



GUIDE TO BUILDING HEIGHT

This brochure is a general guideline for single family and duplex dwelling building plans. Refer to the zoning bylaw for exact regulations.

Height is the vertical height of a building or structure.

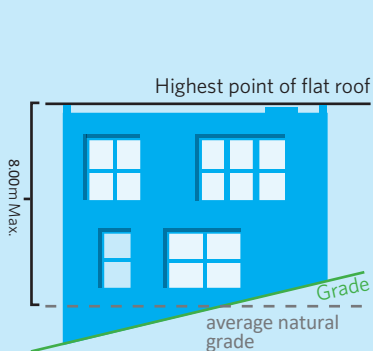
Average natural grade is measured around the perimeter of the building or structure at, or directly above or below the outermost projection of the exterior walls or the posts of carports.

Average finished grade is the average of the final ground surface after development.

Maximum building height is 8.0 m for all Single Family (R) Zones, except RLL and RC zones or where superseded by regulations of View Protection Sub-Areas shown in Schedule "B" of the Zoning Bylaw. Height is measured from the average natural grade, to:

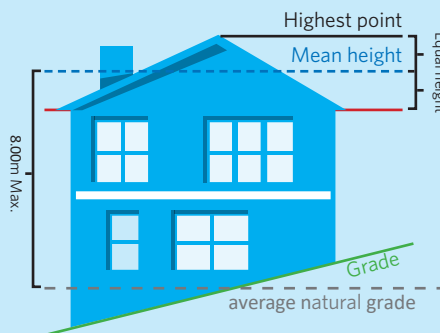
FLAT ROOF

1 Highest point of a building with a flat roof, parapet or roof deck railing. Roof slope must be 2/12 or less.



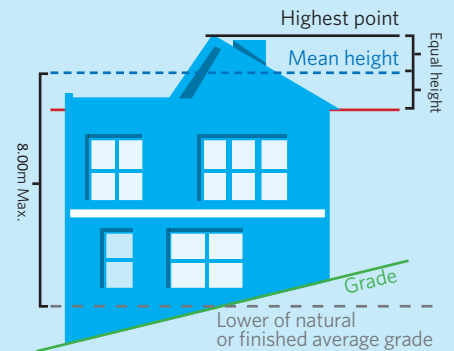
PITCHED ROOF

2 The mean height line between the peak and average eave level for buildings with a roof pitch greater than 3/12 and covering 80% or more of all roof areas.



COMBINATION

3 For roofs composed of a combination of pitched and flat elements, to the highest point of the flat roof OR to the midpoint of the "projected" peak of the pitched roof, whichever is higher.



See Part 4 of the Zoning Bylaw for regulations for other structures and height exceptions for chimneys, antennae, etc.
See Part 5 and Schedule "B" of the Zoning Bylaw for View Protection Area Regulations.



GUIDE TO BUILDING HEIGHT

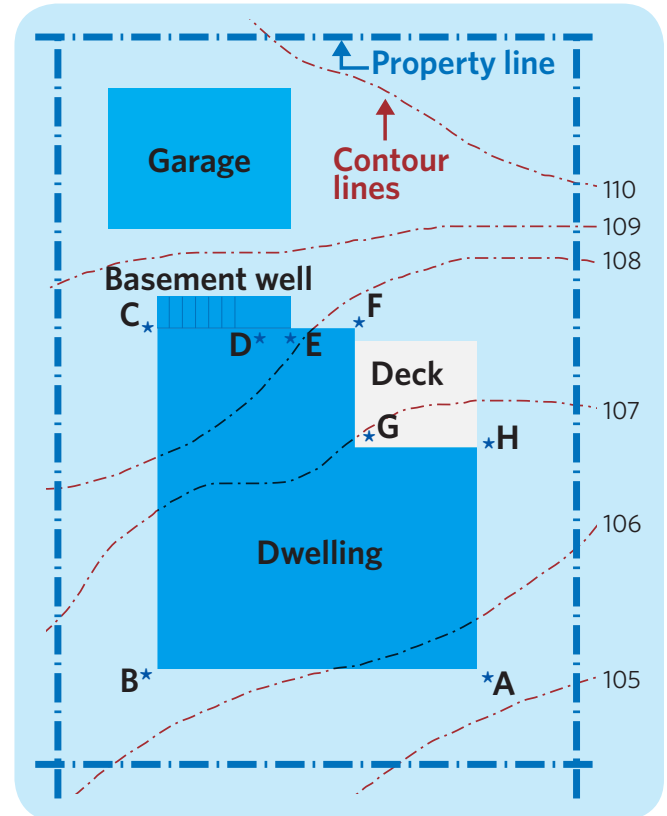
Grade calculations are to be submitted using one unit of measurement.

