

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

CONSOLIDATED FOR CONVENIENCE ONLY

Explanatory Note

Langley Building Bylaw 2001 No. 4055 and all amendments thereto are repealed.

Langley Building Bylaw 2008 No. 4642 is enacted; generally incorporating the content of the previous Bylaw and amendments.

Amending Bylaw 2013 No. 5023 – October 7, 2013

To amend the Langley Building Bylaw 2008 No.4642 to make housekeeping changes, to incorporate changes that have resulted from amendments to the 2012 BC Building Code and changes to Provincial regulations, to update fees required to administer the bylaw, and to establish a Green Building Permit Rebate program.

Amending Bylaw 2013 No. 5132 – March 2, 2015

Bylaw 2015 No. 5132 amends the Langley Building Bylaw 2008 No. 4642 to amend Appendix A of Langley Building Bylaw 2008 No. 4642 by establishing the Green Building Permit Rebate Program as a permanent ongoing initiative beyond the previous 2014 one year interim period.

Amending Bylaw 2016 No. 5247 – December 12, 2016

Bylaw 2016 No. 5247 amends the Langley Building Bylaw 2008 No. 4642 Appendix A to update fees required to administer the bylaw reflective of current construction industry costs and practices as well as to expand the Green Building Permit Rebate Program to coincide with revised industry programs used to measure energy efficiency of buildings, adjust and align rebate amounts in conjunction with other industry program, and expand the program to include alterations, additions, and renovations of existing single family dwellings where the annual energy consumption of the building is reduced, effective January 1, 2017.

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 No. 4642

A Bylaw for the Administration of the Building Code

CONSOLIDATED FOR CONVENIENCE ONLY

Amended by Bylaw 2013 No. 5023

"The Council of The Corporation of the Township of Langley in Open Meeting, ENACTS AS FOLLOWS":

1.0 TITLE

This Bylaw may be cited as "Langley Building Bylaw 2008 No. 4642"

2.0 DEFINITIONS

In this Bylaw:

"Agent" includes a person, firm or corporation representing the Owner by designation or contract, and includes, but is not limited to, a hired tradesperson and contractor who may be granted Permits for work within the limitations of their licence;

"Building" means any structure used or intended for supporting or sheltering any use or occupancy;

"Building Code" means the Building Code established pursuant to Section 692 of the Local Government Act, as amended and regulations pursuant thereto;

"Building Inspector" means the Manager, Permit Licence & Inspection Services for the Township and any successor in title to the position and their delegates;

"Construction" includes erect, repair, alter, add, install, demolish, remove, excavate, and shore;

"Owner" means an owner as defined in the Local Government Act;

"Permit" means the written authority granted by the Building Inspector pursuant to this Bylaw for the purpose of Construction;

"Permit Application" means when the application has been accepted by the Building Inspector as being complete and recorded into the Township of Langley Building Permit system;

"Permit Holder" means the Owner or Agent that has submitted a Permit Application and received a Permit for the purpose of Construction through the process of Permit Issuance;

Bylaw #5023
07/10/13

Bylaw #5023
07/10/13

Bylaw #5023
07/10/13

Bylaw #5023
07/10/13

Bylaw #5023
07/10/13

“Permit Issuance” means when the Owner or Agent has provided information necessary to verify compliance with this Bylaw, paid the fees prescribed as set out in Appendix “A” and Appendix “B” attached to this Bylaw and all other applicable enactments including other Township bylaws for the Permit, inclusive of having the payment processed, receipt of payment issued, having the Permit signed for as received, and physically picked up by the Owner or Agent to become the Permit Holder;

“Registered On-Site Waste Water Practitioner” means an 'authorized person' under the Health Act RSBC 1996, Chapter 179 Sewerage System Regulation as amended (“Regulation”) who is an industry practitioner registered with a registration certificate issued by the Applied Science Technologists & Technicians of British Columbia that certifies that the holder is competent to construct and maintain a sewerage system that uses a treatment method classified as Type 1 or Type 2 in the Regulation. A professional engineer may be considered as an ‘authorized person’ so long as they have the necessary skills and ability to design such a system;

“Registered Professional” means an architect or professional engineer registered under provincial legislation to practice in British Columbia;

Bylaw #5023
07/10/13

“Site” means a parcel of land or premise on which Construction is intended to take place or has taken place upon;

“Structure” means a Construction or portion thereof of any kind, whether fixed to, supported by, sunk into or located in, land, water or airspace or attached to a Building, and includes foundations or supporting framework for exterior signs, equipment and machinery, interior storage racking greater than 2.6m in height and swimming pools as defined in this Bylaw but specifically excludes paving, fences, and landscaping;

“Township Engineer” means the General Manager of Engineering for the Township and any successor in title to the position and their delegates; and

“Township” means The Corporation of the Township of Langley;

Unless otherwise defined in this Bylaw, all words and phrases in this Bylaw must have the meaning defined in the Building Code if defined in the Building Code.

