

	Title: Excavation and Shoring Policy	Policy Number: CO-87
	Date Approved: March 31, 2025	Section: Engineering
	Approved By: Council	
	Historical Changes	

Purpose: The purpose of the Excavation and Shoring Policy (Policy) is to detail the expectations and requirements of excavation and shoring plans (the Plan) submitted in support of building permits.

Langley City expects and requires that Plans and associated construction field reviews (Field Reviews) are carried out by a Qualified Professional (QP) with proven experience in this type of work.

Langley City expects and requires that Plans and Field Reviews are appropriate for site geotechnical conditions and the scope and scale of the project, with a view to reduce risk to residents, staff, private property and Langley City infrastructure

Scope: This policy applies to all non-single family building permit applications that require a Plan.

Definitions:

City Engineer - the Director of Engineering, Parks & Environment or designate.

EGBC - Engineers and Geoscientists of British Columbia

Excavation - the controlled removal of earth materials from a construction site to create space, establish proper foundations, and facilitate the installation of underground utilities as identified on the Plan.

Field Reviews – Reviews conducted by Professional Registrants, or by Subordinates acting under Professional Registrants' Direct Supervision and as necessary to ascertain whether the construction of work substantially comply in all material respects with professional engineering concepts or intent reflected in the Plan prepared for the work

Plan – Includes any physical or electronic record, including but not limited to a report, certificate, memo, specification, drawing, map, or plan, that conveys a design, direction, estimate, calculation, opinion, interpretation, observation, model, or simulation that relates to the practice of the Qualified Professional of Record.

Professional Registrant - A registrant of EGBC who is registered in one of the following categories of registrants: (a) professional engineer; (b) professional geoscientist; (c) professional licensee engineering; (d) professional licensee geoscience; (e) life member prior to 1998; (f) honorary life member.

Qualified Professional of Record – A Professional Registrant responsible for the Plan and Field Reviews and that possesses the appropriate level of education, training and experience to carry out Excavation and Shoring Design work.

Shoring – any temporary or permanent structure used to support a building, structure or trench for the excavation as required for new structures or for the repair or alteration of existing structure.

Type 1 Independent Review – A documented evaluation of the Plan carried by an appropriately qualified and experienced Professional Registrant who has not been previously involved in the preparation of the Plan and is employed at the same Firm as the Qualified Professional of Record.

Type 2 Independent Review - A documented evaluation of the Plan carried out by an appropriately qualified and experienced Professional Registrant who has not been previously involved in the preparation of the Plan and is not employed at the same Firm as the Professional of Record.

Procedure:

1. Two (2) sealed and one (1) pdf copy of the Plan must be submitted to the Building department as part of the building permit submission package.
2. The Plan must comply with the current Subdivision and Development Servicing Bylaw and all other applicable Bylaws.
3. Plans proposing excavations 3m or greater in depth will be required to have an independent review (Type 1 or Type 2). The City Engineer reserves the right to require an independent review for depths less than 3m and/or to determine the type of review.
 - a. The independent review must comply with the current EGBC document, *Guide to the Standard for Documented Independent Review of High-Risk Professional Activities or Work* (the Guide).
 - b. A wet-sealed or digitally sealed Appendix A from the Guide, as modified per the engineer's Profession Practice Management Plan (PPMP), must be submitted with the review.
4. Special Conditions
 - a. A survey may be required identifying the location of any critical City infrastructure located in proximity to the excavation.
 - b. Any hydrants fronting or in close proximity to an excavation requires review prior to excavation to ensure they will not be impacted (i.e.: undermining of thrust block).

Policy Number:	CO-87
Policy Owner:	Director of Engineering, Parks and Environment
Endorsed by:	Senior Management Team
Final Approval by:	Council
Date Approved:	March 31, 2025
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Amendments:	
Related Policies:	
Related Publications:	• Subdivision and Development Servicing Bylaw. • EGBC's <i>Guide to the Standard for Documented Independent Review of High-Risk Professional Activities or Work</i>