



Wildfire Development Permit (WDP)

Building Application Checklist

A. WDP Exemption

If any of the following exemption criteria (1-9) apply, the proposal will not require registration of a covenant or a WDP.

		Yes	No
1	Is the proposal for the construction of accessory buildings or structures that are not in excess of 55m ² (592ft ²) and are further than 10 meters from other buildings?		
2	Is the proposal for alterations to accessory buildings or structures that are not in excess of 55m ² (592ft ²) and are further than 10 meters from other buildings?		
3	Is the proposal for an addition to an existing approved building that is not in excess of 25% of the existing gross floor area (GFA)?		
4	Is the proposal for interior renovations to existing buildings?		
5	Is the proposal for a new roof or a complete roof replacement using material that conforms to Class A, B or C , or equivalent, fire resistance as defined in the BC Building Code?		
6	Is the construction comprised entirely of non-combustible materials such as metal, stone, or concrete?		
7	Does the construction only involve the addition of rooftop equipment (e.g. HVAC), canopies, or other decorative roof structures that do not require a Building Permit?		
8	Is the activity proposed a land alteration that relates solely to normal farm practices in accordance with the Farm Practices Protection Act Farm Practices Protection Act and the landowner follows other regulations listed in the Act?		
9	Is the proposal for landscape maintenance, installation, and land alteration activities that do not increase wildfire risk?		

B. WDP Exemption with Covenant

If the proposal meets the guidelines listed below and a covenant (which ensures the long-term compliance with the following guidelines) is registered on Title, a WDP may not be required.

Note: *The following guidelines are a minimum standard for increasing wildfire resilience. The RDCK recommends strict adherence to FireSmart™ BC. For more information, consult the FireSmart™ BC guides and manuals by visiting: firesmartbc.ca.*

[Guidelines](#)

For more information

info@rdck.bc.ca | 250.352.6665 | 1.800.268.7325 (BC) | or visit rdck.ca

Landscaping

		Yes	No	N/A	Notes
10	Will all areas within 1.5 metres (5 feet) of principal buildings be free of coniferous vegetation?				
11	Will all areas within 1.5 metres (5 feet) of principal buildings be free of combustible materials (such as patio furniture, hot tub covers, etc.)?				
12	Will all areas within 10 metres (33 feet) of the building(s) be free of combustible materials? (including bark and mulch)?				
13	Will fencing constructed with combustible materials be at least 1.5 metres (5 feet) from any dwellings?				

Note: New accessory buildings (excluding ADUs) and decks will not trigger the above landscaping requirements provided they are located farther than 10 meters from other buildings.

Building Materials

		Yes	No	N/A	Notes
14	Is the roof covering Class A, B, or C fire resistance as defined in the <i>BC Building Code</i> ?				
15	Are the gutters made of metal?				
16	Is less than 20% of the surface area of each exterior elevation comprised of untreated combustible materials? (Including window and door trim, fascia, eaves, soffits, the underside of decks, siding and cladding – but excluding roofing)				
17	For manufactured homes only – does the skirting have a fire-resistance rating in accordance with CAN/ULC-S101?				
18	Are balconies, decks, and porches sheathed with fire-resistant materials? (No exposed joists)				
19	Are eaves and soffits closed so no joists are exposed?				
20	Are ventilation openings in exterior walls, roofs, eaves, and soffits covered with corrosion resistant 3mm non-combustible wire mesh? <i>Note: Wall-mounted exterior vents are exempt from having wire mesh with 3 mm openings if vents with mobile flaps are used (subject to venting requirements in the BC Building Code).</i>				
21	Do the chimneys for wood burning fireplaces have spark arrestors in compliance with NFPA 211?				

