



**CITY OF LANGLEY**

**BUILDING AND PLUMBING BYLAW**

**NO. 2498**

A Bylaw to regulate building construction and provide for the administration of the Building Code.

**DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.**

**Consolidated as of August 2009**

<b>TABLE OF CONSOLIDATION</b>	
<b>BYLAW</b>	<b>SUBJECT MATTER</b>
Amendment No. 1, Bylaw No. 2524, 2003	Definitions changes Deletion of section 10.2 and 10.3 Deletion of section 1(d) of the Schedule A
Amendment No. 2, Bylaw No. 2579, 2005	Section 23.0 Energy Efficiency / Deletion and replace 23.1 Water Conservation
Amendment No. 3, Bylaw No. 2620, 2006	Schedule A (replaced)
Amendment No. 4, Bylaw No. 2693, 2007	Schedule A (replaced)
Amendment No. 5, Bylaw No. 2774, 2009	Definition Changes Changes to sections 9.0, 10.0, 15, 17 and 18 to reference definition changes.
Amendment No. 6, Bylaw No. 2795, 2009	Various amendments throughout

The Council of the City, in open meeting assembled, enacts as follows:

## 1.0 DEFINITIONS

1.1 In this Bylaw:

(a) The following words and terms have the same meanings as set out in the Building Code:

- (i) assembly occupancy;
- (ii) building;
- (iii) building area;
- (iv) building height;
- (v) business and personal services occupancy;
- (vi) care or detention occupancy;
- (vii) constructor;
- (viii) coordinating registered professional;
- (ix) designer;
- (x) field review;
- (xi) high hazard industrial occupancy;
- (xii) industrial occupancy;
- (xiii) low hazard industrial occupancy;
- (xiv) major occupancy;
- (xv) medium hazard industrial occupancy;
- (xvi) mercantile occupancy;
- (xvii) occupancy;
- (xviii) owner;
- (xix) plumbing systems;
- (xx) registered professional;
- (xxi) residential occupancy;

“(b) “Assistant Inspector” includes but is not limited to the Fire Chief, the Fire Prevention Officer and his designate;

(c) “*Architects Act*” means the current *Architects Act* in force, as amended or reenacted from time to time;

- (d) “Building Code” means the most recent British Columbia Building Code as adopted by the Minister pursuant to the *Local Government Act*, as amended or reenacted from time to time;
- (e) “Building Envelope Professional” means a registered professional who has:
  - (i) completed a program in building envelope studies offered and/or endorsed by AIBC or APEGBC; and
  - (ii) not less than five years of previous working experience in the design of building envelopes and field review of building envelope construction;
- (f) “Building Official” includes Building Inspectors, Assistant Inspectors and their designates designated by the City;
- (g) “Building Specialist” means a registered professional who has received additional and specialized training for specific components of building design and performance criteria as specified by the Architects Institute of BC (AIBC) and/or the Association of Professional Engineers and Geoscientists of BC (APEGBC). The Building Specialist includes but is not limited to Designated Structural Engineer and Building Envelope Professional;
- (h) “City” means the City of Langley;
- (i) “Construction Value” means:
  - (i) the total cost of construction as determined by the cumulative total of all contracts of construction between the owner and the general and subcontractors; or
  - (ii) where no contracts have been signed, the total cost of the construction as determined by the Building Official based upon either an estimate of construction cost submitted by the applicant to the Building Official, or the cost of similar works undertaken within the City, or using a combination of the above with cost estimating guides;and shall include the building shell, plus all installed architectural, structural, electrical and mechanical services, equipments, and systems and all site installations including structures, pavements, landscaping, equipments and underground services;
- (j) “Council” means the Council for the City;
- (k) “*Community Charter*” means the *Community Charter*, S.B.C. 2003, c.26 as amended from time to time;
- (l) “Complex Building” means all buildings except a standard building;
- (m) “Designated Structural Engineer” means a person who is registered or licensed to practice as a professional engineer under the B.C. Engineers and

Geoscientists Act, and is designated by the APEGBC as a Designated Structural Engineer;

- (n) “Director of Engineering” means the Director of Engineering or his designate;
- (o) “*Engineers and Geoscientists Act*” means the current *Engineer and Geoscientists Act* as amended or reenacted from time to time;
- (p) “Health and Safety Aspects of Work” means the design and construction regulated by Part 3, Part 4 and sections 9.4, 9.8, 9.9, 9.10, 9.12, 9.14, 9.15, 9.17, 9.18, 9.23, 9.24, 9.31, 9.32, 9.33, and 9.35 of Part 9 of the Building Code;
- (q) “*Homeowner Protection Act*” means the current *Homeowner Protection Act* as amended or reenacted from time to time;
- (r) “Interim Occupancy Permit” means a temporary and time duration authorization to use a building or structure or part thereof for shelter or support of persons, animals or property.
- (s) “*Local Government Act*” means the current *Local Government Act* as amended from time to time
- (t) “Occupancy Permit” means a written authorization to use a building or structure or part thereof for shelter or support of persons, animals or property.
- (u) “Standard Building” means a building of three storeys or less in building height, having a building area not exceeding 600 square metres and used for major occupancies classified as residential occupancies, business and personal services occupancies, mercantile occupancies, low hazard industrial occupancies, or medium hazard industrial occupancies; and
- (v) “Structure” means a construction or portion thereof of any kind, whether fixed to, supported by, or sunk into land or water, but specifically excludes landscaping, fences, paving and retaining structures less than 1.2 metres in height.

## **2.0 PURPOSE OF THE BYLAW**

- 2.1 This Bylaw will be interpreted in accordance with this Part, despite any other provision contained within this Bylaw.
- 2.2 This Bylaw has been enacted for the purpose of regulating construction within the City in the general public interest.
- 2.3 The activities undertaken by or on behalf of the City pursuant to this Bylaw are for the sole purpose of providing a limited and interim monitoring function for reasons of health, safety and protection of persons and property.

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2.4 The purpose of this Bylaw does not extend to:

- (a) the protection of owners, owner/builders or constructors from economic loss;
- (b) the assumption by the City or any building official of any responsibility for ensuring the compliance by any owner, his or her representatives, employees, constructors or designers with the requirements of this Bylaw, the Building Code, or other applicable bylaws and enactments respecting safety;
- (c) providing any person a warranty of design or workmanship with respect to any building or structure for which a building permit or occupancy permit is issued under this Bylaw;
- (d) providing a warranty or assurance that construction undertaken pursuant to permits issued by the City is free from latent, or any, defects.

### **3.0 SCOPE AND EXEMPTIONS**

3.1 This Bylaw applies to the design, construction and occupancy of new buildings and structures and the alteration, reconstruction, demolition, removal, relocation and occupancy of existing buildings and structures.

3.2 This Bylaw does not apply to building or structures exempted under Part 1 of the Building Code, except as expressly provided herein, nor to retaining structures less than 1.2 metres in height.

