

RESIDENTIAL DECKS

This guide has been prepared to provide information only and is neither a bylaw nor legal document. Should there be any discrepancy between this guide and the relevant City Bylaws and/or applicable Codes, the text of the Bylaws and Codes shall be the legal authority.

BACKGROUND:

The purpose of this guide is to assist the homeowner / builder or contractor with the Building Permit Application process for the construction of a deck that will be greater than 2' above grade or for a cover over an existing deck. This guide will provide the public with information on the City of Langley's requirements for permits and inspections.

BUILDING PERMIT APPLICATION SUBMISSION

Building Permits are required when you wish to:

- ~ Construct a new deck that will be greater than 2' above the surrounding finished grade,
- ~ Repair, renovate or add to an existing deck,
- ~ Construct a cover over an existing deck, whether a manufactured product or site built.

Applications are to include the following documentation:

- ~ A completed building permit application form;
- ~ A completed Form 1 – Owner's acknowledgement;
- ~ A title search (no older than 48 hours prior to the permit application);
- ~ Agent's Authorization form (if a building contractor is involved in the project);
- ~ Schedule B (required when a Professional Engineer is involved in the project);
- ~ Form 2 – and copy of insurance (provided by the Professional Engineer as mentioned above);
- ~ 2 sets of building plans.

REQUIRED DRAWINGS:

The minimum size paper accepted will be 11"x17".
(Note: Lined or graph-paper will not be accepted, nor will plans drawn in pencil).

All plans submitted must be of an appropriate scale, with sufficient detail to determine compliance with the BC Building Code and City of Langley Bylaws. The plans are to be legible and of suitable quality for digitization.

If you are unable to draw appropriate plans, then you must obtain the services of a qualified person.

For this type of permit, the necessary drawings and the minimum scale to be drawn in are as follows:

Site Plan: 1:100 or 1/8" = 1'0"

(The site plan is not a survey; however, a survey may be used to create a site plan. A survey by a BC Land Surveyor may be required at the forms inspection to confirm the required setbacks to the property lines)

The site plan is to show:

- ~ Lot shape and size, with the setbacks (distances) from the deck to the property lines;
- ~ North arrow;
- ~ Any easements, rights-of-way or water courses;
- ~ Over-all dimensions of the deck;

Foundation & Floor Plan: 1:50 or 1/4" = 1/0"

- ~ Foundations or pad and column sizes and layout;
- ~ Direction, size, grade and species of all structural components. (floor joist and beams).
- ~ A portion of the existing dwelling to where the new deck will be located;
- ~ Overall dimensions of the proposed deck;
- ~ Whether the deck surface will be "spaced" decking or vinyl covered;
- ~ (If there is a roof or cover over the deck, provide construction information on all structural components);
- ~ Location of stairs, width, rise, run and materials;
- ~ Show guardrails for both the deck and stairs, heights and construction.

Cross section view: 1:50 or 1/4" = 1'0"

- ~ Show all construction components and details;
- ~ Slope of deck surface;
- ~ Guardrails of the deck and stairs (if applicable)

Elevation views: 1:50 or 1/4" = 1'0"

- ~ Show the building face where the deck is being constructed.

ZONING:

Setback Requirements

	FRONT	REAR	SIDE	EXTERIOR
RS-1	7.5m (24.61ft.)	1.5m (4.92ft.)	1.5m (4.92ft.)	4.5m (14.76ft.)
RS-2	7.5M (24.61ft.)	1.5m (4.92ft.)	3.0m (9.84ft.)	4.5m (14.76ft.)

Site Coverage:

The maximum permitted *lot coverage* for both RS-1 and RS-2 zoned properties is thirty-three percent (33%) of the area of the property.

Storm Drainage:

Roof / deck gutters and rainwater down pipes may discharge to splash pads. Storm water must not be directed on to sidewalks.

