

Residential Use Standards – Float Homes

PRIOR TO RELOCATING THE RESIDENTIAL UNIT INTO OR WITHIN PORT WATERS, AP PROJECT PERMIT MUST BE RECEIVED FROM PORT METRO VANCOUVER

The following documentation is required for all Residential Use Tenures:

FOR THE FLOAT HOME:

- Owners of residential units are required to provide a valid Marine Survey **prior to** entering Port Metro Vancouver jurisdiction or relocating within it, stating compliance with the British Columbia Float Home Standard (1998 or most recent). Marine Surveys are valid for a period of ten years and they must be conducted by a certified Marine surveyor;
- A copy of valid Marine Insurance.

FOR THE RECEIVING MARINA:

1. **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 and pursuant regulations.
2. **FIRE** - An Inspection Certificate or letter from the local Fire Department, confirming:
 - Fire protection in accordance with the British Columbia Float Home Standard (1998 or most recent) is in place;
 - Portable fire extinguishers and their maintenance are in accordance with Chapter 3-7 of the National Fire Protection Association (NFPA) 10 – Standard for Portable Fire Extinguishers;
 - Marinas, piers, wharves, and/or floats have fire suppression complying with NFPA 303 (Fire Protection Standard for Marinas and Boatyards) and NFPA 307 (Standard for the Construction and Fire Protection of Marine Terminals, Piers, and Wharves).
3. **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 and Municipal plumbing codes and requirements;
 - A Back Flow Preventer is installed in accordance with Municipal requirements.

4. **SEWER** - an Inspection Certificate or report from a licensed plumber confirming:
 - Where municipal sewer is available, the municipal connection, supply to the marina, distribution to the floats, and services to each residential unit, have been completed in accordance with municipal plumbing requirements;
 - Approved sewer pumps are installed on residential units in accordance with Provincial and Municipal plumbing codes and requirements;
 - Where municipal sewer is not available, a Port approved sewage treatment system has been installed, and collection from each residential unit has been completed, in accordance with Provincial and Municipal plumbing codes and requirements.

5. **CLEARANCES** - a site plan confirming:
 - A minimum 1.5 metre side yard setback is required from the property boundaries, or setbacks in accordance with property zoning requirements;
 - A minimum 1.5 metre width is required for all floats and walkways;
 - A minimum 3 metre clearance is required between floathomes.

GENERAL:

- All applicable municipal requirements and By-laws must be complied with;
- Re-zoning, if required, must be applied for and obtained;
- In the event there are recommendations and/or deficiencies according to the Marine Survey, the owner of the residential unit must submit compliance documentation from the Marine Surveyor stating that all the recommendations and/or deficiencies have been addressed;
- Posting of a "In Case of Emergency" sign (required information: VFPA Tenure #, 24 hour emergency contact #, or VFPA Emergency # 604-665-9346)

SUMMARY OF DOCUMENTATION REQUIREMENTS

- Copy of a valid Marine Survey
- Proof of valid Marine Insurance
- Electrical Certificate/Report
- Fire Certificate/Report
- Plumbing Certificate/Report
- Emergency Contact sign

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