### **4.0 PROHIBITIONS**

4.1 No person will

- (a) commence or continue any construction, alteration, reconstruction, demolition, removal, relocation or change the occupancy of any building or structure, including excavation or other work related to construction, or
  - (b) install, alter or repair any plumbing system
- unless a building official has issued a permit authorizing the work.

4.2 No person will knowingly withhold information submit false or misleading information to a building official in relation to any permit application, construction, alteration, reconstruction, demolition, removal, relocation or change the occupancy undertaken pursuant to this Bylaw.

4.3 No person will occupy or use any building, structure or plumbing system:

- (a) unless a Building Official has issued an occupancy permit, an interim occupancy permit or approved final review for the building, structure or plumbing system;

- (b) contrary to the terms of any permit issued or any notice given by a Building Official; or
  - (c) until a Building Official has provided the inspection required under section 17.5(j) of this bylaw.
- 4.4 No person will reverse, alter, deface, cover, remove or in any way tamper with any notice, permit or certificate posted upon or affixed to a building or structure pursuant to this Bylaw, unless authorized in writing by a building official.
- 4.5 No person will do any work that is substantially at variance with the accepted design or plans of a building, structure or other works for which a permit has been issued, unless that variance has been accepted in writing by a building official.
- 4.6 No person will obstruct the entry of a building official or other authorized official of the City on property in administration of this Bylaw.

## **5.0 BUILDING OFFICIALS**

- 5.1 A building official may:
- (a) administer this Bylaw and prescribe the form of permit applications, permits, notices and orders to the extent that the form is prescribed by this Bylaw;
  - (b) keep records of permit applications, permits, notices and orders issued, and inspections and tests made, and will retain copies of all documents related to the administration of this Bylaw or microfilm or digital copies of such documents;
  - (c) if requested to do so, establish whether the methods or types of construction and types of materials used in the construction of a building or structure for which a permit is sought under this Bylaw substantially conform to the requirements of the Building Code; and
  - (d) order the correction of any work that is being or has been done in contravention of this Bylaw.
  - (e) post a Stop Work Order, or otherwise order cessation of work that is proceeding in contravention of this bylaw, a building permit, the Building Code or any other city bylaws;
  - (f) post a Do Not Occupy Notice on the affected part of the building or structure where a person occupies a building or structure or part of a building or structure in contravention of section 4.3 of this bylaw, or any other city bylaw; and

- (g) refuse to issue a building permit where, the application for a building permit or the proposed construction does not comply with the Building Code, this bylaw or other applicable bylaws of the City or where, in his opinion, the results of tests of material, devices, construction methods, structural assemblies or foundation conditions are not satisfactory, or where the proposed construction may affect construction on adjacent properties.

5.2 A building official

- (a) may enter any land, building, structure or premises at any reasonable time for the purpose of ascertaining that the terms of this Bylaw are being observed;
- (b) where any residence is occupied, will obtain the consent of the occupant or provide written notice to the occupant 24 hours in advance of entry; and
- (c) will carry proper credentials confirming his or her status as a building official.

## 6.0 PERMIT CONDITIONS

6.1 A person must have permit to undertake any work which is regulated by this Bylaw.

6.1.1 A person does not need a plumbing permit if the work is to

- (a) repair leaks in water pipes or replace plumbing fixtures, if the fixtures and their installation conform with all other requirements of this Bylaw and the Building Code; or
- (b) remove stoppages in sewer or drain pipes, if clean-outs are utilized for that purpose and no sewer or drain is cut.

6.2 The owner or his or representative is fully and solely responsible for and is not relieved from:

- (a) performing the work in strict accordance with this Bylaw, the Building Code and any other applicable bylaws and enactments respecting safety; and
- (b) carrying out the work in respect of which a permit was issued in compliance with this bylaw, the Building Code and any other applicable bylaws or enactments, including those respecting safety,

despite the issuance of a permit under this Bylaw, the acceptance or review of plans, drawings, or supporting documents, or any inspections made by or on behalf of the City.

6.3 The issuance of a permit under this Bylaw, the acceptance or review of plans, drawings, or supporting documents, or any inspections made by or on behalf of the City does not constitute in any way a representation, warranty, assurance or

statement that there is compliance with this Bylaw, the Building Code, or any other applicable bylaws and enactments respecting safety.

6.4 No person will rely upon any permit to establish compliance with this Bylaw or will assume or conclude that this Bylaw has been administered or enforced according to its terms.

6.4.1 The person to whom the permit is issued and his or her representative are responsible for compliance with this Bylaw.

## **7.0 PERMIT APPLICATIONS**

7.1 Every person will apply for and obtain a building permit before commencing the construction, reconstruction, alteration, change, installation, relocation or demolition of any of the following:

- (a) all buildings and structures except for a detached building or structure having an area in plan of 10m<sup>2</sup> or less;
- (b) a retaining wall which is 1.2 m in height or greater, measured from the lowest adjacent grade, or a stepped-type retaining wall having an overall slope greater than 2H:1V (2 horizontal to 1 vertical) with each step of the wall not exceeding 1.2 m;
- (c) any construction which changes the plan view of a building;
- (d) a sundeck, or the enclosure of an area above and/or below an existing sundeck;
- (e) enclosure of a carport into garage or living/storage space or conversion of a garage into living/storage space;
- (f) a fire sprinkler system, or modification of an existing fire sprinkler system;
- (g) construction or removal of a secondary suite in a residential dwelling in accordance with the provisions of the City's zoning bylaw;
- (h) in ground or above ground swimming pool;
- (i) a back flow preventer device on a potable water supply;
- (j) building envelope repairs or replacements of cladding on all multi-dwelling residential buildings exceeding two storeys in height above grade;
- (k) a sign where a sign permit is required by the City's sign bylaw;

- (l) storage rack system exceeding 2.6m in height;
  - (m) moving or relocating a building or structure; and
  - (n) any plumbing system.
- 7.2 Every person who makes a moving permit application will include the written approval of the route by the Director of Engineering and the Officer in Charge of the Langley R.C.M.P. detachment with the application.
- 7.3 All plans submitted with any permit applications will bear the name and address of the designer of the building or structure.
- 7.4 Every building or structure to be constructed on a site will require a separate building permit and will be assessed a separate building permit fee in accordance with Schedule 1 of this Bylaw.
- 7.5 An application for a permit will be cancelled if:
- (a) permit fees are not paid within six months from the date of notification to the applicant that the City is prepared for permit issuance; or
  - (b) after six months of being notified by the City, the applicant has not amended the application such that a permit is issuable.