3.0 PURPOSE AND APPLICATION

3.1 This Bylaw has been enacted for the purpose of regulating Construction within the Township in the general public interest. The Bylaw reflects the Township’s policy decision that as a result of limited financial and other resources, and the expertise required to suitably review complex and other types of Construction, the level and extent of Building plans review, inspection and enforcement will be conducted at the discretion of the Building Inspector as the Building Inspector deems appropriate in any situation. This may include, but must not be limited to, limited and interim spot checking or monitoring functions. It is not contemplated nor intended, nor does the purpose of this Bylaw extend to;

- a) the protection of Owners or constructors from economic loss;
- b) the assumption by the Township or the Building Inspector of any responsibility for ensuring compliance, by any Owner, Agent or any representatives, employees, constructors or designers retained by the Owner or the Agent with the Building Code, the requirements of this Bylaw and all other applicable enactments including other Township bylaws;
- c) providing any personal warranty of design or workmanship with respect to any Building or Structure for which a Permit is issued under this Bylaw; and
- d) providing a warranty or assurance that Construction undertaken pursuant to Permits issued by the Township is free from latent, or any, defects.

3.2 Inspections performed by the Township only apply to specific elements and works described in this Bylaw and are not intended to cover all aspects of Construction. Ultimate responsibility for compliance with the Building Code, this Bylaw and all other applicable enactments including other Township bylaws rests solely with the Owner.

3.3 Neither the acceptance of drawings, plans and specifications, the granting of a Permit nor the undertaking of inspections by the Building Inspector shall in any way relieve the Owner from full responsibility for carrying out Construction, or having the Construction carried out, in accordance with the requirements of the Building Code, this Bylaw and all other applicable enactments including other Township bylaws.

4.0 PROHIBITION

Bylaw #5023
07/10/13

4.1 No person may:

- a) commence or continue any work related to Construction unless they have a valid and subsisting Permit (the Permit Issuance);
- b) continue any work related to Construction contrary to the terms of any notice or Stop Work Order issued by the Building Inspector;
- c) occupy or use any Building or Structure or part thereof contrary to the terms of any Permit, notice or certificate;
- d) reverse, alter, deface, cover, remove or in any way tamper with any notice, Permit or certificate issued pursuant to this Bylaw and posted upon or affixed to any Building or Structure; and

- e) occupy or permit occupancy of any Building or Structure until an accepted final inspection has been undertaken by the Building Inspector and occupancy has been authorized by the Building Inspector in writing.

5.0 PERMITS

5.1 A Permit is required for all Construction.

5.2 The Building Inspector may issue a Permit for Construction where:

- a) a valid and subsisting application has been made (the "Permit Application");
- b) the proposed Construction set out in the Permit Application conforms in all respects with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws;
- c) a potable water supply for a Building or Structure is provided. If a municipal water service is not available, an acceptable private well must be located on the property and certification of compliance with the Canadian Drinking Water Standard must be provided; and
- d) the Owner or Agent has paid the fees prescribed and as set out in Appendix "A" and Appendix "B" attached to this Bylaw.

Bylaw #5023
07/10/13

5.3 No Permit Issuance for the Construction of any Building or Structure or portion thereof shall occur until:

- a) a complete and valid Permit Application has been made in respect of the Construction;
- b) the proposed Construction set out in the Permit Application conforms to this Bylaw, the Building Code and all other applicable enactments including other Township bylaws; and
- c) the Owner or Agent has paid the prescribed fee as set out in Appendix "A" and Appendix "B" attached to this Bylaw.

