



Guide for Residential Deck Construction

Permits Licence and Inspection Services

Residential Decks

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

Phone 604-533-6018

The purpose of this guideline is to assist the homeowner builder and contractor with the Building Permit process for an attached residential deck. This guide will provide the customer with information on the Township of Langley's requirements for permits and inspections. At any time during the course of the process please feel free to call staff for assistance or clarification.

Building Permit Template Drawings:

The Building Department of the Township of Langley has created an **attached residential deck building plans template** that can be used by the applicant for a Building Permit submission. (*see attached*). These drawings need to be fully and accurately completed by the applicant for them to be acceptable for a Building Permit application. All appropriate blank spaces are to be filled out.

Please note that it is the responsibility of the property owner and/ or applicant to accurately complete the template drawings and ensuring the work comply with the current edition of the B.C. Building Code and all other applicable Municipal Bylaws or enactments.

Completing the Building Permit Template Drawings:

- complete the site plan or provide one of your own, including all dimensions of existing buildings, setbacks to all property lines and dimensions of the proposed deck,
- under Section A Detail, fill in the information regarding the type of material to be used for the guardrail,
- on the Floor Plan, complete all dimensions, beam sizes, deck joist sizes and types of material proposed for the deck covering

Please note that incomplete applications will not be accepted for Building Permit, and may delay the issuance of the Building Permit

Engineering Dept. Fees to be paid (if applicable):

- installation of culverts or bulkheads.
- installation or removal of driveway crossings

Application for a Building Permit:

Applications for a Building Permit are to be made at the Permits and Licences Department. The applicant must provide:

- legal description and/ or civic address;
- **3** sets of site and building plans;
- disclosure of any water courses, right-of-ways, easements or other covenants on the property;
- location of the septic tank and field;
- the name, address and phone number of the owner and builder;
- completion of the building referral form from a Registered Waste Water Practitioner.

Process of Building Permit Application:

A site inspection and review of plans for compliance with the bylaws of the Township will undertaken. The issuing of the building permit may be delayed depending on:

- volume of applications;
- the complexity of the project;
- the **accuracy** of the application;
- if Board of Variance is required;
- the compliance of the plans with the applicable zoning and other bylaws including the current edition of the building code.

Issuance of a Residential Deck Building Permit:

A Permit will be issued following the acceptance of plans showing compliance with the Township of Langley Bylaws and other applicable enactment's and the payment of the appropriate permit fees, applicable engineering fees. Please note that contractors are required to have a current Business License with the Township of Langley.

NOTE: No excavation, shoring, erection, alteration, enlargement, repair, removal, *move* or demolition of any building or structure or part thereof, shall be commenced or undertaken without a permit being first obtained from the Building Department.

Required Inspections:

1. **Forms Inspection** - on completion of the concrete form work but prior to placing the concrete.
2. **Frame Inspection** - to be called when all frame work is completed,
3. **Final Building Inspection** - when all construction is completed and before occupancy. (All work includes but is not limited to, final lot grading, exterior stairs, guards, caulking, etc.)

No person shall use or occupy or cause or permit to be caused or occupied any building or part thereof until he has received an Accepted FINAL Building Inspection from the Building Official.

24 Hr. Inspection Request Service

Telephone: 604.533.6114

Requests received prior to 10:00am will be scheduled for inspections the following business day

Inspection requests may also be made on-line prior to 3:30pm for inspection the following business day on the Township of Langley website:

www.tol.ca

The following information is required when requesting an inspection: Permit Number, Contact Name and Phone Number, Type of Inspection, Address of the Building Site, and the Contractor's or Trade's Business Licence Number.

