



# Building Below Minimum Building Elevation

Permits Licence and Inspection Services

---

Rural Properties

---

20338 65 Ave., Langley B.C. V2Y 3J1

Phone 604-533-6018

---

**The purpose of this bulletin is to assist in the inquiries from the public who wish to build below MBE setout in the Township of Langley Subdivision and Control Bylaw for Rural Properties. An owner's proposal to construct below the MBE as part of building permit application must be accompanied by:**

1. A site investigative report from a Geotechnical Professional Engineer retained by the owner.
2. The Professional Engineers letters of assurance; B1-B2 with the disciplines to be covered to include but not limited to 4.2, 4.3 and 8.1.
3. Rough copy of covenant for building below MBE (and sanitary lift pump if applicable), along with the above report attached as "Schedule A" of the Restrictive Covenant.

A rough draft of the restrictive covenant and the engineer's report, once submitted to the Township of Langley Building department will be reviewed. The owner will be notified if the draft document will require corrections or amendments. Once the restrictive covenant has been accepted, the owner is to provide 5 signed copies of the document, and a letter of undertaking from the lawyer or notary to the Township of Langley for final signature.

*P.Eng. is to address but not limited to the following items in the report to form "Schedule A" of the restrictive covenant for Building below the MBE:*

- The soil conditions of site.
- Whether the water table of the property is low enough to accommodate a basement.
- Detailed drawings and description to show type of proposed drainage system.
- Show calculations for design of system.
- Establish an MBE based upon the design of the proposed system.
- Confirm that the proposed single family residential building will be safely used at the requested elevation level and that it will not be subjected to flooding.
- Outline the conditions of use and construction methods which may be applicable.
- Provide plans to show actual cross-section of building along with proposed building elevation, slope of the drain tile around house, drain tile leading to sump and discharge pipe from sump to designed system.
- The size and location of system must be clearly labeled.

**Restrictions:**

- *Pumping of storm is not permitted to achieve a basement. (Only gravity flow system is permitted.)*
- *Rain Water Leaders (RWL) are not permitted to be tied into proposed system.*

This bulletin is not applicable to lowering of MBE in new subdivision.