Bylaw #5023
07/10/13

5.4 The Permit Application must;

- a) be in the form required by the Building Inspector;
- b) be signed by the Owner or the Agent;
- c) include as exhibits, triplicate copies of the specifications and scale drawings of the Building or Structure accurately representing the Construction to be carried out, including but not limited to;

- (i) a printout of a title search from the Land Title Office for the property on which the Construction is to occur ("Site") dated within 30 days of the date of the Permit Application;
- (ii) when required by the Building Inspector a survey of the Site prepared by a registered B.C. Land Surveyor including but not limited to:
 - A. the dimensions of the Site including the locations and dimensions of any restrictive covenants, easements or right of ways and the position, height and horizontal dimensions of all Buildings and Structures on the Site;
 - B. the grades and elevations of the Site and the streets and sewers abutting the Site; and
 - C. setbacks to the natural boundary and top of bank of any lake, swamp, pond, or watercourse where Provincial or Township land use regulations establish siting requirements related to flooding, erosion, streamside protection or the protection of riparian areas;
- (iii) copies of all restrictive covenants, easements and rights-of-way documents registered against title to the Site;
- (iv) floor plans showing the dimensions and use of all areas including but not limited to crawl and roof spaces; foundation drawings; the location, size and swing of doors; the location, size and opening of windows; floor, wall and ceiling finishes; plumbing fixtures; structural elements; stair, handrail and guard dimensions and details, roof plan and truss layout; mechanical systems, environmental separations, solar hot water ready locations, and adaptable housing requirements;
- (v) structural cross-sections through the Building or Structure and structural design information; and structure design information illustrating foundations, drainage, ceiling heights and Construction systems;
- (vi) Building or Structure elevation views, showing all sides of the Building or Structure including but not limited to wall finish details, capillary breaks, roof slopes, windows, doors, spatial separation calculations, roof height calculations and finished grade and top of concrete elevations;
- (vii) cross-sectional details drawn at an appropriate scale at sufficient locations to illustrate that the Building or Structure conforms to this Bylaw, the Building Code and all other applicable enactments including other Township bylaws;

Bylaw #5023
07/10/13

Bylaw #5023
07/10/13

(viii) technical information and drawings specified in other sections of this Bylaw relating to the Construction; including but not limited to fire sprinkler drawings, civil and plumbing drawings; and

(ix) any other information required by the Building Inspector to illustrate all essential features of the design of the Building or Structure;

d) include verification of builder registration with the Home Owner Protection Office and verification of warranty insurance coverage for dwelling units being Constructed with the Permit Application for each unit;

Bylaw #5023
07/10/13

e) where an On-Site sewerage system is necessary, include a copy of the authorization to construct from a Registered On-Site Waste Water Practitioner and the plans for the sewerage system stamped by the Registered On-Site Waste Water Practitioner; and

Bylaw #5023
07/10/13

f) where a private well is intended to supply potable water to the Building or Structure, located on the Site include a current certificate of well water potability certifying compliance with the current edition of the Canadian Drinking Water Guidelines.

5.5 When required by the Building Inspector, the Permit Application must also be accompanied by:

a) a plan that shows the location and size of every pipe drain, trap or inspection piece located on the Site;

b) a sectional drawing that shows the size and location of every soil or waste pipe, trap and vent pipe;

c) evidence of trade qualification for the plumbing contractor;

Bylaw #5023
07/10/13

d) hydraulic calculations and Letters of Assurance from the current edition of the BC Building Code from a Registered Professional for all fire sprinkler installations;

e) Site servicing, stormwater management, architectural, structural, electrical, plumbing, mechanical, landscaping or fire suppression drawings prepared and sealed by a Registered Professional;

f) a plan showing a catch basin or lawn basin on each Site, located in the rear yard on the low side of the Site, complete with a storm line connected from catch basin or lawn basin downstream of the perimeter drain sump;

Bylaw #5023
07/10/13

g) Letters of Assurance from the current edition of the BC Building Code from a Registered Professional;

Bylaw #5023
07/10/13

h) a restrictive covenant registered on the title of the property if an approved mechanical sanitary pumping system is installed in the Building, regardless of if it is or is not connected to a municipal sanitary system or an On-Site sewerage system;

Bylaw #5023
07/10/13

i) a restrictive covenant registered on the title of the property accompanied by a report prepared by a Registered Professional if the Building is constructed below the Minimum Building Elevation as described in the current edition of the Township of Langley Subdivision and Development Servicing Bylaw;

Bylaw #5023
07/10/13

j) for rural , suburban, and residential Sites, except as outlined in the Township of Langley Zoning Bylaw as amended from time to time in relation to a Flood Construction Level, where soil is proposed to be utilized on the Site to alter the Site elevation that existed prior to submission of the Permit Application,

- (i) a Site plan prepared by a Registered Professional showing:
 - (A) the locations and slope in which soil is proposed to be placed,
 - (B) the drainage methods for the Site before and after the proposed Construction is completed,
 - (C) the extent and quantity of the proposed soil, and
 - (D) a survey to indicate elevations for the Site before and after the proposed Construction,