## **8.0 APPLICATIONS FOR STANDARD BUILDINGS**

- 8.1 Every person who applies for a building permit with respect to a standard building will submit a completed application which:
- (a) is signed by the owner or a signing officer, if the owner is a corporation;
  - (b) is accompanied by a completed Form 1 of this bylaw, signed by the owner or a signing officer, if the owner is a corporation;
  - (c) includes a copy of a title search made within 30 days of the date of the application;
  - (d) includes a site plan prepared by a B.C. Land Surveyor showing:
    - (i) the bearing and dimensions of the parcel taken from the registered subdivision plan;
    - (ii) the legal description and civic address of the parcel;
    - (iii) the location and dimensions of all statutory rights of way, easements and setback requirements;
    - (iv) the location and dimension of all existing and proposed buildings and structures on the parcel;
    - (v) setbacks to natural boundary of any swamp, pond or watercourse;

- (vi) existing and finished ground levels to an established datum at or adjacent to the site and the geodetic elevation of the underside of the floor system of a building or structure where the City’s land use regulations establish siting requirements related to minimum floor elevations;
    - (vii) the location dimension and gradient of parking and driveway access; and
    - (viii) the grades and elevations of the street and sewers abutting the parcel;
  - (e) includes floor plans showing:
    - (i) the dimensions and uses of all areas;
    - (ii) the dimensions and height of crawl and roof spaces;
    - (iii) the location, size and swing of doors;
    - (iv) the location, size and opening of windows;
    - (v) floor, wall and ceilings finishes;
    - (vi) plumbing fixtures;
    - (vii) structural elements; and
    - (viii) stair dimensions;
  - (f) includes a cross section through the building or structure illustrating foundations, drainage, ceiling heights and construction systems;
  - (g) includes elevations of all sides of the building or structure showing finish details, roof slopes, windows, doors and finished grade;
  - (h) includes cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the building or structure substantially conforms to the Building Code;
  - (i) includes copies of approvals required under any enactment relating to health or safety, including but not limited to sewage disposal permits, highway access permits and Ministry of Health approval;
  - (j) includes a foundation design prepared by a registered professional in accordance with Part 4 of the Building Code, accompanied by letters of Assurance of a Professional Design and Commitment for Field Review as prescribed in the Building Code;
  - (k) includes two sets of all drawings at a suitable standard scale of the design including the information set out in subsections (e) through (h) and (j) of this section; and
  - (l) includes an estimate of the market value of the proposed work.
- 8.2 The building official may waive:
- (a) the requirements for a site plan, in whole or in part, where the permit is sought for the repair or alteration of an existing building or structure;
  - (b) the requirements of section 8.1(j) in circumstances where the Building Official has required a professional engineer’s report pursuant to section 56(2) of the *Community Charter* and the building permit is issued in accordance with section 56(4) and (5) of the *Community Charter*; or

- (c) the requirements of section 8.1(j) if the documentation, prepared and sealed by a registered professional, is providing assurance that the foundation design substantially complies with section 9.4.4 of Part 9 of the Building Code and the foundation excavation substantially complies with section 9.12 of Part 9 of the Building Code.

8.3 In addition to the requirements of section 8.1, a building official may require the following to be submitted with a building permit application for the construction of a standard building where the project involves two or more buildings, which in the aggregate total more than 1,000 square metres, or two or more buildings that will contain five or more dwelling units, or otherwise where the complexity of the proposed building or structure or siting circumstances warrant:

- (a) site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a registered professional, in accordance with the City's subdivision and development servicing bylaw;
- (b) a section through the site showing grades, building, structures, parking areas and driveways;
- (c) a roof plan and roof height calculations;
- (d) structural, electrical, mechanical or fire suppression system drawings prepared and sealed by a registered professional;
- (e) letters of Assurance of a Professional Design and Commitment for Field Review as prescribed in the Building Code;
- (f) in the case of an application to construct or add to a building in a commercial or industrial zone under the City's zoning bylaw, written confirmation by the Ministry of Water, Land and Air Protection that the land meets any applicable provincial requirements for the proposed use of the land in relation to site contamination;
- (g) any other information required by the building official or the Building Code to establish substantial compliance with this Bylaw, the Building Code and other bylaws and enactments relating to the building or structure.

8.4 For the purpose of the *Community Charter*, an application for a building permit shall not be deemed to have been made until all of the requirements of Sections 8, 10, 11, 12 and 13 of this bylaw, as the case may be, have been met.

## **9.0 APPLICATIONS FOR COMPLEX BUILDINGS**

9.1 Every person who applies for a building permit with respect to a complex building will submit a completed application which:

- (a) is signed by the owner or a signing officer, if the owner is a corporation;

- (b) is accompanied by a completed Form 1 of this bylaw, signed by the owner or a signing officer, if the owner is a corporation;
- (c) includes a copy of a title search made within 30 days of the date of the application;
- (d) includes a site plan prepared by a B.C. Land Surveyor showing:
  - (i) the bearing and dimensions of the parcel taken from the registered subdivision plan;
  - (ii) the legal description and civic address of the parcel;
  - (iii) the location and dimensions of all statutory rights of way, easements and setback requirements;
  - (iv) the location and dimension of all existing and proposed buildings and structures on the parcel;
  - (v) setbacks to natural boundary of any swamp, pond or watercourse;
  - (vi) existing and finished ground levels to an established datum at or adjacent to the site and the geodetic elevation of the underside of the floor system of a building or structure where the City's land use regulations establish siting requirements related to minimum floor elevations;
  - (vii) the location, dimension and gradient and
  - (viii) the grades and elevations of the street and sewers abutting the parcel;
- (e) includes floor plans showing:
  - (i) the dimensions and uses of all areas;
  - (ii) the dimensions and height of crawl and roof spaces;
  - (ix) the location, size and swing of doors;
  - (x) the location, size and opening of windows;
  - (xi) floor, wall and ceilings finishes;
  - (xii) plumbing fixtures;
  - (xiii) structural elements; and
  - (xiv) stair dimensions;
- (f) includes a cross section through the building or structure illustrating foundations, drainage, ceiling heights and construction systems;
- (g) includes elevations of all sides of the building or structure showing finish details, roof slopes, windows, doors and finished grade;
- (h) includes cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the building or structure substantially conforms to the Building Code;
- (i) includes copies of approvals required under any enactment relating to health or safety, including but not limited to sewage disposal permits, highway access permits and Ministry of Health approval;
- (j) includes a foundation design prepared by a registered professional in accordance with Part 4 of the Building Code, accompanied by letters of