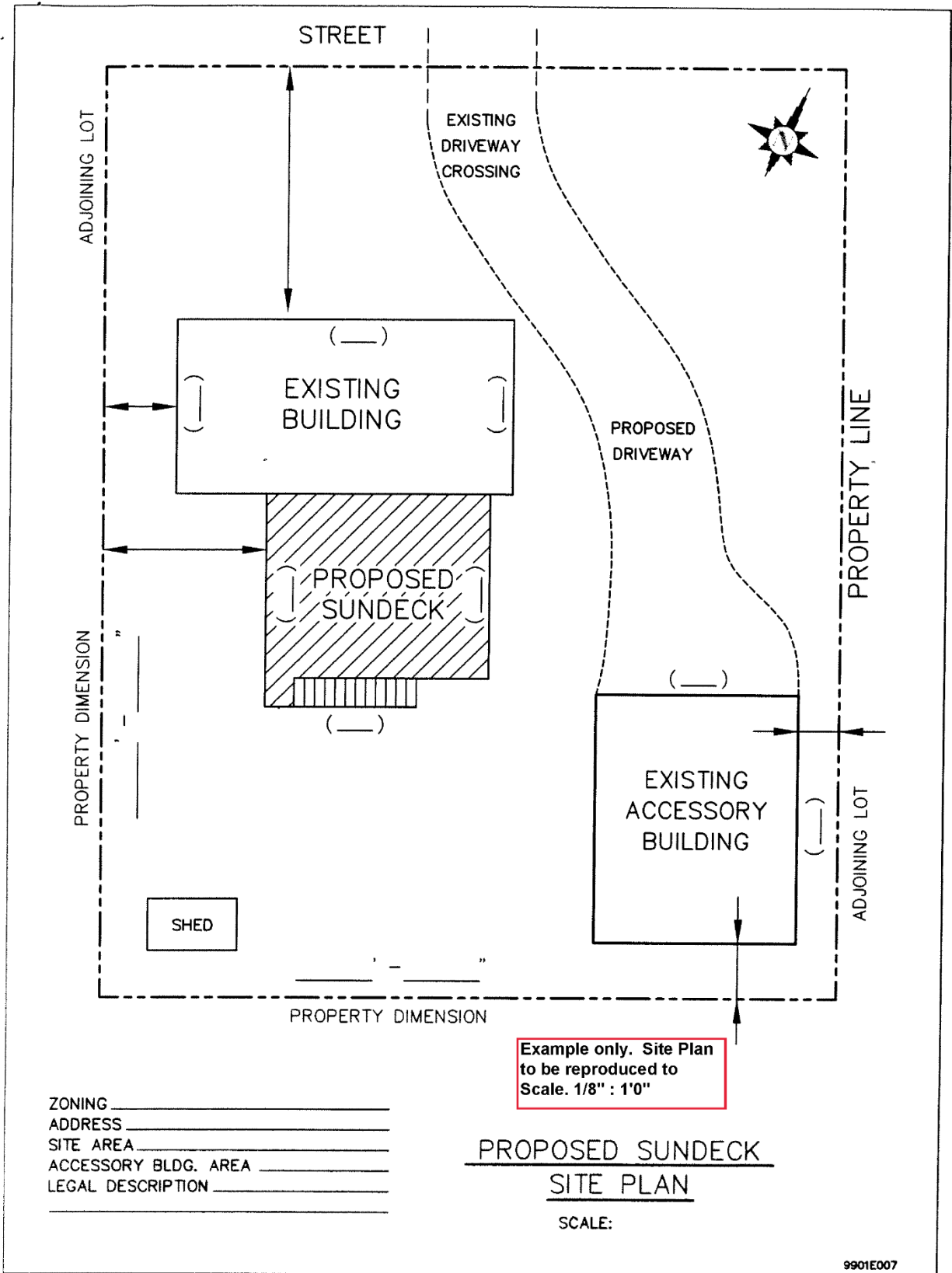
Required Inspections:

