

## **Residential Use Standards – Float Homes**

### **PRIOR TO RELOCATING ANY RESIDENTIAL UNIT, A PROJECT PERMIT MUST BE RECEIVED FROM PORT METRO VANCOUVER**

The following minimum documentation is required for all applications for float home moves within or to Port Metro Vancouver jurisdiction:

#### **FOR THE FLOAT HOME**

Owners of residential units are required to provide:

- A valid survey conducted by a certified Marine Surveyor. This survey must state compliance with the portions of the British Columbia Float Home Standard (1998 or most recent) which the Surveyor is qualified to review. In the event there are recommendations and/or deficiencies according to the survey, the owner must submit compliance documentation from the Marine Surveyor stating that any deficiencies have been addressed. Surveys must include colour photographs of the 4 home elevations, the hull serial number, and a calculation of vessel draft. Marine surveys are valid for a period of ten years.
- A copy of valid insurance for the home, to the satisfaction of PMV;
- An Inspection Certificate or report from a licensed Electrician confirming the electrical system is in accordance with the British Columbia Electrical Code in effect at the time of home construction;
- An Inspection Certificate or report from a licensed Plumber confirming that the potable water system installed is functioning in accordance with the Building Code in effect at the time of home construction;
- Photographs showing the sewer connections to discharge to the upland property for on-site treatment or disposal via a municipal system;
- A copy of the Building Permit issued by the upland municipality, if located in Delta

#### **FOR THE RECEIVING SITE**

Owners of the upland property or float home marina must provide:

##### 1. ZONING

- Documentation demonstrating appropriate municipal zoning of the upland property for the number of homes proposed to be located at the site address;

##### 2. ELECTRICAL – An Inspection Certificate or report from a licensed Electrician confirming:

- The electrical main connection, supply to the marina, distribution branches to the floats, and services to each residential unit, have been completed in accordance with the British Columbia Electrical Code;
  - 'Quick Disconnect' systems, if used, must comply with the Electrical Safety Act or be certified acceptable according to the Electrician.
3. FIRE - An Inspection Certificate or approval from the local Fire Department, confirming:
- Fire protection in accordance with the most recent British Columbia Float Home Standard is in place, or;
  - Local Fire Department acceptability of the site for fire safety purposes.
4. POTABLE WATER - an Inspection Certificate or report from a licensed Plumber and/or the municipality confirming:
- The potable water municipal connection, supply to the marina, distribution lines to the floats, and services to each residential unit, have been completed in accordance with Provincial plumbing codes and to the satisfaction of the upland municipality;
  - A Back Flow Preventer is installed and functioning in accordance with Municipal requirements. Testing of this device may be periodically required.
5. SEWER - an Inspection Certificate or report from a licensed Plumber confirming:
- Where municipal sewer is available, the municipal connection and the individual connections to each residential unit have been completed in accordance with accepted best practices;
  - Where municipal sewer is not available, a Port Metro Vancouver approved sewage treatment system has been installed, capacity for connections to all residential units exist, and the system is operational.
6. CLEARANCES - a site plan confirming:
- A minimum 1.5 metre side yard setback exists from the property boundaries, or setbacks in accordance with property zoning requirements are in place;
  - A minimum 1.5 metre width is in place for all floats and walkways;
  - A minimum 3 metre clearance is provided between float homes;
  - Spot soundings or hydrographic survey information demonstrating that sufficient water depth exists to prevent the home from grounding at Lowest Low Water Level.
7. LEASE REQUIREMENTS – Confirmation of current tenure
- A Float Home move or occupancy is conditional on a valid tenure agreement with respect to the subject premises. No construction or home relocation may commence in the absence of a valid tenure agreement.