- Assurance of a Professional Design and Commitment for Field Review as prescribed in the Building Code;
- (k) includes a letter of Confirmation of Commitments By Owner and Coordinating Registered Professional as prescribed in the Building Code, signed by the owner or a signing officer, if the owner is a corporation, and the coordinating registered professional;
  - (l) includes letters of Assurance of a Professional Design and Commitment for Field Review as prescribed in the Building Code as the building official or Building Code may require to prepare the design for and conduct field reviews of the construction of the building or structure;
  - (m) includes letters of Assurance of a Professional Design and Commitment for Field Review as prescribed in the Building Code from a Designated Structural Engineer for all structural components for design and field review of the construction of the complex buildings,
  - (n) includes letter of Assurance of a Professional Design and Commitment for Field Review as prescribed in the Building Code from a Building Envelope Professional for all residential buildings with three storey or more in building height,
  - (o) includes where applicable, letter of Assurance of a Professional Design and Commitment for Field Review as prescribed in the Building Code from a Building Specialist as required by the building official to prepare the design and conduct field reviews of the construction of the complex buildings, and
  - (p) includes three sets of signed, sealed drawings at a suitable scale of the design prepared by each registered professional and including the information set out in section 9.1 (e) through (h); and
  - (q) includes Construction Value of the proposed work
- 9.2 The building official may waive the requirements for a site plan, in whole or in part, where the permit is sought for the repair or alteration of an existing complex building or structure.
- 9.3 In addition to the requirements of section 9.1, the building official may require the following to be submitted with a building permit application of the construction of a complex building where the complexity of the proposed building or structure or siting circumstances warrant:
- (a) site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a registered professional, in accordance with the City's subdivision and development servicing bylaw;
  - (b) a section through the site showing grades, building, structures, parking areas and driveways;
  - (c) in the case of an application to construct or add to a building in a commercial or industrial zone under the City's zoning bylaw, written

confirmation by the Ministry of Water, Land and Air Protection that the land meets any applicable provincial requirements for the proposed use of the land in relation to site contamination;

- (d) any other information required by the building official or the Building Code to establish substantial compliance with this Bylaw, the Building Code and other bylaws and enactments relating to the building or structure.

9.4 For the purpose of the *Community Charter*, an application for a building permit shall not be deemed to have been made until all of the requirements of Sections 9, 10, 11, 12 and 13 of this bylaw, as the case may be, have been met.

## **10.0 PROFESSIONAL PLAN CERTIFICATIONS**

10.1 The letters of Assurances of a Professional Design and Commitments for Field Review as prescribed in the Building Code, submitted by the registered professional and provided pursuant to sections 8.1(j), 8.3(e), 9.1 (j), 9.1 (l), 9.1 (m), 9.1 (n), 9.1 (o), and 15.1 of this Bylaw are relied upon by the City and its building officials as certification that the design and plans to which the letters of assurance relate comply with the Building Code and other applicable enactments respecting safety.

10.2 A building permit issued pursuant to section 13 of this bylaw shall, where applicable, include a notice to the owner in the form of Form 1, that the building permit is issued in reliance upon the certification of the Registered Professional that the design and plans submitted in support of the application for the building permit comply with the Building Code and other applicable enactments relating to safety.

10.3 Except for standard buildings, when a building permit is issued in reliance upon certification of plan by a registered professional, the permit fees shall be reduced by 10% of the permit fee pursuant to Schedule 1, up to a maximum reduction of \$250.00.

## **11.0 FEES AND CHARGES**

11.1 In addition to applicable fees and charges required under other bylaws, a person will pay in full a permit fee, based on the construction value of the proposed work and Schedule 1, at the time of building permit issuance.

11.2 The building official may adjust the permit fee upon review of the applications, and when the permit is issued, the owner will pay any outstanding balance or the

- City will refund any excess based on the difference between the initial permit fee and the adjusted permit fee, as the case may be.
- 11.3 When an application is cancelled, the City may destroy the plans and related documents submitted with the application.
- 11.4 The owner may obtain a refund of 50 percent of the permit fees set out in Schedule 1 when the permit is surrendered and cancelled before any construction begins or inspection is made.
- 11.5 Where more than one re-inspection is required due to non-compliance with this bylaw, the owner will pay a re-inspection charge as set out in Schedule 1, for each inspection after the first re-inspection, prior to any additional inspections being performed by the City.
- 11.6 The appropriate application fee set out in Schedule 1 shall accompany an application made for a permit under this bylaw. The application fee:
- i) shall be credited against the building permit fee when the permit is issued; or
  - ii) is non-refundable, if an application is cancelled pursuant to section 7.5 of this bylaw.

## **12.0 SECURITY FOR DAMAGE TO CITY WORKS AND PROPERTY**

- 12.1 Prior to the issuance of a permit, the applicant will deposit with the City, a security or damage deposit in the form of cash or an irrevocable letter of credit in a form satisfactory to the City in the following amounts:
- (a) \$500 for each new single family residential dwelling authorized by the permit;
  - (b) \$200 for each permit for additions, renovations, alterations in a single family dwelling except for removal or installation of secondary suites;
  - (c) \$500 for each residential unit in a multi-family residential development authorized by the permit to a maximum of \$20,000 in respect of any single permit;
  - (d) \$1,000 or 2 percent of the construction value of the proposed work, whichever is greater, to a maximum of \$20,000 for commercial, industrial or institutional development authorized by the permit where the work is authorized for an addition or new building;

- (e) \$200 or 2 percent of the construction value of the proposed work, whichever is greater to a maximum of \$1000 for tenant improvements, renovations to existing commercial, industrial or institutional buildings;
- (f) \$50 for sign permits, plumbing permits, fire sprinkler permits; and
- (g) \$10,000 for all demolition permits.

12.2 The Security and Damage Deposit may be applied by the City as payment against any costs or expenses incurred by the City including, but not limited to costs and expenses to:

- (a) repair, install, replace City properties which are damaged, and where such damage is attributed to the carrying out or construction of the works authorized by a building permit;
- (b) clear any debris, material, dirt, chattels, or equipment, which have accumulated on any street, road, avenue, alley, sidewalk, boulevard, or any path of a road allowance, as a result of work carried out in connection with a building permit; and
- (c) administrative costs including but not limited to those incurred in investigating expired building permits and other permits, to renew existing building permits, re-inspection fees, legal costs or Land Title Office registration costs for notices filed against the title.

12.2.1 If the repair, replacement or clean up referred to in section 12.2 has not been completed satisfactorily within 60 days of the issuance of an occupancy permit or the provision of the inspection required by section 17.4(f) of this Bylaw in the case of a single family or two family dwelling, the City, by its workers or others, may carry out and complete the necessary work, recover the cost from the security and return the balance, if any, less the administration fee, to the applicant.

12.3 The full amount of the Security and Damage Deposit less the costs outlined in sections 12.2, 12.4 and 12.5 will be refunded to the applicant upon the Building Official and Director of Engineering being satisfied with the repair, replacement and clean up of any water and sewer works, roadways, curbs, gutters, sidewalks, boulevards and other public amenity areas damaged in the course of the construction authorized by the permit.

12.3.1 If, within 24 hours of having been given notice to do so by a building official, the applicant or the applicant's representative on the construction site has not caused any such work to be satisfactorily performed, the City,

by its workers or others, may carry out and complete the necessary work, recover the cost from the security and return the balance, if any, to the applicant after an occupancy permit has been issued for the development.