NOTE: All information must be provided in order for the inspection to be scheduled

RELATED SERVICES

Listing of Registered Onsite Wastewater Practitioners

Please view the Onsite Wastewater Systems Web Site at owrp.asttbc.org

BC Housing – Licencing & Consumer Services

203, 455 Kingsway
Burnaby, BC V5H 4T8
Tel ; 604.646.7050 (Fax) 604.646.7051

Land Title and Survey Authority of British Columbia

New Westminster Land Title Office
Anvil Centre Office Tower
Suite 500 – 11 Eighth Street
New Westminster, BC V3M 3N7
Tel: 604.660.8141 Toll Free: 1.877.577.5872

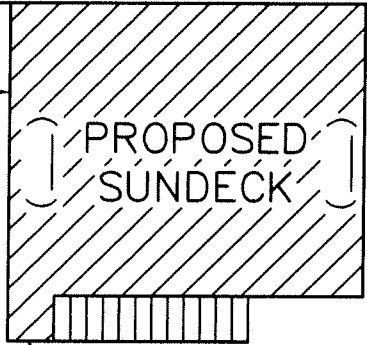
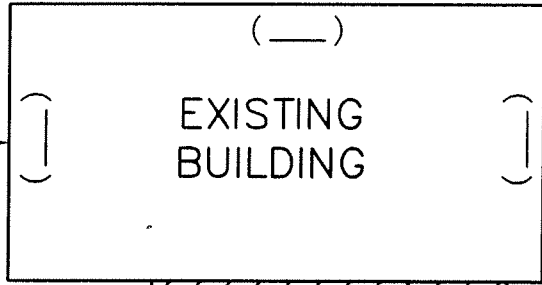
Provincial Agricultural Land Commission

133, 4940 Canada Way
Burnaby BC V5G 4K6
Tel: 604.660.7000
Hours: 8:30am – 4:30pm

STREET

ADJOINING LOT

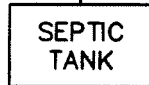
EXISTING DRIVEWAY CROSSING



PROPOSED DRIVEWAY

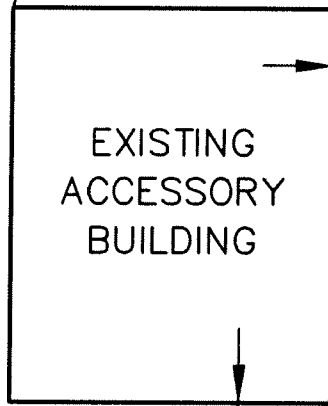
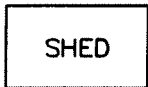
PROPERTY LINE

