



City of Langford

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CONSOLIDATED

BUILDING BYLAW 1160, 2008

***List of Amendments
Consolidated for Convenience Only***

This Bylaw has been consolidated as of June 29, 2020 for convenience only. Where applicable, capitalization, numerical order, and numbering have been altered for consistency. Copies of the original Bylaw and amendments may be viewed at the Langford City Hall located on the Second Floor, 877 Goldstream Avenue, Langford, BC.

Consolidated to:

Amendment	Bylaw Number	Date Adopted
Amendment No.1, 2009	1210	20090202
Amendment No 2, 2009	1237	20090615
Amendment No. 3, 2010	1277	20100406
Amendment No. 4, 2014	1527	20140616
Amendment No. 5 - DRAFT	1528	DRAFT
Amendment No. 6, 2015	1560	20150407
Amendment No. 7, 2015 (access routes)	1598	20151102
Amendment No. 8, 2016 (replace Appendix A)	1634	May 16, 2016
Amendment No. 9, 2017 (replace Appendix A)	1706	June 8, 2017
Amendment No. 10, 2018 (replace Appendix A) – REPEALED	1776	July 16, 2018
Amendment No. 11, 2018 (replace Appendix A)	1802	July 31, 2018
Amendment NO. 12, 2019 ((replace Appendix A)	1850	June 4, 2019
Amendment No 13, 2020 (replace appendix A)	1902	June 29, 2020

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CITY OF LANGFORD**BYLAW NO. 1160**

[This Bylaw has been consolidated for convenience only. Where applicable, capitalization, numerical order, and numbering have been altered for consistency. Copies of the original Bylaw and amendment may be viewed at the Langford City Hall located on the 2nd Floor, 877 Goldstream Avenue, Langford, BC]

A BYLAW FOR THE ADMINISTRATION AND ENFORCEMENT OF THE BUILDING CODE

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

1.0 SCOPE, APPLICATION AND DEFINITIONS**1.1 SCOPE AND DEFINITIONS**

1.1.1 This bylaw applies to the design, construction and occupancy of new buildings, and the alteration, reconstruction, demolition, removal, relocation, repair and change in occupancy of existing buildings, including any work being done pursuant to an order to eliminate an unsafe condition in the building.

1.1.2 Where a building or any part of it is altered, this bylaw applies to the parts of the building that are altered.

1.1.3 Notwithstanding any other requirements in this bylaw, this bylaw also applies to:

- (a) the design and construction of a structure designed to support a radio transmission antenna;
- (b) free standing fireplaces, unused solid fuel burning appliances or incinerators not constructed in conjunction with a building that would otherwise require a permit,
- (c) the construction or alteration of a fence that encloses a swimming pool or pool ladder or access point, and
- (d) plumbing systems being installed outside of buildings on private property.

1.2 EXEMPTIONS

1.2.1 Except as otherwise provided for in this bylaw, this bylaw does not apply to buildings referred to in s.1.1.1.1(2)(a) thru (h) of the British Columbia Building Code.

1.3 DEFINITIONS

1.3.1 The words and terms in this bylaw shall have the meanings prescribed in the current British Columbia Building Code unless otherwise defined in s.1.3.3.

1.3.2 Definitions of words and phrases used in this bylaw that are not specifically defined in the current British Columbia Building Code or s.1.3.3 shall have the meanings which are commonly associated with them in the context in which they are used in this bylaw, taking into account the specialized use of terms within the various trades and professions in which the terminology is used.

1.3.3 In this Bylaw:

"BUILDING CODE" means the "British Columbia Building Code" adopted under the British Columbia Building Code Regulation, and the Water Conservation Plumbing Regulation.

"DWELLING UNIT" means a room or group of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living and sanitary facilities.

"CHIEF BUILDING OFFICIAL" means the person appointed to that position by the Council of the City of Langford and any other employee of the City authorized by the Council to act on behalf of the Chief Building Inspector.

"CITY ENGINEER" means the company, person or persons appointed from time to time by the Council to act in that capacity, and any other employee of the City authorized to act on behalf of the City Engineer.

"CLERK-ADMINISTRATOR" means the person appointed to that position by the Council of The City of Langford and any other employee of the City authorized by the Council to act on behalf of the "Clerk-Administrator.

BL 1598
02Nov2015

"LANGFORD GIS MAPPING SYSTEM" means the data provided by the Langford geographic information system and publically available on the City's website for viewing in map form.

BL 1527
18Jun2014

"MASTER MUNICIPAL CONSTRUCTION DOCUMENTS" means the Specifications and Standard Detail Drawings in Volume II of the most recent Master Municipal Construction Documents published by the Master Municipal Construction Documents Association.

"MEDICAL HEALTH OFFICER" means the Medical Health Officer for the *Vancouver Island Health Authority*.

"ONE FAMILY DWELLING" means a building containing only one dwelling unit, or one dwelling unit and an accessory secondary suite.

"OWNER" means any person, firm or corporation controlling the real property under consideration and includes an agent of the owner.

"SOIL DEPOSITION BYLAW" means the City of Langford Bylaw No. 181.

"TWO FAMILY DWELLING " means a building other than a building containing a secondary suite, containing two dwelling units.

"ZONING BYLAW" means the City of Langford Zoning Bylaw No. 300.

"SUBDIVISION AND DEVELOPMENT SERVICING BYLAW" means City of Langford Subdivision and Development Servicing Bylaw No. 1000.

2.0 RESPONSIBILITIES AND OBLIGATIONS

2.1 GENERAL PROHIBITIONS

2.1.1 No person shall fail to comply with any Stop Work notice, or any order or notice issued by the Chief Building Official.

2.1.2 No person shall work or authorize or allow work to proceed on a project for which a

permit is required under this bylaw unless a permit authorizing the work has been issued.

- 2.1.3 No person shall construct, install, extend, alter, renew or repair a plumbing system or connect a plumbing system to a city sewer, drain or water service unless a plumbing permit authorizing the work has been issued, but a plumbing permit is not required when a valve, faucet, fixture or service water heater is repaired or replaced, a stoppage is cleared or a leak is repaired if no change to the piping is required.
- 2.1.4 No person shall construct a new building, or alter, reconstruct, demolish, remove, repair or relocate an existing building unless a building permit authorizing the work has been issued, but no permit shall be required for the replacement of roofing materials or exterior cladding.
- 2.1.5. No person shall install a fireplace, incinerator, oil burning furnace or solid fuel burning appliance or construct a chimney unless a permit authorizing the work has been issued, or move a building having masonry fireplace or chimney without dismantling the fireplace or chimney and reconstructing it after having obtained a permit authorizing the work.
- 2.1.6 No person shall deviate from the plans and specifications forming a part of the building permit, or omit or fail to complete, prior to occupancy, work required by such plans and specifications accepted by the Chief Building Official without first having obtained in writing the approval of the Chief Building Official.
- 2.1.7 No person shall occupy or allow the occupancy of any building, or part thereof, unless the owner has obtained an occupancy permit from the Chief Building Official
- 2.1.8 No person shall excavate or undertake work on, over or under public property, or erect or place any construction or work or store any materials on public property without approval having first been obtained in writing under the Traffic and Use of Highways Bylaw No. 33.
- 2.1.9 No person shall alter or allow the ground elevations of a building lot to be altered so as to place a building, or part thereof, in contravention of this bylaw, the Soil Removal and Deposition Bylaw or the Zoning Bylaw unless the ground elevations are altered after obtaining the necessary permit.
- 2.1.10 No person shall knowingly submit false or misleading information in connection with an application for a permit required by this bylaw.
- 2.1.11 No person shall reverse, alter, deface, cover, remove or in any way tamper with any notice, permit or certificate issued pursuant to this bylaw and posted on any building.
- 2.1.12 No person shall prevent or obstruct or attempt to prevent or obstruct entry of the Chief Building Inspector or any other City employee authorized to enter upon property under the Community Charter to inspect and determine whether this bylaw is being contravened.

2.2 OBLIGATIONS OF THE OWNER

- 2.2.1 Every owner shall obtain all required permits or approvals, and pay all fees and provide all deposits prior to the commencement of work regulated by this bylaw.
- 2.2.2 It is the owner's obligation to provide assurance that the water, sewer and other services are available and at adequate depth to serve the proposed building and that the plumbing is constructed to meet these services.
- 2.2.3 Every owner shall ensure that:

- (a) the plans and specifications on which the issuance of the building permit was based are available at the site of the work for inspection during working hours by the Chief Building Inspector: and
- (b) a temporary address sign, with numbers not less than 152mm (6") in height, visible from the road, and maintained at all times is erected at the site of work authorized by this bylaw.

2.2.4 Every owner shall, prior to commencing the work, give notice in writing to the Chief Building Official of:

- (a) the name, address and telephone number of:
 - (i) the constructor or other person in charge of the work,
 - (ii) the suitably qualified person inspecting the work, and
 - (iii) any inspection or testing agency engaged to monitor the work, and
- (b) any change in or termination of employment of such persons during the course of the construction as soon as such change or termination occurs.