- 12.4 Where, during the course of construction, the Director of Engineering or Building Official, upon inspection, discovers that any street, road, avenue, alley, sidewalk, boulevard, or any part of a road allowance is obstructed by debris, material, dirt, chattels, or equipment of building permit holders or the building permit holders agent, the Director of Engineering or Building Official shall request the building permit holder to remove the obstruction immediately. If the building permit holder or his agent fails to comply with the City's request to remove the obstruction, the City may remove the obstruction and deduct the full cost plus an administrative fee from the Security and Damage Deposit.
- 12.5 Where the repair, replacement or clean up referred to in section 12.2 has not been completed satisfactorily within 60 days of the issuance of an occupancy permit or the provision of the inspection required by section 17.5(j) of this bylaw, the City, by its workers or others, may carry out and complete the necessary work, recover the cost from the security and return the balance, if any, less the administration fee, to the applicant.
- 12.6 No interest shall be paid to the applicant on the Security and Damage Deposit held by the City.
- 12.7 No Security and Damage Deposit shall be refunded for a building permit that expired before final inspection or occupancy permit issuance.

### **13.0 BUILDING PERMITS**

- 13.1 A Building Official will issue the permit for which the application is made when:
- (a) the applicant has submitted a completed application including all required supporting documentation;
  - (b) the proposed work set out in the application substantially conforms with this bylaw, the Building Code and all other applicable bylaws and enactments;
  - (c) the owner or his representative has paid all charges, provided all security and met all requirements imposed by this bylaw and any other bylaw or enactment;
  - (d) no enactment, agreement, covenant in favour of, or regulation of the City authorizes the permit to be withheld;

- (e) the owner has retained a professional engineer or geoscientist, if required by the provisions of the *Engineers and Geoscientists Act*, and
  - (f) the owner has retained an architect, if required by the provisions of the *Architects Act*.
- 13.2 When the application is in respect of a building that includes or will include a residential occupancy, the building permit or foundation permit must not be issued unless the owner provides evidence pursuant to the *Homeowner Protection Act*
- (a) is covered by home warranty insurance; and
  - (b) the constructor is a licensed residential builder.
- 13.2.1 This section does not apply, if the owner is not required to be licensed and to obtain home warranty insurance in accordance with the *Homeowner Protection Act* and if the owner has provided the City with a Home Protection Office Form.
- 13.3 Every permit is issued upon the condition that the permit will expire and the rights of the owner under the permit will terminate:
- (a) if the owner does not commence the work authorized by the permit within 6 months from the date of the issuance of the permit; or
  - (b) work is discontinued for a period of 12 months.
- 13.4 Except where section 13.5 applies, every permit shall expire after two years from the date of issuance.
- 13.5 A building permit for construction of sign, construction of secondary suite, removal of secondary suite and demolition of building or structure shall expire six (6) months after the date of issuance.
- 13.6 A building permit that does not receive a final inspection or occupancy permit within the time period specified in sections 13.4 and 13.5, may be renewed by the Building Official upon payment of fees specified in Schedule 1, as follows:
- (a) one additional year with a further second year available upon payment of additional renewal fees except for building permits referred to in section (b) and (c);

- (b) three additional months for building permits for construction of secondary suites, signs or demolition; and
  - (c) 30 additional days for removal of secondary suites.
- 13.7 A new application must be made upon expiry of a building permit under this section including fees outlined in Schedule 1.
- 13.8 A building permit shall be deemed to have been issued as of the date it was signed by the Building Official.
- 13.9 A Building Official may issue a foundation permit prior to the issuance of building permit.
- 13.10 A Building Official may issue a foundation building permit for a portion of a building or structure before the design, plans and specifications for the entire building or structure have been accepted, if the applicant has provided sufficient information to the City to demonstrate to the Building Official that the portion authorized to be constructed substantially complies with this and other applicable bylaws and has paid the permit fee applicable to that portion of the building structure and any deposits for the whole project.
- 13.10.1 Despite the issuance of such a permit, the requirements of this bylaw apply to the remainder of the building or structure, as if the permit for the portion of the building or structure had not been issued.
- 13.11 When a site has been excavated under a foundation permit issued pursuant to section 13.9 and a building permit is not subsequently issued or a building permit has expired in accordance with section 13.3 but without the construction of the building or structure for which the building permit was issued having commenced, the owner will fill in the excavation to restore the original gradients of the with within 60 days of being served notice by the City to do so.
- 13.12 A Building Official may revoke any permit issued pursuant to this bylaw when:
- (a) there is a breach of any provision of this bylaw, the Building Code, or any condition of the permit; or
  - (b) the permit was issued on the basis of false or misleading information
- 13.13 A building permit may be transferred to another person upon approval by the Building Official and payment of transfer fees as outlined in Schedule 1.

#### **14.0 DISCLAIMER OF WARRANTY OR REPRESENTATION**

**DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.**

14.1 Neither the issuance of a permit under this Bylaw, the review or acceptance of the design, drawings, plans or specifications, nor the inspections made by a building official will constitute a warranty or representation that this bylaw or the Building Code have been complied with or that the building or structure meets any standard of materials or workmanship and no person will rely on any of those acts as establishing compliance with this Bylaw, the Building Code or any standard of construction.

## **15.0 PROFESSIONAL DESIGN AND FIELD REVIEW**

15.1 When a building official considers that the site conditions, size or complexity of a development or an aspect of a development warrant, he or she may require a registered professional to provide design and plan certification and field review by means of letters of Assurance of a Professional Design and Commitment for Field Review as prescribed in the Building Code.

15.2 Prior to the issuance of an occupancy permit for a complex building or a standard building in circumstances where letters of assurance have been required in accordance with sections 8.1(j), 8.3(e), 9.1 (j), 9.1 (l), 9.1 (m), 9.1 (n), 9.1 (o) and 15.1 of this Bylaw, the owner will provide the City with letters of Assurance of Professional Field Review and Compliance as prescribed in the Building Code

15.3 When a registered professional provides letters of assurance in accordance with sections 8.1(j), 8.3(e), 9.1(j), 9.1(l), 9.1(m), 9.1(n), 9.1(o), 15.1 and 15.2, he will complete and submit Form 2 and provide proof of professional liability insurance to the Building Official.

## **16.0 OWNER'S RESPONSIBILITIES**

16.1 Every owner will ensure that all construction complies with this Bylaw, the Building Code and other applicable bylaws and enactments respecting safety.

16.2 Every owner to whom a permit is issued will be responsible for the cost of repair of any damage to municipal works that occurs in the course of the work authorized by the permit and the daily removal from City streets of dirt and debris deposited in the course of the work authorized by the permit.

16.3 Every owner to whom a permit is issued will during construction:

- (a) post and maintain the permit in a conspicuous place on the property in respect of which the permit was issued;
- (b) keep a copy of the accepted designs, plans and specifications on the property;

and

- (c) post the civic address of the property, with the address character height being 150mm and width being 75mm, in a location visible from any adjoining streets.