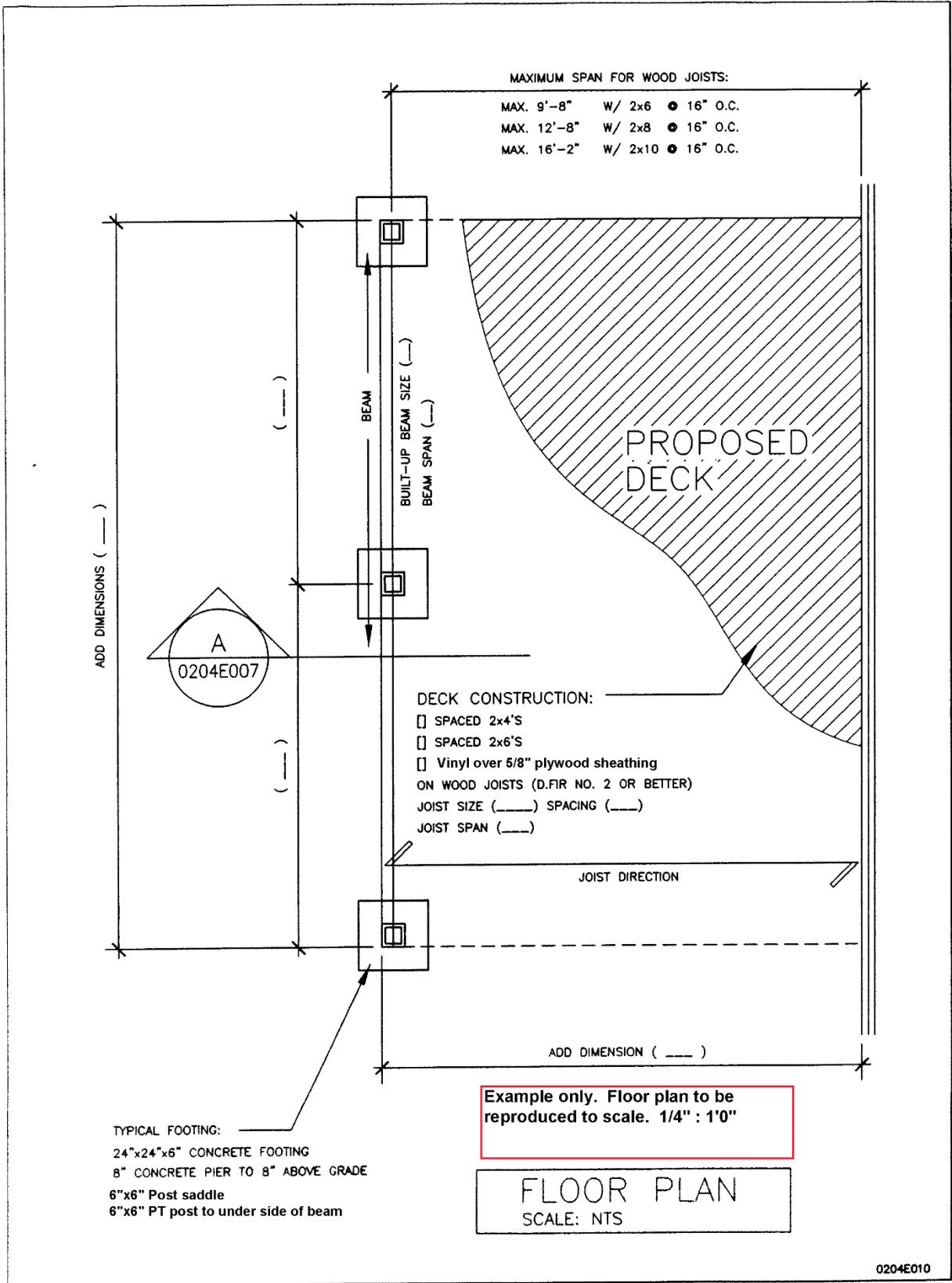
- 1) Forms Inspection:** on completion of the concrete form work but prior to placing concrete for the footings or foundation walls. *(if a survey certificate was required to confirm the required setbacks to the property lines, it is to be on site for this inspection.)*
- 2) Framing Inspection:** to be called when all frame work has been completed and prior to the application of the vinyl membrane.
- 3) Final Building Inspection:** when all construction is completed, including guardrails.