Example: to calculate finished grade elevation:

	Elevation	X	Length	TOTAL
A	$(105.6+106.3) \div 2$	X	20.5'	=2171.98
B	$(106.3+106.0) \div 2$	X	16.3'	=1730.25
C	$(106.0+98.5) \div 2$	X	7.7'	=787.33
D	$(98.5+98.5) \div 2$	X	5.0'	=492.50
E	$(107.0+106.4) \div 2$	X	6.0'	=640.20
F	$(106.4+106.4) \div 2$	X	8.4'	=893.76
G	$(106.4+105.9) \div 2$	X	6.3'	=668.75
H	$(105.9+105.6) \div 2$	X	9.2'	=972.90
TOTAL			79.4'	=8357.67

Average finished grade = $8357.67 \div 79.4' = 105.26'$

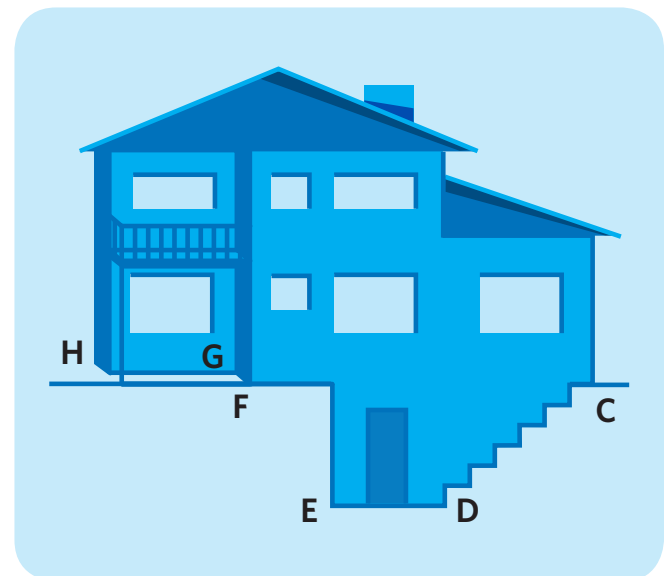
Interpolated grades *will not* be accepted for grade calculations.



Example: to calculate natural grade elevation:

	Elevation	X	Length	TOTAL
A	$(105.7+106.7) \div 2$	X	20.5'	=2177.10
B	$(106.7+108.5) \div 2$	X	16.3'	=1753.88
C	$(108.5+108.3) \div 2$	X	7.7'	=834.68
D	$(108.3+108.2) \div 2$	X	5.0'	=541.25
E	$(108.2+107.8) \div 2$	X	6.0'	=648.00
F	$(107.8+106.7) \div 2$	X	8.4'	=900.90
G	$(106.7+106.7) \div 2$	X	6.3'	=672.21
H	$(106.7+105.7) \div 2$	X	9.2'	=977.04
TOTAL			79.4'	=8505.06

Average natural grade = $8505.06 \div 79.4' = 107.12'$





GUIDE TO BUILDING HEIGHT

Average grade calculations:

Average grade calculations are required in order to determine height of a building.

To determine average natural grade, calculate the average elevations as measured around the perimeter of the building or structure at, or directly above or below the exterior walls (excluding accessory buildings, exterior decks, patios, planters less than 1.2m in depth, uncovered swimming pools and on grade stairs).

The following information is required for your building permit application submission:

- original British Columbia Land Survey (B.C.L.S) topography plans for our records
- a prepared topography plan showing ground levels around the proposed building(s) and proposed dwelling, to scale.
- finished and natural grades at all building corners and changes of slope on both the site plan and elevation drawings
- calculate average natural grade
- average grade elevations and permitted maximum height elevations on all building sections and facades, and
- all floor, upper ceiling height and top of roof elevations on section(s), using the same datum as the submitted survey.