16.4 Every owner to whom a permit is issued will:

- (a) provide a list of all contractors, subcontractors, trades and sub-trades to the Building Official before first inspection;
- (b) update the contractor, subcontractor, trade and sub-trade list on a regular basis and as requested by the Building Official; and
- (c) ensure that all contractors, subcontractors, trades, and sub-trades performing works related to the building permit have valid City of Langley business licenses.

## **17.0 INSPECTIONS**

17.1 When a registered professional provides letters of assurance in accordance with sections 8.1(j), 8.3(e), 9.1 (j), 9.1 (k), 9.1 (l), 9.1 (m), 9.1 (n), 9.1 (o), 15.1 or 15.2 of this Bylaw, the City will rely solely on field reviews undertaken by the registered professional and the letters of assurance submitted pursuant to section 15.2 of this Bylaw as assurance that the construction substantially conforms to the design and that the construction substantially complies with this Bylaw, the Building Code and other applicable bylaws and enactments concerning safety.

17.2 A building official may attend the site from time to time during the course of construction to ascertain that the field reviews referred to in this Bylaw are taking place and to monitor the quality of field reviews undertaken by registered professionals.

17.3 A building official may attend periodically at the site of the construction of standard buildings or structures to ascertain whether the health and safety aspects of the work are being carried out in substantial conformance with the portions of the Building Code specified in section 1.1(k) of this Bylaw and any other applicable bylaw or enactment respecting safety.

17.4 The owner or his representative will give at least 24 hours notice to the City when requesting an inspection and will:

- (a) obtain an inspection and receive a Building Official's acceptance of the work prior to concealing it; and

- (b) where the building, structure, material, appliance, system, or equipment is designed by a registered professional and a letter of Assurance has been provided, ensure that all required inspections are carried out by the registered professional and obtain their written acceptance of the work.
- 17.5 The owner or his representative will obtain an inspection and acceptance of the following works before concealing:
- (a) after the forms for footings and foundations are complete but prior to the placing of any concrete, and the owner will provide a plan prepared by a BC Land Surveyor showing the geodetic elevation of the forms and the location of the forms in relation to the parcel boundaries prior to requesting such inspection;
  - (b) after the installation of foundation drains, roof drains, completed sump (including tee) and drain rock but prior to the backfilling of the foundations;
  - (c) after installation of building drains, sanitary and storm drains, water service lines and foundation dampproofing;
  - (d) after installation of base plumbing system before any portion of the plumbing system is buried or covered;
  - (e) after installation of polyethylene sheathing and insulation under slab before covering with concrete;
  - (f) after installation of fire sprinkler system lines under pressure before covering;
  - (g) after the framing of floors directly above a crawl space but prior to the installation of the sub-floors;
  - (h) after framing and sheathing of the building are complete, including fire-stopping, bracing, ductwork, passing through framing, plumbing, gas venting and wiring, but prior to the installation of any insulation or interior or exterior finish that would conceal the work;
  - (i) after insulation and vapour barriers are installed but prior to the installation of interior finishes; and
  - (j) after the building or any portion is complete and ready for occupancy but prior to its occupancy.

- 17.6 The owner or his representative will schedule a site visit by a Building Official to verify that field reviews are being conducted by the Registered Professional at the following stages of construction of a Complex Building:
- (a) upon completion of building footings and foundations;
  - (b) before backfilling on-site services including water, storm, sewer and sanitary sewer;
  - (c) upon completion of base plumbing, rough plumbing, waterlines, and sprinkler systems;
  - (d) upon completion of fire rating, and fire stopping in fire separations;
  - (e) upon completion of vapour barrier and insulation; and
  - (f) when an authorization to occupy is requested.
- 17.7 No aspect of the work referred to in section 17.4 of this Bylaw will be concealed until a building official has accepted it in writing.
- 17.8 The requirements of section 17.4 of this Bylaw do not apply to aspect of the work that is the subject of a registered professional's letter of assurance provided in accordance with sections 8.1(j), 8.3(e), 9.1 (k), 15.1 or 15.2 of this Bylaw.

## **18.0 OCCUPANCY PERMITS**

- 18.1 Except as provided in sections 18.3 and 18.4, no person will occupy a new building or structure or part of a building or structure until a Building Official has issued an occupancy permit.
- 18.2 A building official will not issue an occupancy permit unless:
- (a) all letters of assurance have been submitted when required in accordance with sections 8.1(j), 8.3(e), 9.1 (k), 9.1 (l), 9.1 (m), 9.1 (n), 9.1 (o), 15.1 or 15.2 of this Bylaw; and
  - (b) all aspects of the work requiring inspection and acceptance pursuant to section 17.4 of this Bylaw have both been inspected and accepted or the inspections and acceptance are not required in accordance with section 17.6 of this Bylaw.
- 18.3 A Building Official may issue an interim occupancy permit upon payment of the fees outlined in Schedule 1 for part of a building or structure when the part of the building or structure is self-contained, provided that essential services and the requirements set out in section 18.2 of this Bylaw have been met with respect to

it, and may impose conditions concerning health, safety and protection of persons and property when doing so.

- 18.4 No person will occupy a portion of the building or structure where a building permit was issued for that portion of the building or structure for an addition, renovation or tenant improvements until a Building Official has approved a final inspection.

## **19.0 RETAINING STRUCTURES**

- 19.1 A registered professional will undertake the design and conduct field reviews of the construction, alteration or repair of a retaining structure 1.2 metres or greater in height.
- 19.1.1 Sealed copies of the design plan and field review reports prepared by the registered professional for all retaining structures 1.2 metres or greater in height will be submitted to a building official prior to acceptance of the work.
- 19.2 A permit application for a retaining structure must comply with section 8(1)(a), (b), (d)(i) to (iv) and 8.3(f) of this Bylaw.

## **20.0 FABRIC COVERED STRUCTURES**

- 20.1 A building permit is required for every fabric covered structure used or intended for supporting or sheltering any use or occupancy.
- 20.2 Sprinklers are required for a fabric covered structure which is more than 120 square metres in area.
- 20.3 Every fabric covered structure will meet the following criteria:
- (a) it is engineered for structural loads, snow loads, wind loading and for anchoring;
  - (b) the fabric material complies with CAN/ULC-S109-M standards for flame resistance;
  - (c) the fabric covered is placed no closer than 3 metres from any other structures on the same property and meets all other requirements under article 3.1.6.3 of the Building Code.
- 20.3.1 For the purposes of this section, spatial separation is calculated for distances to the property line.

