

BUSINESS LICENCE INSP-BUILDING INSPECTION NOTICE

Address: 750 KINGSWAY AVE, PORT COQUITLAM
Permit Type: BUSINESS LICENCE INSPECTION

Permit #: CS008962
Inspection Date: Jul 28, 2022

Description: The purpose of this folder type is to be able to track the status of all Business Licences which require inspection and/or approval from the Building Division.

Inspection Status: FAILED

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

- Container at west side abandoned. Structure to be removed from site
- Accessory canopy structure constructed without a permit. Either remove structure or Building Permit required. A building permit is required for any new buildings that have been constructed/added to the property.
- Building Permit is required for siting of office trailer currently sitting above storage containers. The City does not have record of a building permit for the new office building located next to the large green two storey building near the entrance to the property. Alternatively this building should be removed from the property. There are also several accessory buildings for which there is no record of permits.

As per the City of Port Coquitlam Building and Plumbing Bylaw #3710, no person shall commence or continue any excavation, construction, alteration, reconstruction, demolition, removal or relocation or change the occupancy of any building or structure unless a permit for the work has been issued. Failure to comply with the requirements of the bylaw could result in fines or penalties being imposed.

- Confirm number of storage containers used for storage. Please consult with the Planning Department for maximum allowable.
- Contact Engineering Department to address structures currently encroaching onto city property.
- Indicate which of the existing abandoned building are going to be retained and used. The structures must be made safe to occupy. Demolition Permits will be required to remove the structures. Several buildings on the property appear to be abandoned and are in disrepair. It is recommended that these buildings be removed. Demolition permits are required to be obtained prior to commencing work for the removal of any buildings.
- Provide washroom facility. Note; Temporary portable is not adequate as a public health

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solution. Services for washroom facilities are required to be provided as required under the 2018 BC Building Code. Portable washrooms are not an acceptable method to satisfy this requirement.

- **NOTE:** A permit is required prior to any installation of any drainage facilities on site.
- **The City does not have record of a building permit for the weigh scale office building located at 855 Kingsway Avenue. Also, this building appears to be located over the property line onto City property.**

Building Official: DAVIN GABLE

Initials: 

- All Electrical and Gas installations should be approved by the Provincial Government prior to occupancy.