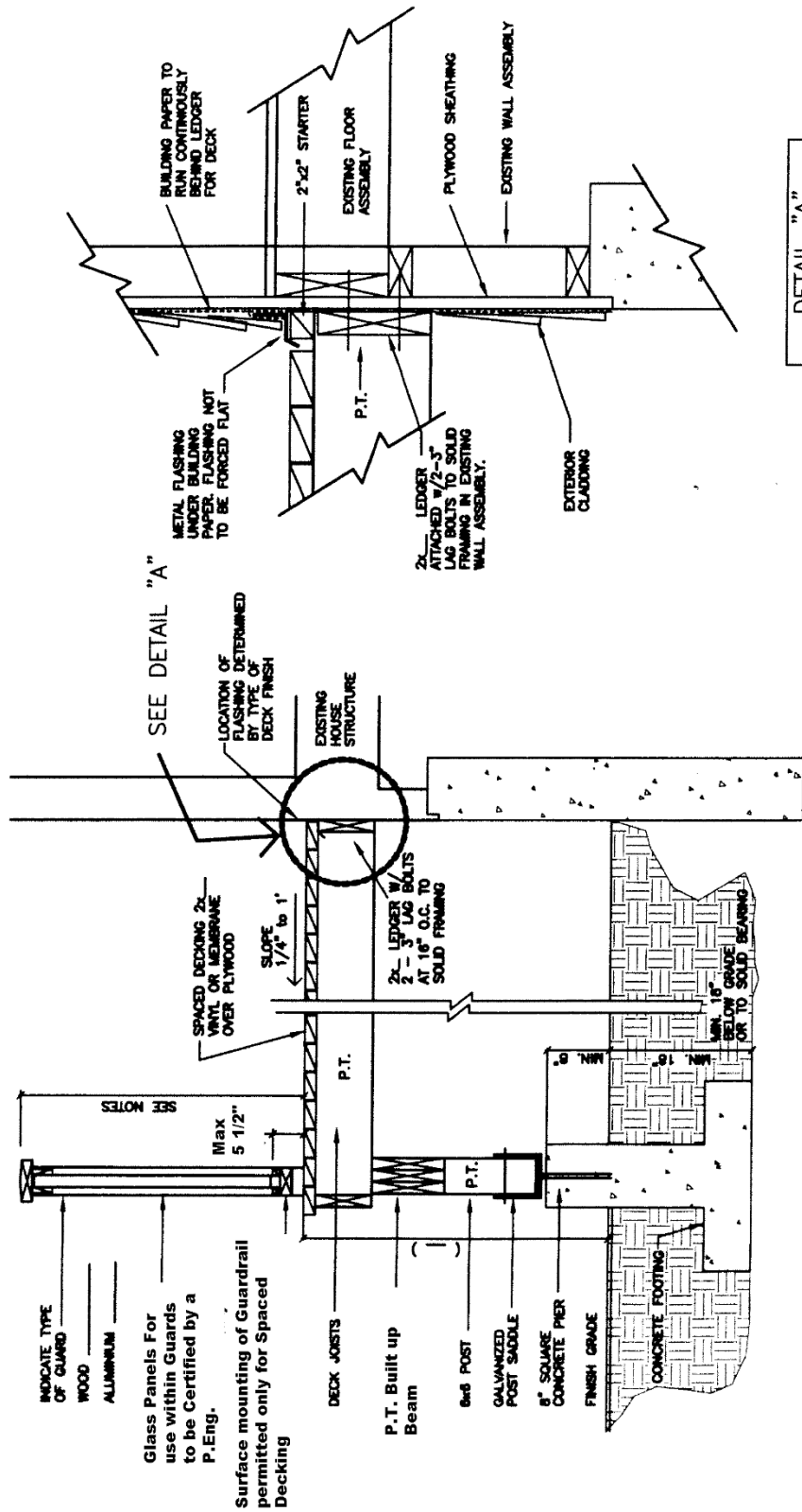
- ~ Reinforcing of the fascia and rim joist will be required for the guardrail posts.
- ~ Decks to be located over living space are considered as flat roofs. These decks are required to be designed to accept the required insulation (R28) and cross purlins for 1:150 ventilation. The ventilation is to be provided not only from the soffit (or joist ends) but along the wall of the dwelling where the deck is connected. A ventilation detail is provided with this guide.
- ~ **Note: No excavation shoring, erection, alteration, enlargement, repair, removal or demolition of any building or structure or part thereof, shall be commenced or undertaken without a permit first being obtained from the City of Langley.**

Additional Information:

- ~ All contractors / trades people undertaking work in the City of Langley are to have a valid business licence with the City.
- ~ All decks, whether designed as a "spaced" or "drip" surface or with a vinyl membrane are to be sloped a minimum of 1/4" = 1'0".
- ~ The vinyl membrane used on decks is to be an approved roofing membrane conforming to: CAN/CGSB-37.54 "Polyvinyl Chloride Roofing and Waterproofing Membrane.
- ~ Guardrails for decks with a roofing membrane surface are not permitted to be attached through the membrane surface. Only fascia mounting is permitted.