2.2.5 Except in the circumstances set out in Section 2.2.6, every owner shall give at least 24 hours notice to the Chief Building Official and obtain a field inspection of the work:

- (a) after the forms for footings and foundations are complete, but prior to placing of any concrete;
- (b) after removal of form work from a concrete foundation and installation of perimeter drains and damp-proofing, but prior to backfilling against foundation;
- (c) after the installation of the under-slab insulation;
- (d) when framing and sheathing of the building are complete, including fire-stopping, bracing, chimney, duct work, plumbing, (including radiant and hydronic heating systems) gas venting, wiring, but before any insulation, lath or other interior or exterior finish is applied which would conceal such work;
- (e) after the "Second Plane of Protection", as described in the Building Code, has been installed and before any portions of the "First Plane of Protection" is installed;
- (f) after insulation and vapour barrier have been installed and before any interior wall finish is applied;
- (g) after the installation of drywall for fire separation in buildings containing secondary suites, multiple residential and multiple commercial occupancies and before any drywall taping or filler is applied;
- (h) after the application of sheathing paper and wire lath;
 - (i) after the first stucco scratch coat;
 - (j) before a building drain, sanitary or storm sewer is covered and when considered necessary, underground building drains, branches, storm drains and sewers shall be retested after the completion of all backfilling and grading by heavy equipment in the presence of the Chief Building Official;
- (k) after the installation of the smoke damper of a fireplace and prior to the installation of the first flue liner or any material that would conceal the details of the construction of the fire box and smoke chamber;
- (l) after the building or portion thereof is complete and ready for occupancy, but before occupancy takes place of the whole or a portion of the building;
- (m) in the case of a building demolition, after the completion of the demolition; and
- (n) after any building is disconnected from City services.

2.2.6 The inspections listed in Section 2.2.5 are not required in relation to work in respect of which Letters of Assurance in the form set out in the Building Code are being provided to the Chief Building Official, but in such circumstances the Chief Building Official may attend at the site of the work from time to time to monitor the conduct of the work and the conduct of field reviews by the registered professional, and may require the registered professional to provide copies of field review reports at the time the reports are prepared

or, at the Chief Building Officials discretion, upon completion of the work and prior to the issuance of an occupancy permit.

- 2.2.7 Every owner shall give notice in writing to the Chief Building Official
- (a) as soon as any change in ownership or change in the address of the owner occurs between the date of issuance of a building permit and the date of application for an occupancy permit, and
 - (b) prior to occupying any portion of the building if it is to be occupied in stages.
- 2.2.8 (1) Every owner shall provide to the Chief Building Official, an up-to-date building location survey by a British Columbia Land Surveyor after the foundation is completed and prior to framing. The survey shall be provided in both electronic and paper format. The electronic format shall be provided as an AutoCAD drawing file or a compatible DXF file. The plan shall show the location of the building foundations in relation to the lot boundaries, geodetic floor elevations and all easements and rights-of-way.
- (2) Every owner shall provide to the Chief Building Official, height surveys of the building by a British Columbia Land Surveyor at such stages of construction as are required by the Chief Building Inspector to confirm compliance with the Zoning Bylaw. The heights shall be given in geodetic elevations conforming to NAD83 coordinates.
- 2.2.9 When required by the Chief Building Official, every owner shall uncover and replace at their own expense any work that has been covered contrary to an order issued by the Chief Building Official or prior to a field inspection of the work.
- 2.2.10 Every owner is responsible for the cost of repair of any damage to public property or works resulting from work carried out pursuant to a permit ordered under the authority of this bylaw and every applicant for a building permit shall provide to the City, as security for such repairs, the amount set out in the Traffic and Use of Highways Bylaw No. 33.
- 2.2.11 Every owner shall obtain an occupancy permit from the Chief Building Official prior to any:
- (a) occupancy of a building or part thereof after construction, partial demolition or alteration of that building; or
 - (b) change in the occupancy of any building or part thereof.
- 2.2.12 The granting of a permit, the review of the drawings and specifications or field reviews made by the Chief Building Official shall not in any way relieve the owner of a building from full responsibility for carrying out the work or having it carried out in accordance with this bylaw and the Building Code, including ensuring that the occupancy of the building, or any part thereof, is in accordance with the terms of the occupancy permit.
- 2.2.13 Before an owner obtains a building permit to construct or have constructed a building or building component that requires professional design and field review according to the Building Code, Section 2.3 the owner shall deliver to the Chief Building Official Letters of Assurance in the form set out in the Building Code.
- 2.2.14 The owner shall ensure that all work covered by this bylaw shall be to an acceptable standard of good workmanship in performance and appearance.

2.3 **ADMINISTRATION AND ENFORCEMENT**

- 2.3.1 The Chief Building Official is authorized to administer and enforce this bylaw and may prescribe application forms and permit forms required in the administration of this bylaw.
- 2.3.2 The Chief Building Official may issue, in writing, such notices or orders as may be

necessary to inform the owner and any contractor or other builder that a contravention of this bylaw or the Building Code has been observed.

- 2.3.3 The Chief Building Official may order:
- (a) a person who contravenes this bylaw or the Building Code to comply with it within the period specified;
 - (b) work to stop on the building or any part thereof if such work is proceeding in contravention of this bylaw or the Building Code by placing a "Stop Work" notice on the work or by written notice;
 - (c) the removal of any unauthorized encroachment on public property;
 - (d) the removal of any building or part thereof constructed in contravention of this bylaw or the Building Code;
 - (e) the cessation of any occupancy that contravenes this bylaw or the Building Code, and;
 - (f) the cessation of any occupancy if any unsafe condition exists because of work being undertaken or not completed.
- 2.3.4 The Chief Building Official may direct that tests and inspections of materials, equipment, devices, construction methods, structural assemblies or foundation conditions be made, or sufficient evidence or proof be submitted at the expense of the owner, where such evidence or proof is necessary to determine whether the material, equipment or device, construction or foundation condition complies with this bylaw and the Building Code.
- 2.3.5 In any case where the owner has proposed a method of construction or use of materials not identified as an "Acceptable Solution" under the Building Code, and the Chief Building Official considers that the use of the alternative solution affects the operation and maintenance requirements of the building, the owner may be required to grant to the City a covenant under s.219 of the *Land Title Act* requiring the owner to operate and maintain the building in perpetuity in the manner prescribed in the covenant having regard to the nature of the alternative solution.
- 2.3.6.1 Where in the opinion of the Chief Building Official the site conditions, the size or complexity of a building, part of a building or building component warrant, the Chief Building Official may require:
- (a) design and field review by a registered professional, and
 - (b) that the appropriate Letters of Assurance, Schedules A, B-1, B-2, C-A and C-B as set out in the Building Code be submitted by the owner.
- 2.3.6.2 In all cases the following shall require design and field review by a registered professional:
- (a) buildings that fall within the scope of Part 3 of the Building Code;
 - (b) structural components of buildings that fall within the scope of Part 4 of the Building Code;
 - (c) buildings designed with common egress systems for the occupants, or requiring the use of firewalls according to Div. A Part 1-Subsection 1.3.3.4 of the Building Code;
 - (d) building foundations constructed on fill;
 - (e) buildings that are being relocated either to or within the City; and
 - (f) building envelope repairs requiring a permit.
- 2.3.6.3 Design and field review by a registered professional requires compliance with the requirements of Div.C, Part 2 - 2.2.7 "Professional Design and Review" in the Building Code.
- 2.3.7 The Chief Building Official may, at the risk of the owner with conditions to ensure compliance with this bylaw and the Building Code and any other applicable regulations,

issue a permit to excavate or to construct a foundation of a building before all the plans of the building have been submitted or accepted by the Chief Building Official.

