there is



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still the outstanding Architectural Schedule C-B and all its subcomponents. You have indicated that you cannot find an Architect that is willing to take on your project and I have advised that a qualified engineer may also fulfill this role to give you more flexibility.

As discussed during our meeting, the primary issue is that the requirements of your Architectural Schedule B have not been fully met. Specifically, the Schedule CB needed to close out your Schedule B. This requirement was originally established when you applied for your permit. The Town's Building Official at the time deemed it necessary for your project to include an Architectural Schedule B. Further, the decision of the town was in accordance with section 15 of the Town of Lake Cowichan Building Bylaw No. 1075-2022 which reads " If the Building Inspector considers that a project's size or complexity, or a site condition, warrants, the Building Inspector may require a registered professionals design and plan certification, and field review, supported by letters of assurance in the form of Schedules: a) A, B-1, B-2 and C-a; or b) B-1, B-2, and C-b.

The permit was approved with the understanding that your Architect would assume professional responsibility for the applicable components listed in that Schedule.

Additionally, the insulation report issued by the Town on August 8, 2023, noted that the exterior insulation needed written approval and submission of Will King's field report, which we still have not received.

During our meeting on July 11, 2025, we understood that you were in possession of the field reports from Will King. If you can kindly confirm whether those reports will be provided to the Town for review, that would be great as it may have an impact on our decision to issue the occupancy permit for your project. My main concern lies with the life safety aspects of the project. This includes all applicable building envelope details listed on the Architectural Schedule B, such as:

1. 1.19 wall cladding systems.
2. 1.20 Condensation control and cavity ventilation.
3. 1.22 integration of building envelope components and
4. 1.23 environmental separation requirements (part 5).
5. Items such as the kitchen hood fan that does not vent to the exterior as required per the BC Building Code 9.32.3.8. 2). This element does not fall under part 9 and must instead be addressed by a qualified professional. The same applies to your



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- perforated cladding which was a design element provided and submitted by your Architect and also falls outside of part 9 as per the BC Building code 9.27.1.1. 6).
6. The wire guards which we understood were designed by the Architect will need to be accounted for under the Schedule B 1.5 performance and physical safety features.

The inclusion of components that fall outside the scope of Part 9, such as those noted above, requires professional oversight beyond my authority as a Building Official, and confirmation of code compliance by the appropriate professional.

In conclusion the Town approved your project with the design and submission of your Architectural plans and Architectural Schedule B. Bylaw No. 1075-2022 section 18 and the BC Building Code Division C 2.2.7.2 states that it is the owner's responsibility to submit all outstanding documents in the form of Schedule C-A and C-B. We will do everything possible to work with you within the appropriate regulatory framework and we hope to find a path toward the issuance of occupancy as quickly as possible.

Sincerely



Alex Guterson

Building Inspector
Bylaw Enforcement Officer

the notes below in Red are supplied by the Property Owner

The August 21, 2025, decision from the BC Building Code Appeal Board (Decision 1977) modified the building inspector's original decision. The rationale provided above by the inspector is incorrect. AIBC and EGBC have issued professional opinions, as architects and engineers, that contradict the interpretations made by the building inspector.



340 Grants Lake rd

1 message

Thu, May 22, 2025 at 3:23 PM

Building Inspections </inspections@lakecowichan.ca>
To: Jennifer Zadorozniak [REDACTED] >
Cc: CAO <CAO@lakecowichan.ca>, Brody Ferguson [REDACTED]

Hello Jennifer

Section 54 of the Community Charter states

Community Charter:

Section 54

If a building official withholds a building permit, he must provide written reasons if asked by the applicant to do so. Also, if the Building Bylaw requires an occupancy permit, the building official may withhold the permit if the building does not comply with the code or other provincial or municipal enactments regarding safety.

After reviewing all the information at hand, the only solution that I can find is that you will need to get an envelope engineer to take over the schedule B that was provided for the building envelope details. As the building envelope is a safety component and designed outside of part 9 of the BC Building code I cannot give you occupancy without it.

Alex

the notes below in Red are supplied by the Property Owner

From BC Building Code of Appeal decision on August 21, 2025:

"Except for buildings with common egress systems and firewalls, Division C of the Code does not require professional design and field review in the architectural discipline for Part 9 buildings.

Use of Part 5 of the Code for the design and construction of environmental separation components in a Part 9 building does not trigger a requirement for an RPR in the architectural discipline.

Submission of the Schedule B, Architectural, was not required by the Code and it follows that a requirement for that RPR to provide records of field reviews or to submit a Schedule C-B, Architectural, are not requirements of the Code."