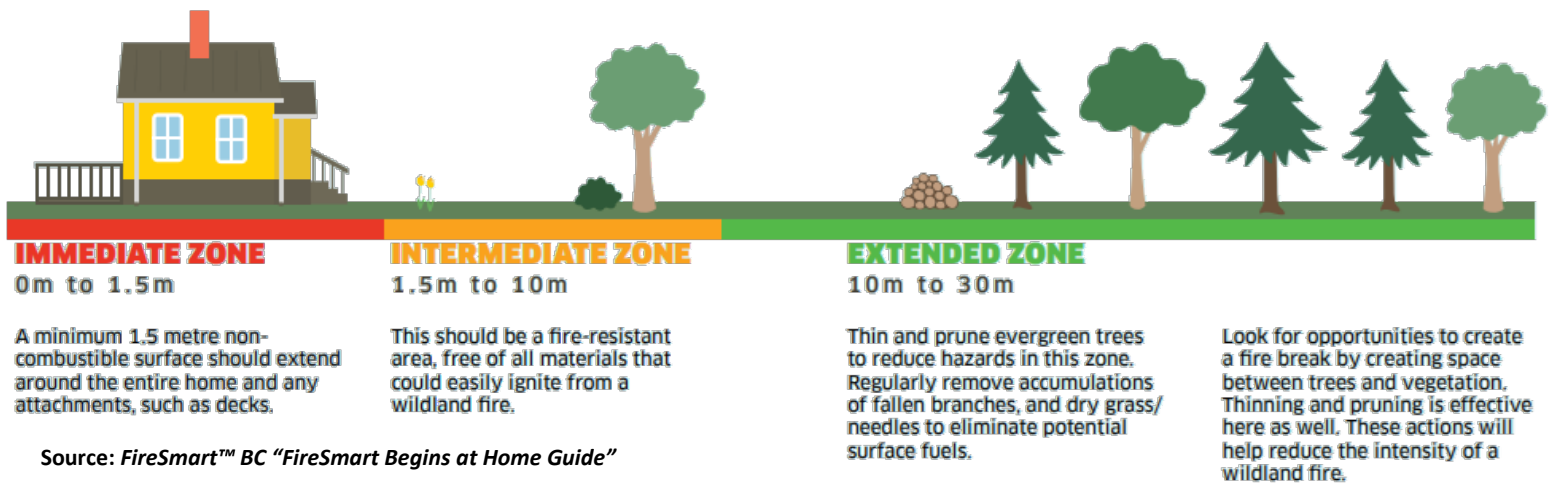
Site Design

		Yes	No	N/A	Notes
22	Is the building sited on the flattest portion of the property, avoiding gullies, draws or other areas that accumulate fuels and/or funnel winds?				
23	Is the building sited to ensure firefighting vehicle/equipment access is safe and practical?				
24	Will a fire-resistant zone (eliminating fuel and combustible debris) of at least 10 metres (33 feet) around the building be maintained?				
25	Will auxiliary buildings and fuel tanks be located as far away from buildings as practicably possible? Note: A distance of 15 metres or more is ideal				

C. WDP Required

If any response to questions 10-25 is “no” then a WDP may be required prior to the issuance of a building permit and construction.

Additional Information



BC Building Code Guidance for Builders and Building Officials

Non-combustible Materials

A material that complies with any one of the following shall be considered a non-combustible material:

- 1) The material, in the form in which it is used, and under the conditions anticipated, will not ignite, burn, support combustion, or release flammable vapours when subject to fire or heat.

- 2) The material is reported as passing ASTM E136, Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnance at 750°C.
- 3) The material is reported as complying with the pass/fail criteria of ASTM E136 when tested in accordance with the test method and procedure in ASTM E2652, Standard Test for Assessing Combustibility of Materials Using a Tube Furnance with a Cone-shaped Airflow Stabilizer, at 750°C.

Exemptions

Exemption #8:

Class A, B or C roof covering in conformance with CAN/ ULC-S107, "Fire Tests of Roof Coverings" required. – for existing roofs not covered by a Class A, B, or C roofing a manually operated deluge system in accordance with NFPA13, "Installation of Sprinkler Systems" is permitted (out of BCBC 3.1.15.2.(1) or Table 1.1.1.1.1.(5) – application to heritage buildings item – 12).

Building Materials – Roofing

Guideline #5:

Class A, B or C roof covering in conformance with CAN/ ULC-S107, "Fire Tests of Roof Coverings".

Building Materials – Eaves, Soffits, and Vents

Guidelines #10 & 11:

12) Where roof soffits project to less than 1.2 m from a property line or the centre line of a public way, they shall:

- a. have no openings, and
- b. be protected by:
 - i. not less than 0.38 mm thick sheet steel,
 - ii. unvented aluminum conforming to CAN/CGSB-93.2-M, "Prefinished Aluminum Siding, Soffits, and Fascia, for Residential Use",
 - iii. not less than 12.7 mm thick gypsum soffit board or gypsum ceiling board installed according to CSA A82.31-M, "Gypsum Board Application",
 - iv. not less than 11 mm thick plywood,
 - v. not less than 12.5 mm thick OSB or waferboard, or
 - vi. not less than 11 mm thick lumber.

6) For buildings of combustible construction, materials installed to provide the required protection of soffits may be covered with a combustible or non-combustible finish material.

Building Materials – Chimneys

Guideline #13: Spark Arrestors from NFPA 211:

4.6.4 Spark Arrestors

4.6.4.1. Spark arrestors, where required by the AHJ for chimneys attached to solid fuel-burning equipment, shall meet the following requirements:

- 1) The net free area of the arrester shall not less than three times the net free area of the chimney flue it serves.
- 2) The arrester screen shall have heat and corrosion resistance equivalent to 19 gauge (0.041 in. (1.04 mm) galvanized steel or 24 gauge (0.2024 in. (0.61mm) stainless steel.
- 3) Openings shall not allow the passage of spheres having a diameter larger than ½ in. (12.7mm) or block the passage of spheres having a diameter of less than 3/8 in. (9.5mm).
- 4) The spark screen shall be accessible for cleaning, and the screen or chimney cap shall be removable to allow cleaning of the chimney flue.