- 2.3.8 The Chief Building Official may issue a permit for a building conditional upon the submission, prior to commencing work, of additional information not available at the time of issue, if such information is, in the opinion of the Chief Building Official not essential in determining compliance with this bylaw and the Building Code or is of such a nature that the withholding of the permit until its availability would delay the work unreasonably.
- 2.3.9 The Chief Building Official may refuse to issue any permit:
- (a) whenever information submitted is inadequate to determine compliance with the provisions of this bylaw, the Building Code, or the Zoning Bylaw;
 - (b) whenever incorrect information has been submitted,
 - (c) that would authorize any building work or occupancy that would not be permitted by this bylaw, or the Building Code,
 - (d) that would authorize any building work that would require a development permit, until the development permit has been issued; and
 - (e) where the proposed work does not comply with the Building Code, a City bylaw, a restrictive covenant in favour of the City or the Province, or any enactment respecting health or safety.
- 2.3.10(1) The Chief Building Official may revoke a permit if:
- (a) there is a contravention of any condition under which the permit was issued;
 - (b) construction is at variance with the permit drawings;
 - (c) the permit was issued in error; or
 - (d) the permit was issued on the basis of incorrect information.
- (2) Notice of revocation of a permit shall be served by registered mail addressed to the owner.
- 2.3.11 Before issuing an occupancy permit, the Chief Building Official may require the owner to provide:
- (a) complete as-built drawings for building in pdf file format, floor plate and site drawings in dwg file format; and
 - (b) an electronic version of the "Fire Safety Plan" as approved by the City of Langford Fire Chief.
- 2.3.12 If field inspection of the work authorized by a permit shows that it is unsatisfactory, or in violation of this bylaw, the Chief Building Official may advise the permit holder by written notice posted on site or by letter. The permit holder shall then perform the alterations, corrections or replacements as may be necessary and advise the Chief Building Official when the work is ready for further field review.
- 2.3.13 Where any failure of a building which causes or has the potential to cause injury or loss of life occurs during construction authorized by a permit issued under this bylaw, the Chief Building Official may require the owner to submit a report stating:
- (a) the name and address of the owner of the building;
 - (b) the address or location of the building involved in the failure;
 - (c) the name and address of the constructor;
 - (d) the nature of the failure; and
 - (e) the plans to rectify the failure, complete with time parameters.

3.0 PERMITS AND PERMIT FEES

3.1 PERMITS

- 3.1.1 For the purposes of this Section, a permit means an authorization in writing by the Chief Building Official to perform work regulated by this bylaw and, in the case of an occupancy permit, to occupy any building or part thereof.
- 3.1.2.(1) Except as provided in subsection (2), a Plumbing Permit shall be issued only to a person holding a current certificate in respect of the plumbing trade issued pursuant to the Industry Training Authority Act or a permit exempting them from holding such certificate, or the owner of the property on which the work is to be performed provided they have the knowledge and ability to perform the work covered by the application in the opinion of the Chief Building Official.
- (2) A permit for the installation of drains and sewers outside a building may be issued to a sewer, drain, or general contractor.
- (3) A permit for the installation of fire sprinklers shall be issued only to a person holding a current certificate in respect of the sprinkler fitting trade pursuant to the Industry Training Authority Act or a permit exempting them from holding such certificate.
- 3.1.3. Application fees and permit fees shall be as provided for in Appendix "A" of this bylaw.
- 3.1.4 Where work which requires a permit under this bylaw is commenced prior to obtaining a permit, the fee shall be doubled in accordance with Appendix "A" of this bylaw.
- 3.1.5 When an occupancy permit is issued for a tent or air-supported structure, it shall expire 12 months after issue.

3.2 APPLICATION FOR PERMIT

- 3.2.1 To obtain a permit the owner shall file an application on line through the City of Langford EPR Portal.
- 3.2.2 All drawings, plans and specifications shall:
- (a) bear the name, address and telephone number of the designer; and
 - (b) contain all design criteria, calculations, and other pertinent information necessary to verify compliance with this and other bylaws, the Building Code, and other applicable enactments respecting health and safety.
- 3.2.3 Except as otherwise allowed by the Chief Building Official, every application shall:
- (a) *be signed by the owner;*
 - (b) *state the intended use or uses of the buildings;*
 - (c) *include two sets of drawings for one or two family dwellings and three sets of drawings for all other projects drawn to a scale of 1:50 (1/4" to 1'-0") and showing the following minimum information:*
 - (i) *the dimensions of the building;*
 - (ii) *the proposed use of each room or floor area;*
 - (iii) *a site plan of the land on which the building is, or is to be, situated complete with building setbacks, proposed driveway parking areas, retaining walls, easements, rights-of-way, ditches, ponds, water courses, all trees on site and boulevard with drip lines and details concerning the depth and extent of any fill on the site or any fill proposed on the site and slopes greater than 30%;*
 - (iv) if applicable; acknowledgement by the Vancouver Island Health Authority

- that filings required in relation to on-site sewage disposal systems have been made;
- (v) the method of disposal of storm water;
 - (vi) the position, height and horizontal dimensions of all buildings on the land referred to in Sub-clause (iii) complete with finished grade;
 - (vii) when required by the Chief Building Inspector, the grades and elevations of the streets and sewers abutting the land referred to is Sub-clause (iii);
 - (viii) Letters of Assurance by registered professionals as required by the BC Building Code or this bylaw,
 - (ix) when required by the Chief Building Inspector a survey, by a registered B.C. Land Surveyor, of the building site including existing geodetic natural grade elevations;
 - (x) the technical information specified in this or other bylaws or a restrictive covenant in favour of the city or the province required to be included on the drawings; and
 - (xi) such other information as is necessary to illustrate all essential features of the design of the building;
- (d) include in addition for all applications except one or two family dwellings, accessory buildings to one or two family dwellings or other buildings not exceeding 600m² in floor area:
- (i) a plan that shows the location and size of every building drain and of every trap or inspection piece that is on a building drain;
 - (ii) a sectional drawing that shows the size and location of every soil or waste pipe, trap and vent pipe, fixture loads on stacks and risers; and
 - (iii) any and all other information necessary to establish compliance with this bylaw.

3.2.4 Where an application for a permit has not been completed in conformance with the requirements of the Chief Building Official or where the permit fee has not been paid within 6 months after the date of the application, the application shall be cancelled and any application fee paid shall be forfeited.

3.2.5 (1) A permit shall expire and the right of an owner under the permit shall terminate if:

- (a) the work authorized by the permit is not commenced within 6 months from the date of issue of the permit;
- (b) work is commenced and then suspended for a period of 6 months; or
- (c) the building has not been completed at the end of a 24-month period following permit issuance.

(2) A permit may be extended up to 12 months if the extension is requested in writing prior to the expiration of the permit and the permit extension fee specified in Appendix A is paid.

(3) In order to complete a project, where a permit has expired, a new permit must be obtained and new permit fee paid based on the value of the work remaining.

3.2.6 Any application for any revision to the original application shall be made in the same manner as the original permit. A revision fee in addition to any other applicable fees as set out in Appendix A shall be paid before any revisions to the original submission will be processed.

3.3 APPROVAL IN PART

- 3.3.1 Subject to section 2.3.8, where, in order to expedite work, issuance of a building permit in respect of a portion of the building is requested prior to the issuance of a permit for the whole building, application shall be made for the whole building, and complete plans and specifications covering the portion of the work for which immediate approval is requested shall be provided with the Chief Building Official.

3.4 PROPERTY SUBJECT TO FLOODING

- 3.4.1 No permit shall be issued to construct, erect or place a building on land which is identified in the Official Community Plan as being subject to flooding, except in accordance with s.524 of the Local Government Act.

4.0 ADDITIONAL REQUIREMENTS

4.1 PROFESSIONAL INSPECTION OR REVIEW

- 4.1.1 Any registered professional responsible for conducting field reviews shall, upon request, make copies of all field review reports available to the Chief Building Official.
- 4.1.2 Any registered professional responsible for field review of a foundation shall prepare and sign a report of each review and send it to the Chief Building Official as soon as practicable.

4.2 INSPECTION AND TESTING OF PLUMBING SYSTEMS

- 4.2.1 Where a plumbing permit is required, the system shall not be put into use until it has been reviewed and tested to the satisfaction of the Chief Building Official.
- 4.2.2 The plumbing contractor shall notify the Chief Building Official when the work is complete and ready to be reviewed or tested.
- 4.2.3 The plumbing contractor shall furnish any equipment, material, power or labour that is necessary for inspection or testing and shall remove the inspection chamber plug, if so fitted, before the inspection.
- 4.2.4 If any part of a plumbing system is covered before it has been reviewed and accepted by the Chief Building Official it shall be uncovered if the Chief Building Official so directs.
- 4.2.5 If any part of a plumbing system is not accepted by the Chief Building Official after it has been reviewed or tested, the owner or plumbing contractor shall make any alteration or replacement that is necessary, and the work shall be subjected to further inspection or testing.

4.3 EXCAVATIONS

- 4.3.1 Except where the bottom of the excavation slopes at less than 30% to the underside of any adjacent structure, utility or property line, all excavations for foundations or structures which will exceed 1.2 meters (4 ft) below the grade existing at the time of the excavation will require certification by a Geotechnical Engineer. The Geotechnical Engineer shall submit Schedules B-1 and B-2 from the BC Building Code certifying that excavations for construction will meet the requirements contained in Part 4 of the BC Building Code.

4.4 CREST REQUIREMENTS

- 4.4.1 All buildings constructed primarily of concrete and steel or containing underground parking are required to install a Bi-Directional Amplifier and/or internal antennae system to CREST standards and as approved by the Chief Building Inspector.