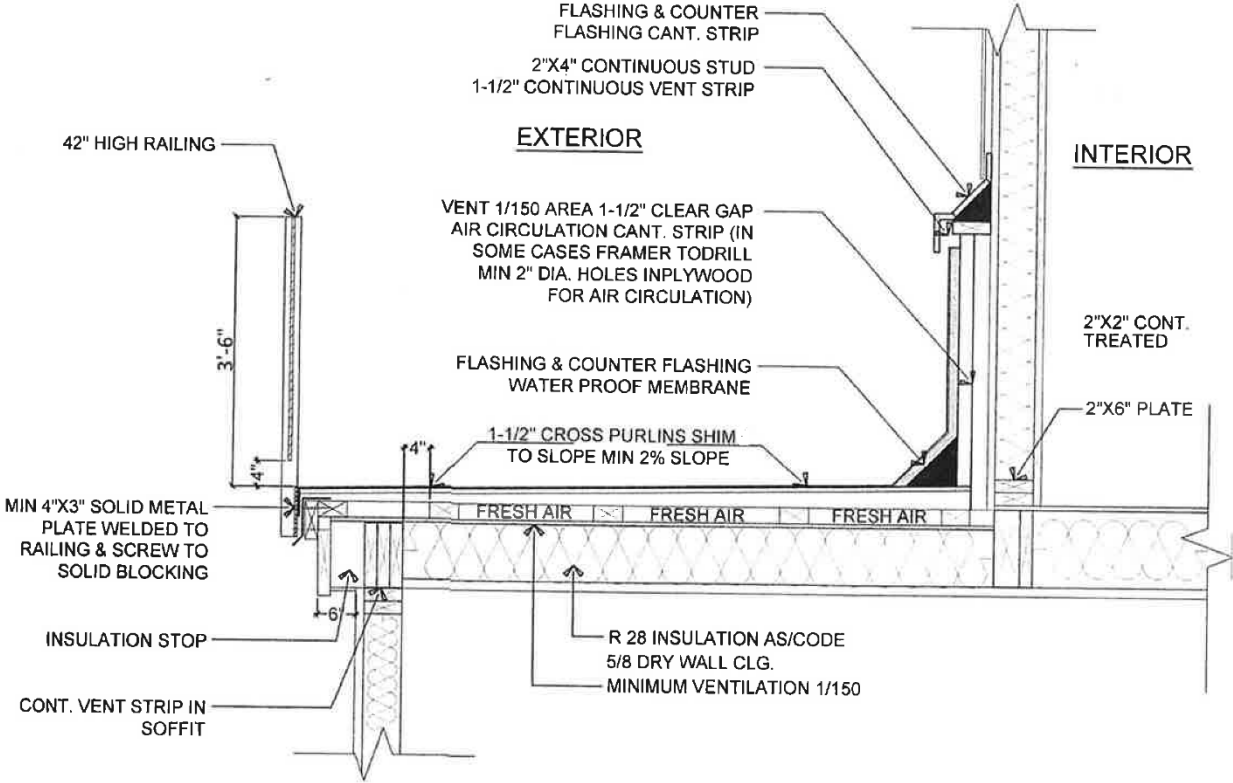
DETAIL "A"
SCALE: NTS

SECTION A
SCALE: NTS

Example only. Section Detail to be reproduced to scale. 1/2" : 1'0"

NOTE:
IF DECK IS LESS THAN 24" ABOVE GRADE, A GUARDRAIL IS NOT REQUIRED.
IF DECK IS MORE THAN 24" BUT LESS THAN 72" ABOVE GRADE, A 36" HIGH GUARDRAIL IS REQUIRED.
IF DECK IS MORE THAN 72" ABOVE GRADE, A 42" HIGH GUARDRAIL IS REQUIRED.
P.T. - ALL EXPOSED MATERIAL TO BE PRESSURE TREATED.

