
**Topic: Geotechnical Assessment and Reports for Development Projects
Policy**

1. Purpose:

The purpose of this Policy is to provide guidance to City employees in the provision and review of geotechnical assessments and reports prepared by Qualified Professionals as part of development or building related applications made to the City.

2. Scope:

This policy applies to any and all geotechnical, flooding and geohazard assessments or reports provided pursuant to development or building related applications made to the City, particularly to those geotechnical, flooding and geohazard assessments or reports that may be required by a Building Official pursuant to Division 8 of the Community Charter.

This Policy shall apply when a Building Official has a concern regarding the foundation design or any cut or fill works associated with the design of the building or structure, on lands where there may be concerns relating to overland flooding, mud flows, debris torrents, erosion, landslip, rock falls, soil bearing capacity, terrain stability or material source suitability and subsidence.

It does not apply to geotechnical, flooding and geohazard assessments or reports that may be requested pursuant to construction projects initiated by the City.

3. Policy:

- a. A Building Official may request a report or assessment from an applicant if any of the following circumstances are applicable:
 - i. A report may be required pursuant to the Building Bylaw;
 - ii. A report may be required pursuant to the Potential Hazard Areas Development Permit Area of the Official Community Plan;
 - iii. The proposed location is in a riparian area or in an area of known high ground water conditions or prone to high water tables;
 - iv. Where any part of the building envelope is within 10 metres of a spring or groundwater discharge location;
 - v. The proposed location is in an area of known hazardous geotechnical conditions;
 - vi. The proposed location is adjacent to prior development applications that have identified hazard geotechnical conditions;
 - vii. The proposed construction is within areas of non-engineered land alterations;
 - viii. Where any part of the building envelope includes slopes in excess of 10 degrees;
 - ix. Where any part of the building envelope is within 10 metres of a toe or crest of slope where the vertical difference between the toe and the crest exceeds 2.49 metres in height.

- b. Any report or assessment must be prepared by a qualified professional, professional engineer or geoscientist who is experienced in geotechnical engineering or the relevant appropriate engineering discipline, licensed to work in the province of British Columbia and can provide proof their professional liability insurance provides them coverage for the relevant field of work.
- c. Any assessment or report shall be prepared in accordance with the relevant Professional Practice Guidelines provided by the Engineers and Geoscientists of B.C.
- d. When an assessment or report has not been provided in accordance with this Policy, or that in the opinion of the Building Official the report has not fully evaluated the relevant hazard or has neglected to address a relevant hazard, then the Building Official may notify the applicant and reject the report or may require that a peer review of the report or assessment be undertaken for conformance to good engineering practice and adherence to any relevant guidelines.
- e. The peer review shall be completed by a qualified professional engaged directly by the City, and any costs incurred by the City to conduct a peer review shall be borne by the applicant.
- f. If the report or assessment of the qualified professional cannot provide the required assurance, or determines that the land may not be used safely for the use intended, the Building Official must not issue a building permit.
- g. If the report or assessment of the qualified professional provides the required assurance, then the Building Official or the relevant approval authority, must issue the building permit or approval, but will also require that a covenant is registered under section 219 of the Land Title Act, in a form acceptable to the City.

4. Amendments

The Director of Planning and Community Services may make amendments to this Policy subject to the approval of the CAO.

Director of Planning and Community Services and the CAO can approve or amend the covenant required herein.

5. Responsible Contact

The Director of Planning and Community Services is primarily responsible for the administration of this Policy, and to respond to questions regarding this Policy.

Prepared by:	Director of Planning & Community Services	Date:
Reviewed by:	Manager of Planning & Building	Date:
Approved by:	Council	Date:
Amended by:		Date:
Purpose of Amendment:		