5.0 REQUIREMENTS FOR SITE SERVICES AND ACCESS

5.1 GENERAL

- 5.1.1 No permit for the construction of any building or building addition shall be issued unless the following works and services are provided:

- (a) a road within dedicated road allowance of sufficient strength, grade and width to provide ready access to the building by fire and emergency vehicles at all times;
- (b) a municipal water service or other source of potable water approved by the Medical Health Officer for the building;
- (c) a sewer or other method of sewage disposal complying with the Sewerage System Regulation to service the building and for the purpose of establishing daily sewage flow, one family dwellings with secondary suites are considered to be one residential unit; and
- (d) an approved method of storm drainage and surface runoff disposal to service the building.

- 5.1.2(1) Storm water from roofs, perimeter drains and paved surfaces shall not be permitted to run off site, either on the surface, or in a piped system unless, in the opinion of the City Engineer, there is no practical alternative.

- (2) Storm drainage or surface runoff systems serving a one family dwelling or a two family dwelling shall be constructed as outlined in drawing D1, D2, and D4 in Appendix "B". Where, in the opinion of the City Engineer, the soil has low permeability, the system shall be designed by a registered professional. If off-site disposal of storm drainage and surface run off off-site is required it shall be to an existing drainage course or storm drain which, in the opinion of the City Engineer, has sufficient capacity.

- (3) Disposal of storm drainage and surface runoff, from buildings other than one family and two family dwellings shall be designed and constructed under the supervision of a registered professional.

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- 5.1.3 -deleted-

5.2 SEWER CONNECTIONS WITHIN LOCAL SERVICE AREAS

- 5.2.1 (1) Every connection to a city sanitary or storm sewer shall be fitted at the property line with an inspection chamber, approved by the City Engineer, to permit inspection, testing and cleaning of the sewer.

- (2) Every inspection chamber shall be located at the surface, and shall be installed in accordance with the Master Municipal Construction Documents specifications for such an installation and drawing SS S9 in Appendix B, except that the test plug shall be removed before the inspection chamber is installed.

- 5.2.2 Sewer connections to City mains on City streets or rights-of-way shall be made only by City employees or a contractor employed by the City at the cost of the owner of the parcel to be served by the connection. No person or contractor shall excavate a City road allowance or sewer right of way for the purpose of installing or cleaning a sewer service pipe.

- 5.2.3 Except where approved, in writing, by the City Engineer and where the works are installed in a statutory right of way in favour of the City, no plumbing system, drainage system, house sewer, private sewage disposal system or portion thereof, shall be located on any parcel other than the parcel that is served by such facilities.
- 5.2.4 Where a building is demolished or removed from a parcel, the sanitary sewer and storm drainage service connection to the parcel shall be removed and capped at the sewer main. Such capping or removals shall be performed only by City employees or contractors employed by the City at the cost of the owner of the parcel.
- 5.2.5 When provision is made for the future installation of plumbing fixtures in a building, they shall be included in calculating the required sizes of drain pipes. Plumbing to provide for such future installations shall be terminated with a plugged fitting or fittings and shall be vented as required by this bylaw or the Building Code.
- 5.2.6 (1) If a building cannot be serviced by a gravity sanitary sewer system, the Chief Building Inspector may authorize the installation of a sewage pumping system, which shall conform to all requirements of 5.2.6(4) or 5.2.6(5), the B.C. Building Code, the B.C. Electrical Code Regulation, and any applicable Workers Compensation Board Regulations for confined space entry and shall not be activated until approved by the Chief Building Inspector.
- (2) A pumping system constructed to serve a one family dwelling or a two family dwelling shall be constructed to the specifications set out in s. 5.2.6(4).
- (3) All other pumping systems, including systems constructed to serve more than one, one family dwelling or a two family dwelling, shall be designed and constructed in accordance with the specifications set out in s. 5.2.6(5).
- (4) The effluent from a one or two family dwelling shall drain into an approved sump with a maximum capacity equal to the Estimated Minimum Daily Sewage Flow for the dwelling as specified in the Sewerage System Standard Practice Manual published under the Health Act. The sump shall be emptied by a solids handling sewage pump. The sump must be fitted with a high level alarm that will sound an alarm within the dwelling when effluent levels exceed a predetermined level.
- (5) Pumping systems for buildings referred to in Section 5.2.6(3) shall be designed and constructed under the supervision of a registered professional engineer who shall provide Letters of Assurance in relation to design and field review as set out in the BC Building Code.
- (6) Pumping systems for buildings referred to in Section 5.2.6(3) shall be constructed with provision for connection to an emergency generator during periods of power failure.
- 5.2.7 The installation of under-ground water, sewer and drain systems on private property from the exterior of a building to the property line in respect of buildings other than one family dwellings and two family dwellings, shall, in addition to complying with the B.C. Building Code, comply with the specifications set out in the Subdivision and Development Servicing Bylaw # 500 for such systems within subdivisions.
- 5.2.8 Within 30 days of the completion of a sewer connection, the owner of the parcel shall remove or pump out any existing septic tank on the parcel and in the case of a septic tank not removed, provide a hole at least 300mm in diameter in the bottom of the tank and fill with sand or gravel to the satisfaction of the City Engineer. The septic tank contents shall be disposed of in a lawful manner. A copy of the pump-out receipt and as-built drawings shall be submitted to the City before final approval is granted.

5.3 ACCESS ROUTES

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- 5.3.1 (1) Except as provided in Sentences (3) and (4), every building subject to Part 9 of the Building Code shall have an access route complying with drawings BD-.05, and BD-07 in Appendix B exclusive of any area used or designated for off-street parking or loading, which:
- (a) is connected to a constructed public roadway;
 - (b) has a clear, surfaced width of at least 4.5 metres that does not slope more than 15% measured perpendicularly to the access route for the first 0.75 metres on either side of the 4.5 metre width;
 - (c) is straight and within 15 degrees of perpendicular to the public roadway over the first 7.5 metres measured from the edge of the public roadway;
 - (d) does not slope more than 6% measured along the line of the access route within the first 4 metres measured from the edge of a public roadway that serves or potentially serves more than forty dwelling units;
 - (e) has a centre line radius of not less than 12 m with local widening on bends as necessary to permit City of Langford fire fighting vehicle to negotiate the bend;
 - (f) has an overhead clearance of at least 5m;
 - (g) has no changes in gradient that cannot be negotiated by City of Langford fire fighting vehicles and for this purpose no part of the fully loaded vehicles, except the tires, shall be within 50 millimetres of the ground when it travels the access route;
 - (h) has a grade of not more than 15% measured in the direction of travel, except that a grade of up to 20% may be allowed when the access route is surfaced to no less than 4 metres in width with concrete or asphaltic pavement;
 - (i) meets the City of Langford fire staging requirements of the Subdivision and Development Servicing Bylaw;
 - (j) is capable of supporting H-20 loading and is surfaced with concrete, asphaltic pavement or other material designed to permit accessibility under all weather conditions;
 - (k) is connected to a public roadway at both ends if longer than 90 metres or, in the opinion of the City Engineer, is designed in accordance with the Subdivision and Development Servicing Bylaw. Alternatively, when designed to serve no more than 10 dwelling units, the access route shall include an area designed to allow a 9.5 metre long fire fighting vehicle with an inside turning radius of 10.5 metres and an outside turning radius of 14 metres to turn, with no more than a two point turn, and the design shall be subject to the approval of the City of Langford Fire Chief.
 - (l) is, in the opinion of the Chief Building Inspector, constructed to prevent storm water from the parcel to which it provides access and to prevent storm water from the access route from entering the public roadway; and
 - (m) does not obstruct and, in the opinion of the City Engineer, is not likely to obstruct the passage of storm water in any drainage way or watercourse.
- (2) The Chief Building Inspector may require certification by a registered professional engineer of access routes that incorporate bridges or steep side slopes. The certification shall confirm the continued loading capability and safety of the access route.
- (3) Where an access route cannot be provided in accordance with the grade limitations of this bylaw, a permit may be issued if the building is constructed with a fire sprinkler system in accordance with NFPA 13, NFPA 13D, or NFPA 13R as the case may be.
- (4) Where an access route cannot be provided in accordance with any requirement of Sentence (1), a permit may be issued where documentation prepared by a registered

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professional has been provided to demonstrate that the access route will achieve, by alternate means, at least the minimum level of performance defined by the requirements of Sentence (1), as accepted by the Clerk-Administrator.