CROSS-VENTILATION DETAIL FOR INSULATED DECK OVER LIVING SPACE



RESIDENTIAL APPLICATION

BUILDING DIVISION inspections@langleycity.ca 604-514-2804

LOCATION & PROPERTY INFORMATION

Construction Address: _____

Legal Description: Lot _____ DL _____ SEC _____ TWN _____ Plan _____

TYPE OF WORK PROPOSED

New House House c/w Suite Addition Renovations Secondary Suite Accessory

Construction Value: \$ _____

Except for the construction of a new dwelling, please describe the scope of work proposed: _____

CONTACT INFORMATION

INSPECTION CONTACT EMAIL: _____

Applicant Company Name: _____ Contact Person: _____

Phone: _____ Cell: _____ email: _____

Address: _____ City: _____ Province: _____ Postal: _____

Owner Name: _____ Contact Person Name: _____

Phone: _____ Cell: _____ email: _____

Address: _____ City: _____ Province: _____ Postal: _____

Building Contractor Company Name: _____,

Contact Person : _____ Business Licence #: _____

Phone: _____ Cell: _____ email: _____

Address: _____ City: _____ Province: _____ Postal: _____

Plumbing Contractor

Company Name: _____ Contact Person: _____

Address: _____ City: _____ Province: _____ Postal: _____

Phone: _____ email: _____ T.Q # _____ Business Licence #: _____

New or Relocated Plumbing Fixtures:

Toilets _____ Basins _____ Bath Tubs _____ Showers _____ Sinks _____ Dishwasher _____ Refrigerator _____

Clothes Washer _____ Laundry Tubs _____ HWT _____ FD _____ BFP _____ Hose Bib _____

Other _____

OTHER SIDE MUST BE COMPLETED PRIOR TO APPLICATION 
COMPLETE APPLICATIONS WILL ENSURE A TIMELY REVIEW AND ISSUANCE.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

BUILDING DESCRIPTION

No. of floors ____ Main Floor: _____sqft Second Floor: _____sqft Finished Basement: _____sqft
 Total Finished Area: _____sqft Unfinished Floor Area: _____sqft Secondary Suite Area: _____sqft
 Attached Garage Area: _____sqft Sundeck Area: _____sqft Sundeck with Roof Area: _____sqft
Heating: Forced Air Electric-Baseboard: Hot Water Radiant HW-Baseboard: Other

RESIDENTIAL APPLICATION CHECKLIST

The purpose of this checklist is to describe typical information and documentation which may be necessary when applying for a new Single Family Dwelling or addition application. The following list is not exhaustive and additional items not listed may be required at a later date.

Req'd	NA	Rec'd	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Building Permit Application Form
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Fee
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two complete sets of Building Permit and Structural Drawings. (Refer to Single Family Dwelling Guide).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HPO form (available from BC Housing) (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owner's Acknowledgement Form (Form 1)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agent Authorization Form (if Applicant is not the Owner)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title Search – (No older than 48hrs prior to the permit application)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered Truss layout (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sealed TJI layout (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Topographical Survey - (For the purpose of site grading for infill lots. Must be original; no older than 30 days). To show main floor elevation(s) of neighbouring homes & grade elevations of adjacent lots.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Schedule "B" from Registered Professional(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Registered Professional's Proof of Insurance (Form 2)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Insurance from Registered Professional(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Integrated Rainwater Management Plan, and soil report sealed by a Registered Professional. (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flood Hazard Assessment Study
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide a reduced copy of the accepted Site Servicing, MBE, Flood Construction Level, Lot Grading. (for subdivisions only)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Covenants (as applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contractor's business license number
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apply to Engineering Department for estimate to upgrade services. (applicable to projects with a construction value of \$200,000.00 or greater)
		<input type="checkbox"/>	Application fee to be paid at time of application.