PROPERTY DIMENSION



ALL BUILDING LOCATIONS TO BE APPROVED BY THE HEALTH DEPARTMENT

FIELD



ADJOINING LOT

PROPERTY DIMENSION

LANE

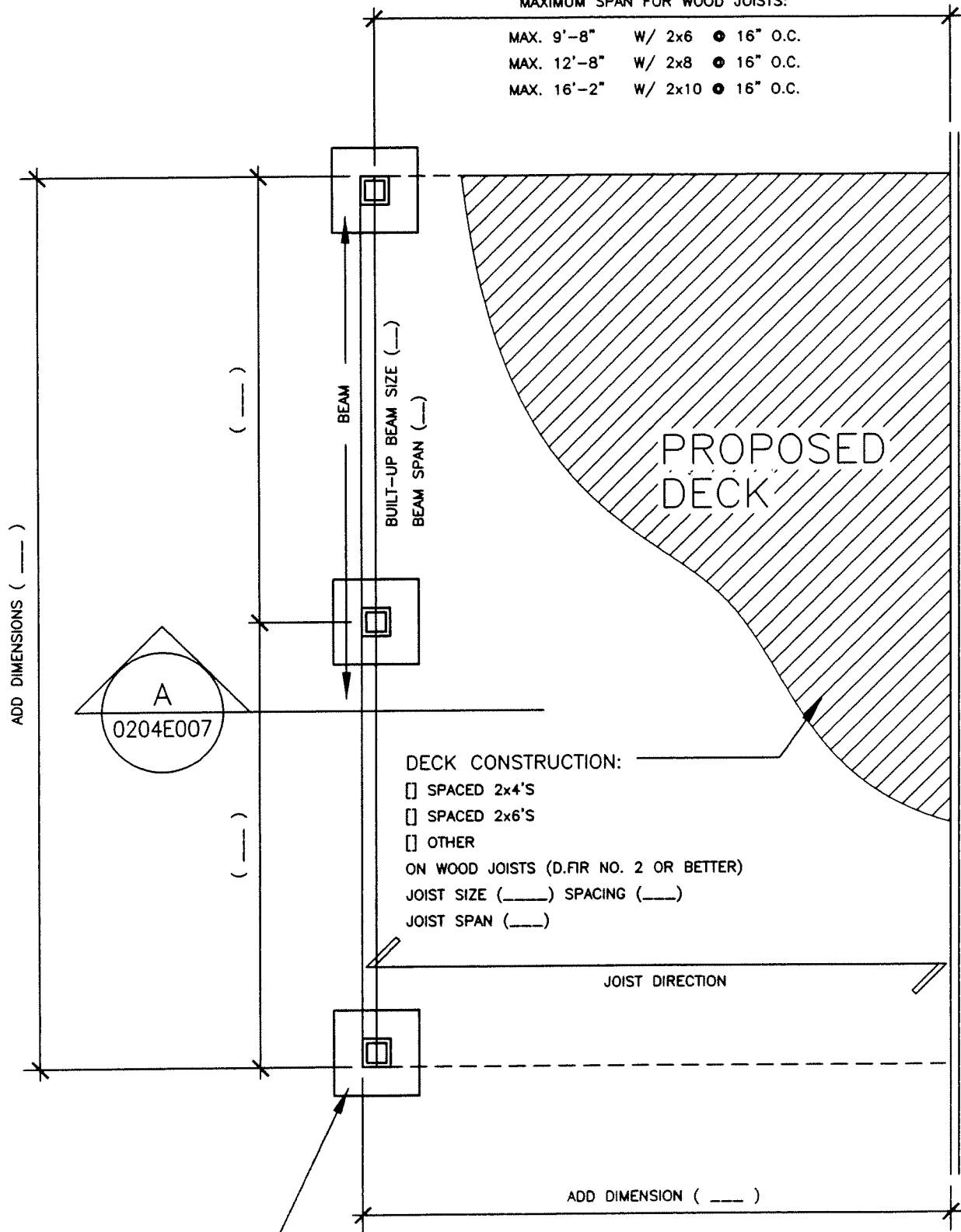
ZONING _____
 ADDRESS _____
 SITE AREA _____
 ACCESSORY BLDG. AREA _____
 LEGAL DESCRIPTION _____

PROPOSED SUNDECK
SITE PLAN

SCALE:

MAXIMUM SPAN FOR WOOD JOISTS:

- MAX. 9'-8" W/ 2x6 @ 16" O.C.
- MAX. 12'-8" W/ 2x8 @ 16" O.C.
- MAX. 16'-2" W/ 2x10 @ 16" O.C.