(ii) Letters of Assurance from the current edition of the BC Building Code from a Registered Professional for the stormwater management and for lot grading design and installation confirming that the storm and surface water run-off will not affect neighboring properties, and

(iii) where the Site is not the subject of a land development project for which the project and the engineering drawings and a servicing agreement have been approved by the Township Engineer, confirmation from a Registered Professional that the proposed soil placement is exempted from the permitting requirements of the Township of Langley Soil Deposit and Removal Bylaw;

Bylaw #5023
07/10/13

k) a landslide assessment report indicating that the land may be used safely for the use intended as prepared and submitted by a Registered Professional, accompanied by Letters of Assurance from the current edition of the BC Building Code and registration of a restrictive covenant on the title of the property in accordance with the recommendations contained within the report; and

- l) any other information required by the Building Inspector to establish compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws.

- 5.6 All drawings, plans, and specifications must bear the name, address, and phone number of the designer. The drawings, plans and specifications must contain all design criteria, calculations, and other pertinent information necessary to verify compliance with this Bylaw, the Building Code, and all other applicable enactments including other Township bylaws.

- 5.7 A Building Code Design Analysis Sheet/Zoning Analysis Sheet in a form required by the Building Inspector must be completed by the designer and accompany the Permit Application.

- 5.8 The Building Inspector may issue a Permit, at the risk of the Owner, for the Construction of a phase of a Building or Structure before the entire plans and specifications for the whole Building or Structure have been submitted or accepted where adequate drawings and information are provided covering those aspects of Construction and a detailed commitment by the Owner is provided undertaking to comply with all pertinent requirements of this Bylaw. Notwithstanding the issuance of this Permit the requirements of this Bylaw, the Building Code and all other applicable enactments including other Township bylaws apply to the remainder of the Building or Structure, as if the Permit had not been issued.

- 5.9 No permit is required for clearing of stoppages, replacing a hot water tank, or repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or re-arrangement of valves, pipes or fixtures.

- 5.10 Subject to provisions contained in this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, the Building Inspector may issue a Permit for the erection or placement of a temporary Building or Structure, if the Building Inspector is satisfied the Building or Structure is safe for the stated use and duration.

- 5.11 Every Permit is issued upon the following conditions:
 - a) the Construction must commence within six months from the date of Permit Issuance;
 - b) the Construction must not be discontinued or suspended for a period of more than six months;
 - c) the Construction must be completed within two years from the date of Permit Issuance;
 - d) the Permit must lapse in the event that any condition specified in subsection a, b, or c above is not complied with;

- e) the Building Inspector may consider renewal of a Permit which has lapsed, for such period of time that the Building Inspector considers reasonable, where the scope of the Construction proposed has not changed and all requirements and conditions under which the original Permit was granted remain valid. An additional fee must be paid if the Permit is renewed in accordance with Appendix "A" attached to this Bylaw;
- f) where the scope of Construction, the Building Code, any Township bylaw requirement, or condition under which a lapsed Permit was granted have changed, the Building Inspector may assess and set Permit Application requirements to be met as a new Permit Application, and with new permit fees to be paid in accordance with Appendix "A" attached to this Bylaw;
- g) the Building Inspector may cancel the Permit Application, provided Construction has not started and the Permit has not been issued (Permit Issuance) after 30 days from the date of written notification of intent to cancel the Permit Application has been provided to the Owner or Agent; and
- h) where a cheque provided for Permit fees is returned because of insufficient funds, or any other reason denying payment to the Township, an additional fee in accordance with Appendix "A" attached to this Bylaw may be charged. All fees then owing may be added to property taxes for the Site.

Bylaw #5023
07/10/13

5.12 Council may revoke a Permit where:

- a) it reasonably believes there is a violation of one or more of the following:
 - i) any condition under which the Permit was issued;
 - ii) any provision of the Building Code;
 - iii) any provision of this Bylaw; and
 - iv) any provision of another applicable enactment including other Township bylaws; and
- b) any part of a Permit Application for which a Permit has been issued has subsequently been found to be inaccurate, misleading or false.

5.13 A revocation pursuant to Section 5.12 must be in writing and transmitted to the Permit Holder either by serving the notice or sending it by registered mail to the Permit Holder:

- a) in the case of an individual, to the individual's last known address; a
and

- b) in the case of a company or similar entity to the registered office or the head office of the company or similar entity in the Province as last designated in the records of the registrar as defined in the "Business Corporations Act" or similar legislation.