## **21.0 POOLS**

- 21.1 For the purpose of this part, “pool” includes any above or below ground swimming pool or artificial pond located in a residential zone or used in

- conjunction with a residential occupancy and having a water depth exceeding 450 mm, including any fence or other barrier enclosing the pool and any plumbing system and appurtenances.
- 21.2 An application for a permit authorizing the construction of a pool will be accompanied by a plot plan showing the location of the proposed pool in relation to all existing buildings and structures, the type of construction, the water supply and proposed method of drainage and the proposed method of enclosing the pool.
- 21.3 Every pool will be completely enclosed within a fence or other barrier not less than 1.5 metres in height, continuous except for points of access and equipped with self-closing gates designed to return to a latched or locked position when not in use and secured by a latch or lock located not less than 150 mm from the top of the gate and not less than 1 metre above grade on the pool side of the fence.
- 21.3.1 The base of every fence or barrier will not be more than 100 mm above ground or adjacent grade.
- 21.3.2 The fence or barrier will be designed and built so as to prevent climbing over, under or through the fence or barrier.
- 21.4 The owner or occupier of the land will maintain the fence or other barrier enclosing a pool in good order and repair so that it is adequate to perform its intended function.
- 21.4.1 The owner or occupier will promptly and adequately replace or repair all sagging gates, loose parts, worn latches or locks and all broken or binding members.
- 21.5 Every gate in a fence or other barrier providing access to a pool will be kept in a latched or locked closed position while any water remains in the pool, and will during such period be open only for the purpose of entry or exit from the pool.

## **22.0 SPRINKLER SYSTEMS**

- 22.1 All buildings and structures will, when constructed or altered, be equipped with sprinklers installed and maintained in accordance with the current NFPA 13 standard.
- 22.2 This part does not apply to the construction of, alteration of or addition to a building or structure, if:
- (a) the building or structure is a single-family or two-family residential dwelling;
  - (b) the total market value of the work authorized by the building permits issued in respect of the building or structure in any consecutive 36 month

- period, excluding the value of floor covering materials, does not exceed 30% of the most recent assessed value of the building or structure determined by the B.C. Assessment Authority; or
- (c) the alteration or addition is required for an assembly occupancy with an occupant load not exceeding 60 persons.

## **23.0 PLUMBING**

- 23.1 No person will install a plumbing system without a water meter meeting the City's specifications.
- 23.2 All roof water, surface drainage and perimeter drainage will be connected to a City storm drainage system or to an approved rock pit where no such system is available in the street or City right-of-way abutting the property. Rainwater downspouts shall be connected to one of the above systems by way of a tight pipe system separated from any other drainage system.
- 23.3 A Building Official will only issue a permit to install a plumbing system to a plumber holding valid BC trades certification, or to an owner of a single family dwelling who has delivered schematic drawings and a signed declaration indicating his intention to personally install, alter or repair plumbing in his single family residential dwelling or accessory building.
- 23.4 Every applicant for a permit to install a plumbing system will submit the following:
- (a) a completed application;
- (b) plans and specifications sufficient to describe the proposed work and establish compliance with this bylaw, the Building Code and other applicable bylaws and enactments including but not limited to schematic isometric drawings depicting the drain, waste venting and pipe sizing; and
- (c) the permit fee as prescribed in Schedule 1.
- 23.5 The building official may adjust the permit fee upon review of the application and when the permit is issued, the owner will pay any outstanding balance or the City will refund any excess based on the difference between the initial permit fee and the adjusted permit fee, as the case may be.
- 23.6 The holder of a plumbing permit will obtain inspections as outlined in section 17 of this bylaw

- 23.7 Section 24.6 will not apply if a registered professional has provided field reviews in respect of the plumbing work.
- 23.8 The holder of a plumbing permit will, during the installation, alteration or repair of the plumbing system, keep the approved drawings and specifications on the premises in respect of which the permit was issued.

## **24.0 DEMOLITION**

- 24.1 Every applicant for a demolition permit will:
- (a) comply with section 8.1 (a), (c) and (l);
  - (b) pay the permit fee specified in Schedule 1;
  - (c) submit a completed application; and
  - (d) provide written authorization from all owners to apply for and obtain a demolition permit.
- 24.2. Every applicant for a demolition permit will deposit with the City cash or an irrevocable letter of credit in a form satisfactory to the City in the amount of \$10,000 as security for the repair, replacement, and clean up of any water and sewer works, roadways, curbs, gutters, sidewalks, boulevards and other public amenity areas damaged in the course of the work authorized by the permit, and for the clean-up of the land subject to the permit.
- 24.2.1 If the applicant or the applicant's representative on the demolition site has not, within 24 hours of having been given notice to do so by a building official, caused such work to be satisfactorily performed, the City, by its workers or others, may carry out and complete the necessary work and recover the cost from the security.
- 24.2.2 The City will return the balance of the security, if any, less an amount to repair any damages caused by the applicant described in section 24.2 to the applicant after the demolition work and all required clean up work has been completed and the information required in section 24.3 has been provided.
- 24.3 The holder of a demolition permit will remove all gypsum board and other recyclable materials from the building, separate from other debris, dispose of it in accordance with the applicable provincial regulations, and provide to the Building Official a declaration on a form prescribed by the Building Official declaring that the demolition debris has been disposed of in accordance with all applicable regulations.

## **25.0 PENALTIES AND ENFORCEMENT**

- 25.1 Every person who contravenes any provision of this Bylaw commits an offense punishable on summary conviction and will be liable to a fine of not more than \$2,000 or to imprisonment for not more than 6 months.
- 25.2 Every person who fails to comply with any order or notice issued by a building official or who allows a violation of this Bylaw to continue, contravenes this Bylaw.
- 25.3 Each day of violation, contravention or breach of this Bylaw continues will constitute a separate and distinct offence.
- 25.4 The building official may order the cessation of any work that is proceeding in contravention of this bylaw or the Building Code by posting a Stop Work Notice.
- 25.5 The owner of property on which a Stop Work Notice has been posted, and every other person, will cease all construction work immediately and will not do any work until all applicable provisions of this Bylaw have been substantially complied with and the Stop Work Notice has been rescinded in writing by a building official.
- 25.6 Where a person occupies a building or structure or part of a building or structure in contravention of section 4.3 of this Bylaw, a building official may post a Do Not Occupy Notice on the affected part of the building or structure.
- 25.7 The owner of property on which a Do Not Occupy Notice has been posted, and every other person, will cease occupancy of the building or structure immediately and will refrain from further occupancy until all applicable provisions of this Bylaw and the Building Code have been substantially complied with and the Do Not Occupy Notice has been rescinded in writing by a building official.
- 25.8 Every person who commences work requiring a building permit without first obtaining such a permit will pay the fee set out in Schedule 1, for working without a building permit and , if a Stop Work Notice is issued and remains outstanding for 30 days, pay an additional charge equal to 25% of the building permit fee.

## **26.0 GENERAL ADMINISTRATIVE PROVISIONS**

- 26.1 The provisions of this Bylaw are severable and the invalidity of any part of this Bylaw will not affect the validity of the remainder of this Bylaw.
- 26.2 The following items are attached to and form part of this bylaw:

- (a) Schedule 1 – Permit Fees and Other Charges

(b) Form 1 – Owner’s Acknowledgement

(c) Form 2 – Registered Professional’s Proof of Insurance

26.3 This Bylaw may be cited for all purposes as the “Building and Plumbing Regulation Bylaw, 2003, No. 2498”.

26.4 The “Building/Plumbing Bylaw, 2001, No. 2380” and its amendments are repealed.

READ A FIRST, SECOND AND THIRD TIME this Twenty-eighth day of April, 2003.