6.0 POOLS

- 6.0.1 Every application for a Building Permit for a pool shall be accompanied by a plan showing the location of the proposed pool and all water supply piping, waste piping and related fittings.
- 6.0.2 (1) For the purposes of this section 6.0 a pool includes a private swimming pool, hot tub or spa, located outdoors, and with a depth at any point of .6 metres (24 inches) or more, but does not include fish or ornamental ponds, irrigation ponds, natural ponds or those constructed along a natural watercourse, sealed tanks or pools fitted with a lockable cover capable of supporting the weight of a 68kg. (150lb) person, when closed.
- (2) Every pool shall be enclosed within a fence constructed of close boarded lumber, chain link wire, solid masonry, or plywood of 9mm (3/8") or greater in thickness constructed without foot holds or grips on the outside that children may use to climb into the enclosed area, and having no openings greater than 5cm (2 inches). Spacing of up to 100mm (4 inches) may be permitted where vertical guards are used. All gates to a pool shall be operated by self-latching spring hinge mounted on the inside top portion of the gate.
- (3) Notwithstanding 6.0.2(2), a pool, the rim of which is 1.5 metres (4.9 feet) or more above the grade of surrounding ground, need only be protected by a fence enclosing the ladder or other access points to the pool and conforming to the requirements of 6.0.2(2).
- (4) Every fence and gate which encloses a pool shall be not less than 1.5 metres (4.9 feet) in height above the ground at any point and clear the ground by not more than 10cm (4 inches) at any point;
- (5) Every application for a building permit for a fence enclosing a pool, ladder, or access point to a pool shall be accompanied with a plan showing the location, depth and dimensions of the pool and a plan showing the location or proposed location of the fence and the details of fence construction including height, gate design and closing devices.
- 6.0.3 No pool designed to be supplied with water from the potable water supply shall have any water inlet below the flood level of the pool unless protected by an approved cross connection control device.
- 6.0.4 There shall be no direct connection between any potable water supply line and any circulating pump, filter or other device that comes in contact with pool water. Recirculating systems shall take the water supply to the pool from an open surge tank or other system approved by the Chief Building Inspector. The supply to the surge tank shall be above the flood level of the tank, in such manner as to prevent water from the tank from entering the supply line.
- 6.0.5 Pool waste water shall discharge into a sanitary sewer where available.
- 6.0.6 For areas not served by sanitary sewer, the method of waste water disposal shall be approved by the Chief Building Inspector.
- 6.0.7 All pools shall have the bottom and inner walls constructed of smooth non-absorbent materials and be drained through one or more metal grated openings. All such drains shall be equipped with a gate valve located in an accessible sump adjacent to the outer walls of the pool. When the sump is connected to a sewer or is otherwise subject to

backflow, a backwater valve shall be installed.

- 6.0.8 No direct connection shall be made between any storm drain, sewer or any other drainage system and any line connected to a pool.
- 6.0.9 Scum gutter drains or floor drains serving pool decks may be installed as special waste pipes provided each outlet is trapped and independent vent pipes are installed on the high ends of the mains in a manner that will ensure circulation of air.
- 6.0.10 For pools constructed below the surrounding grade, a relief valve system is required to prevent damage to an empty pool should the ground water table rise above the level of the base of the pool.
- 6.0.11 The fenced enclosure of the pool area is not required in commercial or institutional occupancies where, in the opinion of the Chief Building Inspector, access to the pool area is restricted and accessible only to the facility patrons.

7.0 RESERVED

8.0 SECOND ONE FAMILY DWELLING

- 8.0.1 (1) Where only a one family dwelling is permitted on the parcel, the owner may obtain a building permit to construct a second one family dwelling on the parcel by entering into a written agreement, prior to the issuance of the building permit, with the City of Langford to:
- (a) demolish the first one family dwelling within 30 days of occupying or permitting occupancy of the second one family dwelling, or
 - (b) convert the first one family dwelling into a permitted non-residential use within 30 days of occupying or permitting occupancy of the second one family dwelling and grant to the City of Langford a restrictive covenant as required by the Chief Building Inspector.
- (2) To ensure performance of the demolition or conversion of the first one family dwelling in Sentence 8.0.1(1) the owner shall, prior to the issuance of a building permit:
- (a) deposit in favour of the City of Langford an irrevocable letter of credit in the amount of \$10,000 for a demolition project or a conversion project, and
 - (b) agree to allow the Chief Building Inspector to enter the property, if the owner has not complied with the written agreement to demolish or convert the first dwelling and apply the deposit towards the costs, including administration fees, for the demolition of the first one family dwelling.
- 8.0.2 Where two one family dwellings are permitted on the lot, the owner shall obtain a Development Permit in accordance with Bylaw 300.

9.0 DESIGN DATA

- 9.0.1 (1) Except as provided in 9.0.1(2) and (3), and with the exception of the ground snow load (S_s), the climatic data for the design of buildings in Langford shall be as provided for "Langford" in the British Columbia Building Code, Division B, Appendix C.
- (2) With the exception of the ground snow load (S_s), the climatic data for the design of buildings in Langford being located on a parcel, any portion of which contains ground which has an elevation above 165 meters, shall be as provided for "Victoria (Mt. Tolmie)" in the British Columbia Building Code, Division B, Appendix C.

(3) With the exception of the ground snow load (S_s), the climatic data for the design of buildings in Langford located north of the intersection of the Trans-Canada Highway and Finlayson Arm Road shall be as provided for "Victoria (Mt. Tolmie)" in the British Columbia Building Code, Division B, Appendix C.

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9.0.2 (1) Except as provided in 9.0.2(3), the ground snow load (S_s) for the design of buildings in Langford is:

- (a) 1.8 Kpa for those areas in Langford having a ground elevation up to 125 meters,
- (b) 2.3 Kpa for those areas in Langford having a ground elevation above 125 meters and up to 165 meters,
- (c) 2.5 Kpa for those areas in Langford having a ground elevation above 165 meters and up to 230 meters, and for those areas located north of the intersection of the Trans-Canada Highway and Finlayson Arm Road, and
- (d) 3.3 Kpa for those areas in Langford having a ground elevation above 230 meters.

(2) Where a parcel consists of land with ground elevations in more than one of the categories set out in 9.0.2(1) above, the applicable ground snow load for that entire parcel is the highest of those amounts.

(3) The ground snow load (S_s) for the design of buildings in Langford is 2.5 Kpa for those areas located north of the intersection of the Trans-Canada Highway and Finlayson Arm Road.

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18Jun2014

9.0.3 (1) For the purposes of 9.0.1 and 9.0.2, the elevation of ground for any parcel in Langford shall be as taken from the latest topographical data as shown on the Langford GIS mapping system and as updated from time to time, or as otherwise site measured and reported by a BC Land Surveyor using geodetic elevations.

(2) Where the owner elects under 9.0.3(1) to retain a BC Land Surveyor to determine the ground elevation of a parcel, the owner will be responsible for all costs and expense of that surveyor.

10.0 OFFENCES AND PENALTIES

10.1 GENERAL

10.1.1 No person shall do any act, or thing, or suffer or permit any act or thing to be done in contravention of this Bylaw.

10.1.2 Every person who, without lawful excuse, contravenes this Bylaw by wilfully doing any act which it forbids or omitting to do any act which it requires to be done, commits an offence and is liable, on summary conviction, to a fine of not more than \$2000.00. A separate offence shall be deemed to be committed upon each day during and in which the contravention occurs or continues.

10.1.3 The penalties imposed under the previous section, shall be in addition to and not in substitution for any other penalty or remedy imposed by this or any other City of Langford Bylaw.

B. This Bylaw may be cited for all purposes as the "Building Bylaw No. 1160, 2008.

READ A FIRST TIME this 18th day of February, 2008.

READ A SECOND TIME this 18th day of February, 2008.

READ A THIRD TIME this 18th day of February, 2008.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 17th day of March, 2008.

MAYOR

CLERK ADMINISTRATOR

Includes Amending Bylaws: 1210, 1237, 1277, 1527, 1560, 1598, 1634

APPENDIX "A" TO BYLAW NO. 1160

APPENDIX "A"

A. GENERAL

1. **Double Permit Fee** - if any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fee payable as determined in the above schedule shall be doubled.
2. **Refunds** - At any time before the work has commenced in respect to which a permit has been issued, the permit holder may apply for cancellation of the permit. Upon receipt of such application, the Chief Building Inspector, if satisfied that the work has not commenced, shall cancel the permit and shall refund to the permit holder 50% of the fee paid in respect of the permit, but not less than the application fee.
3. **Re-inspection Fees** - Where any inspection carried out pursuant to this bylaw discloses faulty work and a subsequent inspection is made necessary, the fee for such subsequent inspection shall be **\$56.70**. Where a permit holder fails to have the work to be inspected accessible and ready at the time the inspection is called for, the Chief Building Inspector may charge an additional fee of **\$56.70** for each subsequent call for inspection made necessary. Re-inspection fees must be paid prior to the re-inspection.
4. **Reduction of Fee Where a Certified Registered Professional Reviews** - Where a registered professional engineer or architect reviews and certifies an application for a building permit as being in compliance with this bylaw and the Building Code, and where the City of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.