I hereby make an application for a Building Permit in accordance with the information stated above and declare that the information provided is complete. In consideration of the granting of the permission applied for, I/we hereby agree to indemnify and keep harmless the City of Langley against all claims, liabilities, judgments, costs and expenses of whatsoever kind, which may in any way accrue against the said City in consequence of, and incidental to, the granting of this permit, and I/we agree to pay the cost of repairing any damage to the sidewalk and/or curb by reason of the building operations in respect of which this permit is applied for, and I/we further agree to conform to all requirements of the building by-law and all other statutes and bylaws in force in the City of Langley, and I/we further acknowledge that the City accepts no responsibility for the accuracy of the information contained herein. I understand that payment of fees or acceptance of application does not guarantee that a building permit will be issued.

Name of Applicant:	Signature:	Date:
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Personal Information collected on this form as per the Freedom of Information and Protection of Privacy Act, Sec 26 (c), is for the sole purpose of processing the access to records request and will be managed in accordance with the Act. Questions regarding the collection and use of your Personal Information may be directed to the Corporate Officer at kkenney@langleycity.ca

OWNER'S ACKNOWLEDGEMENT

BUILDING DIVISION inspections@langleycity.ca 604-514-2804

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.

ALL REGISTERED OWNERS MUST PRINT AND SIGN NAME(S):

Name of Registered Owner(s)

Print

Signature

Date

Print

Signature

Date

- if more than two (2) owners, please submit a separate letter
- If the registered owner of the property is a company or not-for-profit corporation, then an authorized signatory as identified by the solicitor must submit a separate letter **OR** all persons on the Company Title Certificate / Society Summary must sign the Letter of Authorization. A copy of the Company Title Certificate / Society Summary must also be provided.
- All signatures must be original. Photocopies, scans, or digital copies are not accepted.

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Head of Freedom of Information, City of Langley, 20399 Douglas Crescent, Langley, BC V3A 4B3, info@langleycity.ca or 604.514-4591

Building and Plumbing By-law
Bylaw No. 2498

AGENT AUTHORIZATION

BUILDING DIVISION inspections@langleycity.ca 604-514-2804

I/We, _____ (List of ALL Owners)

Contact Phone No: _____ Contact Email: _____

Own the land described below and confirm the appointment of:

Agent's Name: _____

Address: _____

Phone No: _____ Email: _____

**As agent with respect to the _____ (permit application type)
regarding the property described as:**

Civic Address: _____ PID: _____ Folio: _____

Legal Description: Lot: _____, Dist. Lot: _____, Plan: _____

It is understood that:

1. the City of Langley shall deal exclusively with the above noted agent with respect to all matters pertaining to the application mentioned above and is under no obligation to communicate with the owner(s) or any other person;
2. the above-noted agent has authority to make all necessary arrangements with the City of Langley to perform all matters and to take all necessary proceedings with respect to the application mentioned above; and
3. A written letter is required from the Owner to cancel this appointment.

Further, I/We hereby agree that all information, including personal information, contained on this document and on the application mentioned above may be made available to the public.

ALL REGISTERED OWNERS MUST PRINT AND SIGN NAME(S):

Name of Registered Owner(s)

Print

Signature

Date

Print

Signature

Date

- if more than two (2) owners, please submit a separate letter
- If the registered owner of the property is a company or not-for-profit corporation, then an authorized signatory as identified by the solicitor must submit a separate letter **OR** all persons on the Company Title Certificate / Society Summary must sign the Letter of Authorization. A copy of the Company Title Certificate / Society Summary must also be provided.
- All signatures must be original. Photocopies, scans, or digital copies are not accepted.

FOR STRATA TITLE PROPERTIES PLEASE COMPLETE Page 2 AS WELL

STRATA TITLE PROPERTIES
Strata Corporation Authorization

Consent of a Strata Corporation is required for work that will involve or affect Common Property and Limited Common Property. In accordance with the Strata Property Act:

“Common Property” means

- (a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
- (b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located

- (i) within a floor, wall or ceiling that forms a boundary
 - (A) between a strata lot and another strata lot,
 - (B) between a strata lot and the common property, or
 - (C) between a strata lot or common property and another parcel of land, or
- (ii) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property.

“Limited Common Property” means common property designated for the exclusive use of the owners of one or more strata lots.

