

## Prevention of damage to adjacent property and buildings on single family zoned lots

Deep excavations close to property lines can cause damage to neighboring ground, fences and retaining walls, trees and buildings. Building codes require that neighboring property be protected and no hazard be created by construction activity.

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"This information is provided for convenience only and is not in substitution of applicable District Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with all Bylaws, Codes or other laws."

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### Excavations with over 4' vertical cuts

Excavations with over 4' vertical cuts require professional geotechnical field review for Item 7.1 – Excavation in the BCBC Letters of Assurance, to ensure worker safety

### Excavations with over 6' vertical cuts

Excavations with a vertical cut more than 6' over most of the length of the building are considered "Deep Excavations" by the District that may require underpinning to support adjacent structures during excavation, and compacted backfill or permanent underpinning for long-term support of existing structures.

### Required documents at permit application

Projects with deep excavations must include at least the following items under Letters of Assurance at the time of the Building Permit application:

#### **Plumbing**

4.2 - Backfill around perimeter drains

#### **Geotechnical Temporary**

7.1 – Excavation

7.3 – Underpinning

#### **Geotechnical Permanent**

8.1 – Bearing capacity of soil

8.5 – Backfill

8.7 – Permanent Underpinning

For sloping lots, geotechnical items 7.4 - Construction dewatering, 8.4 - Structural considerations of soil including slope stability and 8.6 Permanent dewatering must also be included (refer to DNV MRLs SPE-104 and SPE-105),  
A geotechnical engineer may require design and field review for items not mentioned above, for example Item 7.2 – shoring or item 8.3 - Compaction of engineered fill.

### Excavation work on site

Professional field review is required during the excavation work. Constructors must adhere to the instructions of the Geotechnical Engineer. Work that does not follow the Geotechnical Engineer’s instructions or does not have professional geotechnical review may be served with a Stop-Work Order. Copies of geotechnical field reviews for all applicable items must be submitted to the Building Inspector on request.

### Post excavation work

Field reviews for Geotechnical Item 8.1 – Bearing capacity of soil must be submitted to the Building Inspector at all foundation / form inspections and all pre-slab inspections. Engineered fill under foundations or slabs must also be reviewed by the professional at this time.

Field reviews for items 4.2 – Backfill around perimeter drains, 8.5 – Backfill and 8.7 – Permanent Underpinning must be submitted to the Building Inspector at Frame Inspection or when the work is completed.

### Additional notes:

For large additions or new buildings, “Moderate” or “Complex” surveys are required with the Building permit application (refer to DNV MRLs BLD-104 and BLD-105). Moderate and Complex surveys show important features close to property lines such as trees, retaining walls, fences and building foundations

Where items in the Letters of Assurance are crossed off as not applicable, a written explanation must be provided by the professional of record clarifying why those items are not applicable for the proposed work. A final determination of whether specific items can be excluded for the proposed work will be made on a case-by-case basis.