ADOPTED this Twenty-sixth day of May, 2003.

“Marlene Grinnell”  
MAYOR

“Lisa M. Zwarn”  
CITY CLERK



**CITY OF LANGLEY**

**SCHEDULE “1”**

**PERMIT FEES AND OTHER CHARGES**

**1. APPLICATION FEES**

An application for a permit must be accompanied by the applicable fees as follow:

- (a) Single Family Dwellings:
  - (i) New dwellings, additions, alterations, renovations, \$125.00
- (b) For Commercial, Industrial, Institutional
  - (ii) New Buildings, or Additions \$2000.00
  - (iii) Alteration, Renovations, Tenant Improvements \$125.00
- (c) Plumbing Permits (Where there is no separate building permit is required) \$60
- (d) Fire Sprinkler System \$60
- (e) All Other Permits \$125

**2. BUILDING PERMIT FEE BASED ON CONSTRUCTION VALUE:**

<b>Construction Value:</b>	<b>Fee:</b>
\$0 - \$10,000	<b>\$125.00</b>
\$10,001 - \$50,000	<b>\$125.00 plus \$7.75</b> for each \$1,000 or part thereof over \$10,000
\$50,001 - \$100,000	<b>\$435.00 plus \$7.25</b> for each \$1,000 or part thereof over \$50,000
\$100,001 - \$500,000	<b>\$797.50 plus \$7.00</b> for each \$1,000 or part thereof over \$100,000
\$500,001 and over	<b>\$3597.50 plus \$6.75</b> for each \$1,000 or part thereof over \$500,000

- (a) The value of the work includes excavation and site preparation.
- (b) The permit fee is doubled if the work is commenced prior to the issuance of the permit.
- (c) The permit fee, for repairs for water penetration damage to a multi-family residential building built between 1983 and 1998, is nil.
- (d) The permit fee is reduced by 10%, to a maximum of \$250.00, if a registered professional certifies Building Code compliance.

**3. MISCELANEOUS FEES:**

- (a) Building Moves within and into the City - \$200 plus travel to inspection site outside of the City at \$0.50 per kilometer, plus \$125 for the first \$10,000 of construction value and \$7.75 for each additional \$1,000 of construction value or part thereof.

(b)	Building Moves outside the City	\$125
(c)	Street use permit	\$25
(d)	Transfer or Renewal of Permit	\$100
(e)	Demolition Permit	\$125
(f).	Re-inspection fee	\$60
(g)	Review of an Alternative Solution Report	\$400
(h).	Each subsequent revision to an Alternative Solution Report	\$300
(i).	Legalize a Secondary Suite	\$250
(j)	Removal of a Secondary Suite	\$200
(k)	Digitally scanning permit drawings:	\$2 per/sheet
(l)	Occupant Load Confirmation	\$100
(m)	Revision or change of building plans or related documents	Actual time spent on plan review (after permit issuance) @ \$60/hr (Minimum \$60)
(n)	Voluntary inspection of an existing building or plumbing system	\$100/hour

**4. INTERM OCCUPANCY PERMITS**

- (a) For all Residential occupancies, the interim occupancy permit fees shall be of \$50/ unit for first 60 days. Interim occupancy permits may be renewed with an addition fee of \$25 per unit per 30 days.
- (b) For all other occupancies, the interim occupancy permit fee shall be \$500 for first 60 days. Interim occupancy permit may be renewed by a fee of \$250 per 30 days.

**5. PLUMBING PERMIT AND INSPECTION FEE**

- (a) Plumbing permits shall have a base plumbing fee of \$60 plus \$22 for each plumbing fixture as defined in the current edition of BC Building Code.
- (b) Plumbing permit fee for rough in only shall be at \$11 per fixture rough in only in addition to base fee in section 5(a).
- (c) Plumbing permit fee for fixture installation shall be \$11 per fixture in addition to the base fee in section 5 (a).

**6. FIRE SUPPRESSION SYSTEMS**

- (a) Fire suppression sprinkler system shall have a base fee of \$60 plus \$1.50 for each fire sprinkler head.



**CITY OF LANGLEY**

**BUILDING AND PLUMBING BYLAW  
NO. 2498**

**FORM 1  
Owner’s Acknowledgements**

**RE** (Civic Address of the Project): \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**Project Name and Description:** \_\_\_\_\_

I acknowledge that the owner of the land in respect of which this permit application is made is solely responsible for carrying out the work in accordance with the Building Code and other applicable laws respecting safety.

I acknowledge that the owner of the land is solely responsible for determining whether the work contravenes any covenant, easement, right of way, building scheme or other restriction affecting the building site, and whether the work requires the involvement of an architect under the Architect’s Act or an engineer or geoscientist under the Engineers and Geoscientists Act.

I acknowledge that the City of Langley provides a limited monitoring service in relation to the building construction and does not, by accepting or reviewing plans, inspecting construction, monitoring the inspection of construction by others or issuing building or occupancy permits, make any representation or give any Assurance that the construction authorized by the permit for which application is made complies in every or any respect with the Building Code or any other applicable laws respecting safety.

If the City of Langley so indicates on any permit issued pursuant to this application, I acknowledge that the City has issued the permit in reliance on the certification of a registered professional, engaged by me to provide such a certification, that the plans for the work authorized by the permit comply with the Building Code and other applicable enactments, and that the fee for the permit has been accordingly reduced. I acknowledge that the City of Langley by issuing this permit or any occupancy permit, makes no representations to me or any other person as to any such compliance.

\_\_\_\_\_  
Name of Registered Owner (please print)

\_\_\_\_\_  
Date of Acknowledgement

\_\_\_\_\_  
Signature of Registered Owner or Authorized Signatory of Corporate Owner

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**CITY OF LANGLEY**  
**BUILDING AND PLUMBING BYLAW**  
**NO. 2498**  
**FORM 2**  
**Registered Professional's Proof of Insurance**

City of Langley  
20399 Douglas Crescent  
Langley, B.C. V3A 4B3

Attention: Chief Building Inspector

**RE:** \_\_\_\_\_ (civic address of project)

The undersigned hereby gives Assurance that:

- (a) I have fulfilled my obligation to obtain a policy of professional liability insurance as outlined in section 15.3 of the Building and Plumbing Bylaw, 2003, No. 2498;
- (b) I have enclosed a copy of my certificate of insurance indicating the particular of such coverage;
- (c) I am a registered professional as defined in the current edition of the British Columbia Building Code;
- (d) I will notify the Building Official immediately if this insurance coverage is reduced or terminated at any time during construction.

\_\_\_\_\_  
Name of Registered Professional (please print) [affix seal]

\_\_\_\_\_  
Signature of Registered Professional

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Firm