B. SCALE OF FEES - BUILDING PERMITS

1. The charge for permits issued in accordance with this Bylaw, shall be based on the value of construction as determined by the Chief Building Inspector and the fee shall be calculated in accordance with the following scale:
 - (a) For permits \$1,000.00 or less in value: **\$56.70**
 - (b) For permits in excess of \$1,000.00, the fees shall be **\$56.70** for the first thousand, plus **\$11.33** per thousand or part for the next \$99,000.00, plus **\$9.09** per thousand, or part thereof, for the next \$900,000, plus **\$4.54** per thousand, or part thereof, for the next \$14,000,000, plus **\$2.29** per thousand or part thereof for all values in excess of \$15,000,000
 - (c) For extension of permit: **\$56.70**
 - (d) Application Fee, non-refundable, included in Building Permit Fee, paid at the time of building permit application.
 - (1) For permits with a construction value of \$200,000 or less: **\$110.20**
 - (2) For permits with a construction value more than \$200,000: **\$1,102.06**
 - (e) Revision fees

- (1) For permits with a construction value of \$500,000 or less: **\$56.70**
 - (2) For permits with a construction value of more than \$500,000: **\$113.40**
2. The value of construction shall be the greater of:
 - (a) the contract price including taxes and a reasonable allowance for extras, or
 - (b) the estimated value as determined by the Chief Building Inspector in accordance with the Marshall & Swift, "Marshall Valuation Service" or "Residential Cost Handbook".
 3. The fee for a permit to wreck, demolish or remove a building from a lot shall be: **\$56.70** plus deposits and fees as required.
 4. The fee for a permit to move a building on to a site shall be based on the value of the building and the value of work required on site. The minimum permit fee shall be **\$113.40**.

C. SCALE OF FEES - PLUMBING PERMITS

1. Plumbing Fixtures

(a) For each fixture	\$17.12
(b) For any alteration or replacement not involving installation of a fixture	\$28.34
(c) For each internal roof leader	\$11.33
(d) Hydronic heating system	\$56.70
2. Sewer Connections

(a) House storm drain	\$28.34
(b) House sanitary sewer	\$28.34
(c) House sanitary sewer and removal or de-commission of septic tank	\$56.70
(d) For private storm drains or sanitary sewers larger than 100 mm (4 in) or longer than 76 m (250 ft) per 30.5 m (100 ft)	\$28.34
(e) Manholes, catch-basins or interceptors	\$56.70
(f) Pumping stations	\$56.70
3. Fire Protection Equipment

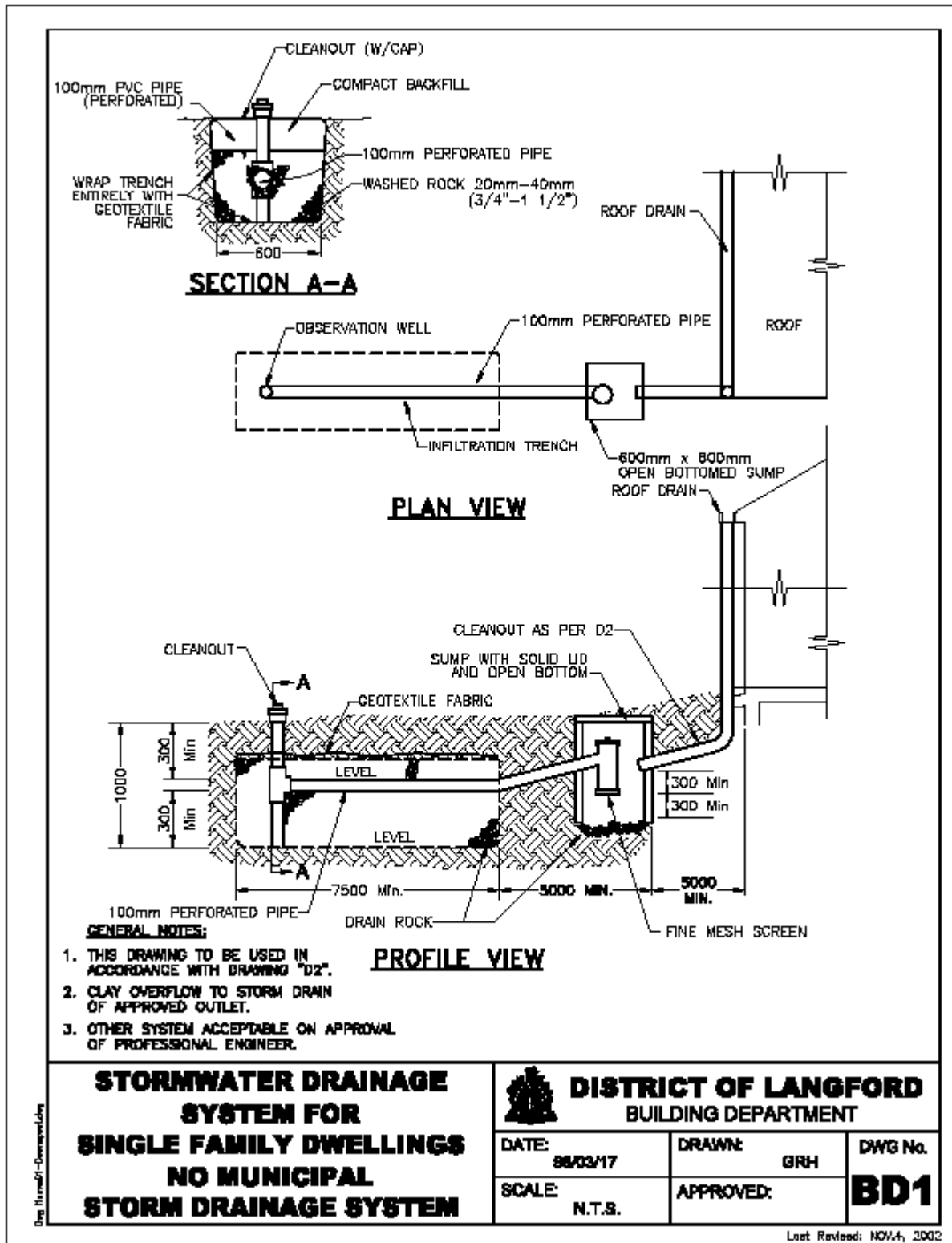
(a) Sprinkler system 1 to 8 sprinkler heads	\$34.01
(b) Each additional 20 sprinkler heads	\$22.67
(c) Standpipe hose outlets	\$22.67
(d) Fire Hydrants	\$22.67

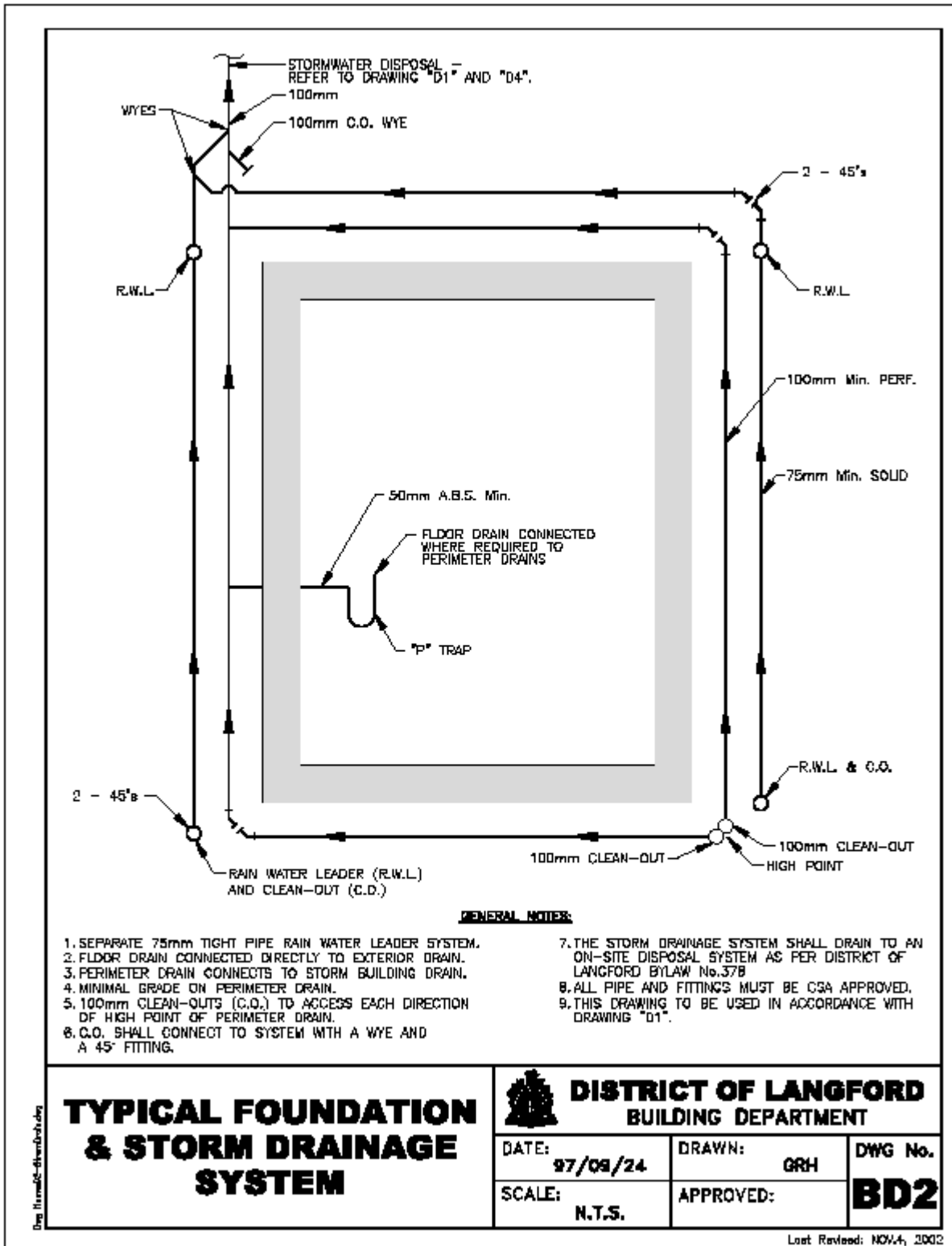
4. Hot Water Storage Tank	\$17.12
5. Residential Irrigation System	\$34.01
6. Commercial Irrigation System	\$113.40
7. Floor drain for hot water tank	\$17.12
8. Water and drain connections for a swimming pool (each)	\$17.12
9. Minimum plumbing permit fee	\$17.12
10. Water service connection to property line	\$28.34

