

# Survey Certificates

The City of Surrey Zoning By-law was amended on April 18, 1994 to exclude *basements* from the Floor Area Ratio density calculations. A basement is defined as:

“that portion of a building between two floor levels which is partially or wholly underground with at least one-half of the said portion below the finished grade adjoining its exterior walls”.

The introduction of this provision resulted in problems for both builders and City staff in evaluating proposed building plans for compliance with these requirements. This was resolved by having additional information included on the plans. Since May 1, 1995, the City has been requiring that plans submitted in support of building permit applications include information showing the relationship of the proposed building to finished grades (Building Division Bulletin 94-19).

The above measures simplified the review of house designs during the plan checking phase of the project, but provided only limited assistance to the builders and building inspectors in assessing compliance. To enable us to quickly confirm compliance with these elevations, additional information is necessary on the Survey Certificate of Non-encroachment. The Survey Certificate of Non-encroachment, or “form survey” is provided at the time of the foundation forms inspection and is the document necessary to verify the correct siting of the building and compliance with the Minimum Building Elevation (MBE).

**Effective October 1, 1997, the following additional information must be included on the Certificate of Non-encroachment (form survey) for all single family dwellings:**

The pour strip, (top of foundation wall), elevation must be provided for the four corners of the proposed building. In the case of irregular or unusually shaped buildings, it may be appropriate to provide additional elevations.