I am a member of the Strata Council for the Strata Corporation of the above-noted property and hereby confirm on behalf of the Strata Council that the Strata Corporation consents to:

- Release of archived copies of building plans related to the Property.
- Work that will alter Limited Common Property adjacent to Unit Number _____
- Work in Unit Number _____ that will affect Common Property, Limited Common Property or both owned by the Strata Corporation

The work permitted is as follows (provide description of building, plumbing, electrical work):

Strata Council Member

Name: _____ Address: _____

Phone: _____ Email: _____

Date: _____ Signature: _____

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**REGISTERED PROFESSIONAL'S
PROOF OF INSURANCE
(FORM 2)**

BUILDING DIVISION inspections@langleycity.ca 604-514-2804

City of Langley
20399 Douglas Crescent
Langley, BC V3A 4B3

Attention: Chief Building Inspector:

RE : (address of project)

The undersigned hereby gives Assurance that:

- 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;
- I have enclosed a copy of my certificate of insurance indicating the particular of such coverage;
- I am a registered professional as defined in the current edition of the British Columbia Building Code;
- 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

Email address: _____

Name of Firm

Permit to Practice # _____

GENERAL CONTACT INFORMATION

LANGLEY CITY HALL	604-514-2804	inspections@langleycity.ca	20399 Douglas Cr., Langley BC V3A 4B3	Mon-Fri: 8:30 to 4:30pm
LANGLEY CITY FIREHALL	604-514-2880	fireinfo@langleycity.ca	5785 203 St., Langley BC V3A 9L9	Mon-Fri: 8:30 – 4:30pm
RCMP NON-EMERGENCY	604-532-3200	langleyrcmp@rcmp-grc.gc.ca	22180 48A Ave., Langley, BC V3A 8B7	Various hours
SOUTH FRASER HEALTH REGION HEALTH PROTECTION SERVICES	604-514-6121	LangleyHP@fraserhealth.ca	22051 Fraser Hwy., Langley BC V3A 4H4	Mon-Fri: 8:30am – 4:30pm
GAS & ELECTRICAL TECHNICAL SAFETY BC	1-866-566-7233	contact@technicalsaftybc.ca	104-9525 201 St., Langley BC V1M 4A5	Mon-Fri: 8:30am – 12:30pm
BC HYDRO	1-800-224-9376	bc1c.ca Bchydro.com	6911 Southpoint Dr., Burnaby BC	Mon-Fri: 8am – 4pm
FORTIS BC	1888-224-2710	Fortisbc.com	16705 Fraser Hwy., Surrey, BC V4N 0E8	Mon-Fri: 7am – 8pm
BC ONE CALL	1-800-474-6886	info@bc1c.call	130-4299 Canada Way, Burnaby BC V5G 1H3	Mon-Fri: 7am – 5pm
WORKSAFE BC (SURREY) Prevention Information Line	604-276-3100 1-888-621-7233	contactus.online.worksafebc.com	100-5500 152 nd St., Surrey BC V3S 5J9	24hrs
LANGLEY REGIONAL AIRPORT	604-534-7330	ynjairport@tol.ca	5385 216 St., Langley BC V2Y 2N3	7am – 10pm
BC ASSESSMENT AUTHORITY	1-866-825-8322	bcassessment.ca	240-31935 South Fraser Way, Abbotsford BC V2T 5N7	
HOMEOWNER PROTECTION OFFICE	604-646-7050 1800-407-7757	bchousing.org	203-4555 Kingsway, Burnaby BC V5H 4T8	Mon-Fri: 8:30am – 4:30pm
LAND REGISTRY OFFICE	604-630-9630	customerservice@ltsa.ca	500-11 Eighth St., New Westminster BC V3M 3N7	Mon-Fri: 8am – 4:30pm
BC GOVERNMENT AGENTS OFFICE	604-466-7470		175-22470 Dewdney Trunk Rd Maple Ridge, BC V2X 5Z6	Mon – Fri: 9am – 4:30pm
DEPARTMENT OF FISHERIES & OCEANS		www.dfo-mpo.gc.ca		
MINISTRY OF ENVIRONMENT	604-582-5200	servicebc@gov.bc.ca	200-10470 152 nd St., Surrey, BC V3R 0Y3	