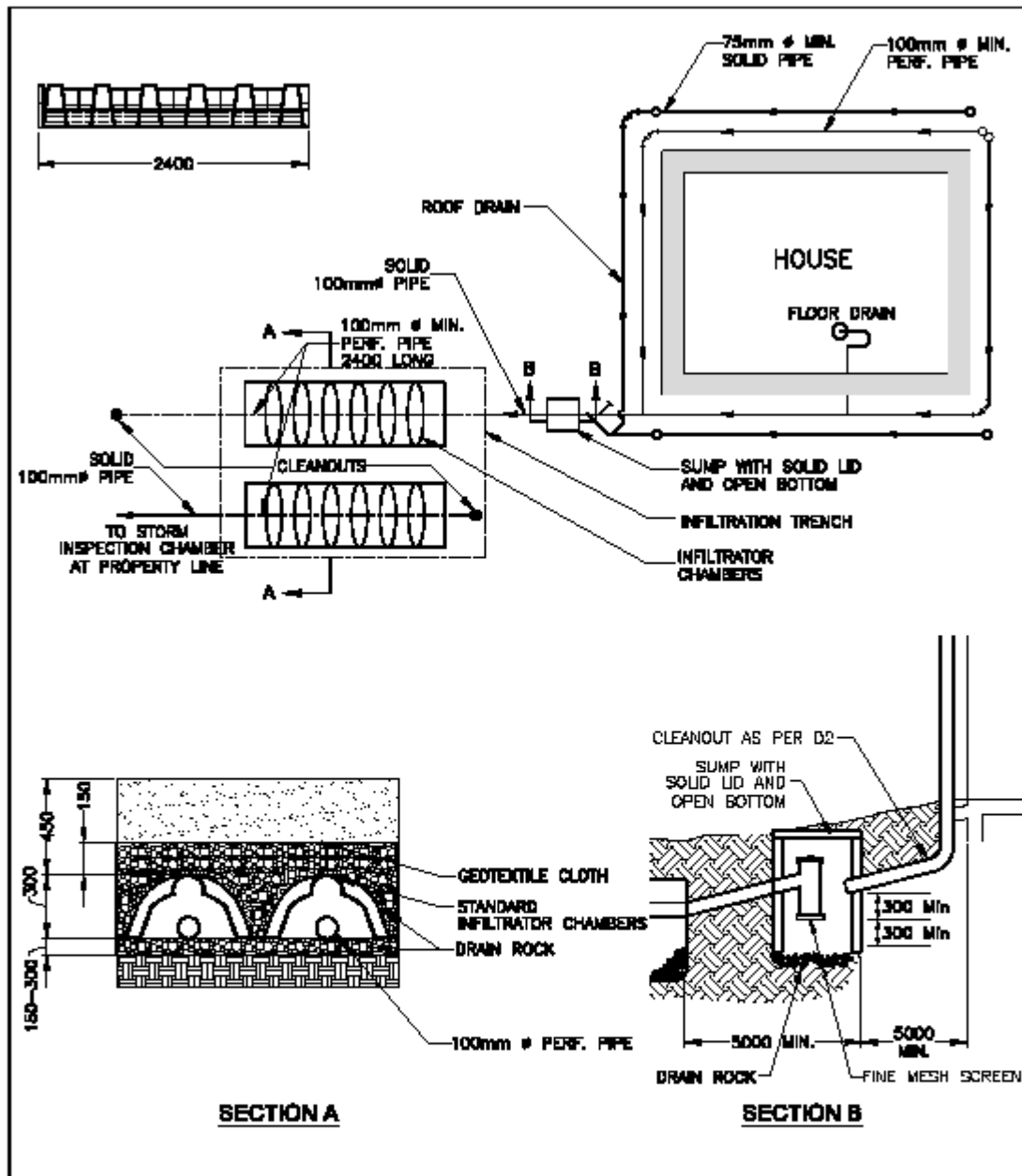
D. SCALE OF FEES - CHIMNEY, FIREPLACE AND SOLID FUEL BURNING APPLIANCE PERMITS AND OIL BURNING EQUIPMENT

1. Chimney	\$28.34
2. Fireplace Including Chimney	\$45.47
3. Unused Solid fuel burning stove, range, furnace, boiler, or space heating appliance (existing chimney)	\$28.34
4. Unused Solid fuel burning stove, range, furnace, boiler or space heating appliance (new Chimney)	\$45.47
5. Installation or replacement of a residential oil burning furnace	\$28.34
6. Removal and/or replacement of a residential oil supply tank	\$28.34
7. Installation or replacement hydronic heating boiler	\$28.34