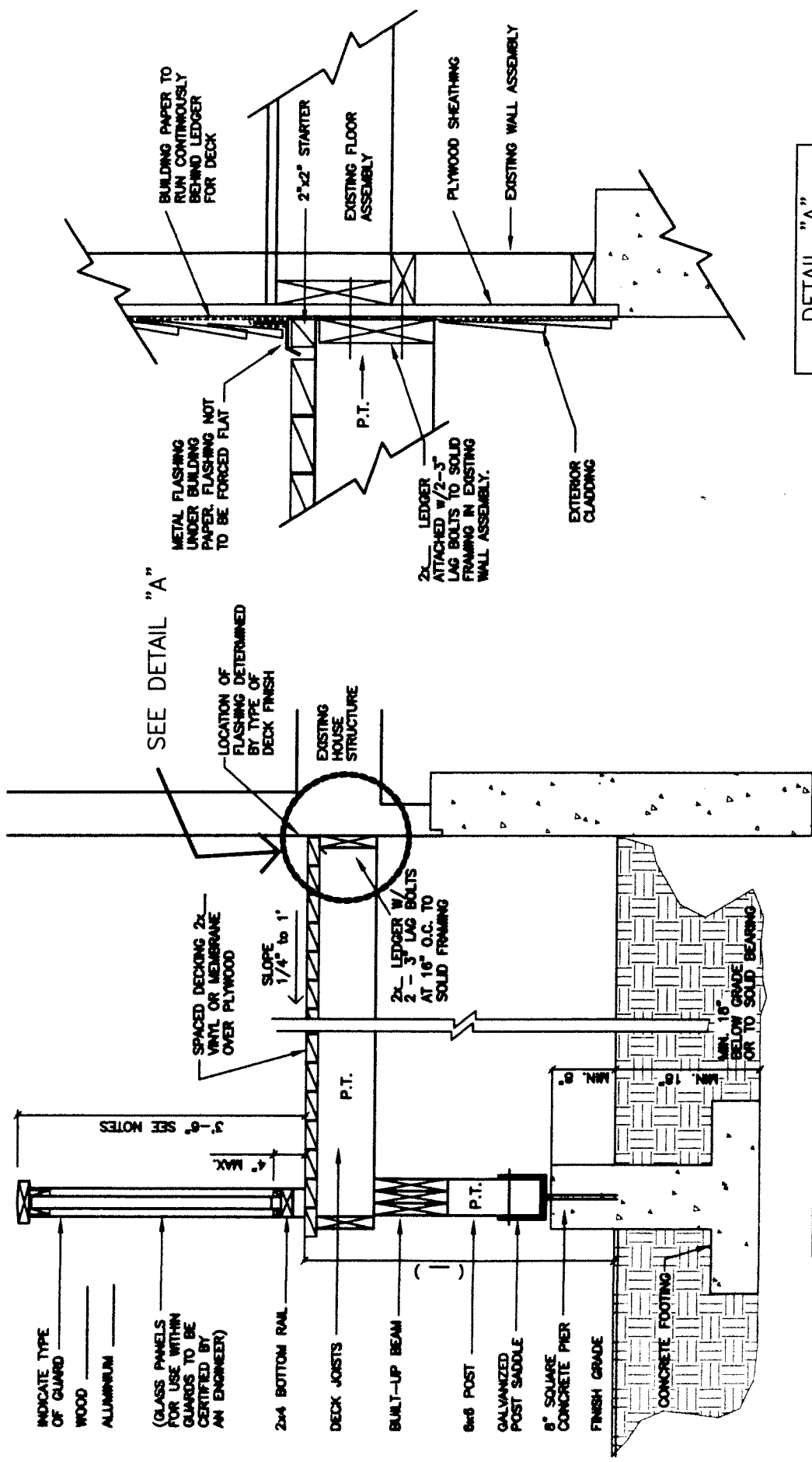
DECK CONSTRUCTION:

- ☐ SPACED 2x4'S
- ☐ SPACED 2x6'S
- ☐ OTHER

ON WOOD JOISTS (D.FIR NO. 2 OR BETTER)
 JOIST SIZE (____) SPACING (____)
 JOIST SPAN (____)

TYPICAL FOOTING:
 24"x24"x6" CONCRETE FOOTING
 8" CONCRETE PIER TO 8" ABOVE GRADE
 6x6 POST TO UNDERSIDE OF BEAM

FLOOR PLAN
 SCALE: NTS



INDICATE TYPE OF GUARD
 WOOD _____
 ALUMINUM _____

(GLASS PANELS FOR USE WITHIN GUARDS TO BE CERTIFIED BY AN ENGINEER)

2x4 BOTTOM RAIL

DECK JOISTS

BUILT-UP BEAM

6x6 POST

GALVANIZED POST SADDLE

8" SQUARE CONCRETE PIER

FINISH GRADE

CONCRETE FOOTING

MIN. 18" BELOW GRADE OR TO SOLID BEARING

SEE NOTES

SPACED DECKING 2x VINYL OR MEMBRANE OVER PLYWOOD

SLOPE 1/4" TO 1"

2x LEDGER W/ LAG BOLTS AT 16" O.C. TO SOLID FRAMING

EXISTING HOUSE STRUCTURE

LOCATION OF FLASHING DETERMINED BY TYPE OF DECK FINISH

SEE DETAIL "A"

METAL FLASHING UNDER BUILDING PAPER. FLASHING NOT TO BE FORCED FLAT

2"x2" STARTER

EXISTING FLOOR ASSEMBLY

2x LEDGER ATTACHED W/ 2-3" LAG BOLTS TO SOLID FRAMING IN EXISTING WALL ASSEMBLY.

PLYWOOD SHEATHING

EXISTING WALL ASSEMBLY

EXTERIOR CLADDING

SECTION A
 SCALE: NTS

DETAIL "A"
 SCALE: NTS

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.