APPENDIX B







**STANDARD INFILTRATOR
DRAINAGE SYSTEM
WITH MUNICIPAL STORM
DRAINAGE SYSTEM**

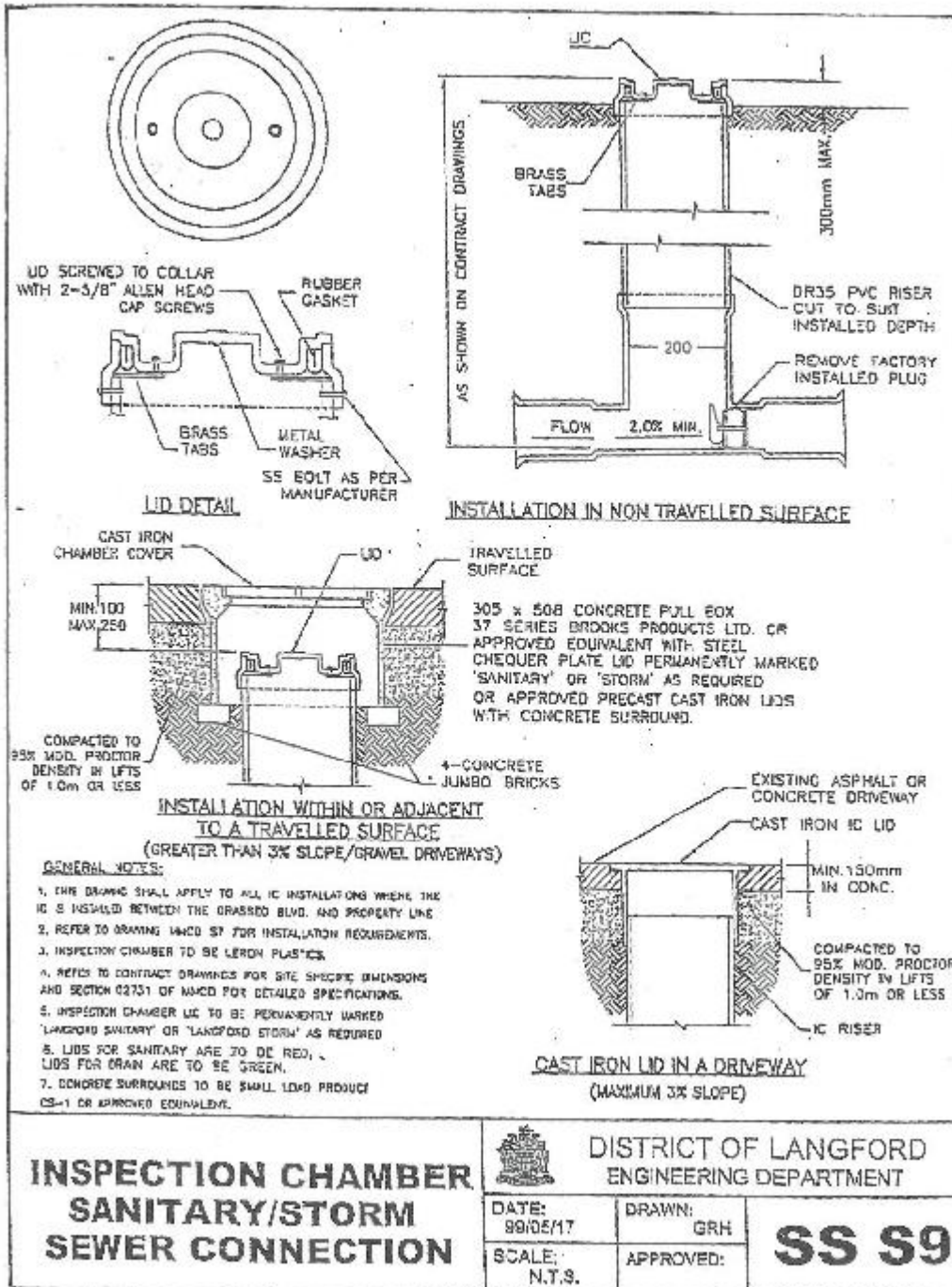


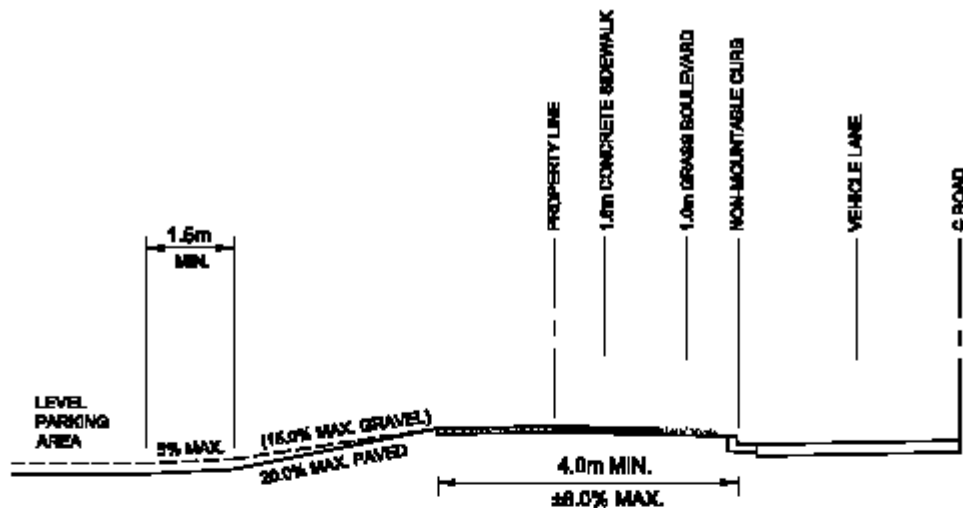
**DISTRICT OF LANGFORD
BUILDING DEPARTMENT**

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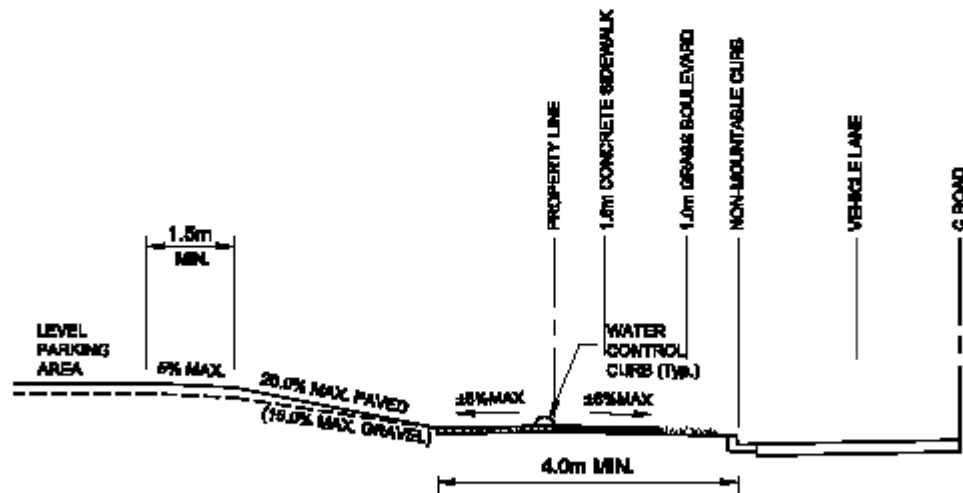
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Dist. Norms-InfLangford.mxd





**TYPICAL DRIVEWAY ACCESS CROSS SECTION
URBAN ROAD - DETAIL A**



**TYPICAL DRIVEWAY ACCESS CROSS SECTION
URBAN ROAD - DETAIL B**

**TYPICAL DRIVEWAY
ACCESS CROSS SECTIONS
FOR URBAN ROAD**



**DISTRICT OF LANGFORD
BUILDING DEPARTMENT**

DATE: 2002/10/11

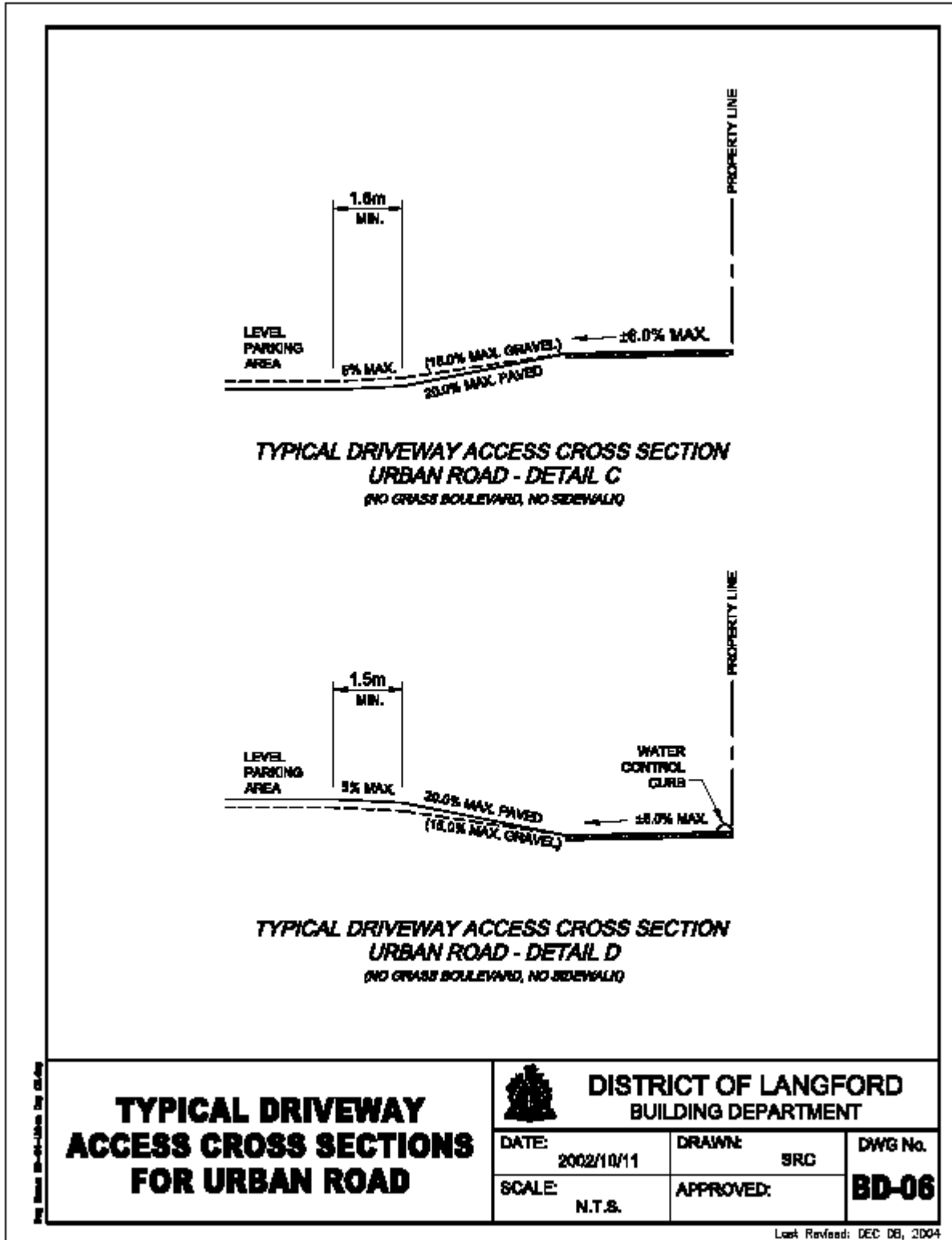
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DWG No.

SCALE: N.T.S.

APPROVED:

BD-05



**TYPICAL DRIVEWAY
ACCESS CROSS SECTIONS
FOR URBAN ROAD**



**DISTRICT OF LANGFORD
BUILDING DEPARTMENT**

DATE: 2002/10/11	DRAWN: SRC	DWG No. BD-06
SCALE: N.T.S.	APPROVED:	