6.0 PROFESSIONAL DESIGN AND REVIEW

- 6.1 Where the Site conditions, the size or the complexity of a Building or Structure, part of a Building or Structure, or Building or Structure component warrant it, the Building Inspector may require professional design and field review to ensure compliance with the Building Code and all other applicable enactments respecting safety.
- 6.2 Where a Registered Professional is engaged by the Owner for the design and field review of Construction or assembly of materials; the Building Inspector may rely on the Registered Professional's Design and Field Review to ascertain those aspects of design and Construction comply with the Building Code and all other applicable enactments respecting safety.
- 6.3 Prior to a final inspection being carried out by the Building Inspector, where Letters of Assurance have been required under this Bylaw or the Building Code, the Owner or Agent must provide all applicable Letters of Assurance from the current edition of the BC Building Code.

Bylaw #5023
07/10/13

7.0 CONSTRUCTION

7.1 FIRE SPRINKLER SYSTEM INSTALLATION

- a) except as provided in Sections 7.3 and 7.4; this Section applies to:
 - i) any new Building containing a mercantile, assembly, industrial, institutional, business and personal service or residential occupancy other than a detached single family dwelling;
 - ii) any existing Building containing a mercantile, assembly, industrial, institutional, business and personal service or multi-family residential occupancy upon creation of an additional dwelling unit; and
 - iii) any existing Building containing a mercantile, assembly, industrial, institutional, business and personal service, or residential occupancy other than a single family dwelling, where the sum of the floor areas of vertical and horizontal additions made and currently applied for, exceeds 20% of the Building area existing two years prior to the date of the application being made.

7.2 FIRE SPRINKLER SYSTEM DESIGN STANDARDS

- a) Except as provided in subsections 7.2 (b) and (c); a Building containing a mercantile assembly, industrial, institutional, business and personal service or multi-family residential occupancy must be protected by a fire sprinkler system designed and installed in accordance with the current edition of NFPA "Standard for Installation of Sprinkler Systems".
- b) Except as provided in subsection 7.2 (c); a Building containing a multi-family residential occupancy of up to four stories in height must be protected by a fire sprinkler system designed and installed in accordance with the current edition of NFPA "Standard for Installation of Sprinkler Systems" or the current edition of NFPA "Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height".
- c) A Building containing a two family dwelling must be sprinklered in accordance with the current edition of NFPA "Standard for Installation of Sprinkler Systems", the current edition of NFPA "Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height", or the current edition of NFPA "Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Mobile Homes".

7.3 FIRE SPRINKLER INSTALLATION EXCEPTIONS

- a) Except in a Building where a fire sprinkler system is required to be installed by the Building Code; or except where there is only one dwelling unit above another dwelling unit; the installation of a fire alarm system is not required as a result of requiring a fire sprinkler system to be installed under this Bylaw.
- b) The following categories of Buildings are exempt from the provisions of Section 7.1:
 - i) detached portable classrooms;
 - ii) Construction Site offices, tool sheds and similar Structures, during the period of Construction on any particular Site;
 - iii) detached gas station canopies;
 - iv) detached Buildings and Structures under 50 m² in area and 140 m³ in volume;
 - v) one and two storey open air storage garages (parkades); and
 - vi) fabric covered Structures, used for storage purposes only, accessory to a principal commercial or industrial Building.

7.4. DAMAGE TO BUILDINGS AND STRUCTURES

Bylaw #5023
07/10/13

- a) A Building or Structure damaged or destroyed to the extent of 75% or more of its value above its foundation must not be repaired or reconstructed unless the whole of such Building or Structure is made to comply with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws.

7.5 Deleted in its entirety by Bylaw #5023.

8.0 POWERS

8.1 The Building Inspector:

Bylaw #5023
07/10/13

- a) must ensure that employees or persons charged with administration of this Bylaw carry identification;
- b) may enter any Building, Structure or Site at any reasonable time for the purpose of administering this Bylaw;
- c) may determine whether any method, or type of Construction, or material used in the Construction of any Building or Structure conforms with the requirements and provisions of the Building Code;
- d) may refuse to issue a Permit where the results of tests, materials, devices, Construction methods, structural and other assemblies, or foundation conditions are not compliant with, or alternate to, Building Code specifications for those tests, materials, devices, construction methods, structural and other assemblies, or foundation conditions;
- e) may order the correction of any Construction which is being or has been improperly done either under a Permit, or without authorization; and
- f) may order the cessation of Construction that is proceeding in contravention of this Bylaw, the Building Code or any other applicable enactments including other Township bylaws by the placing of a 'Stop Work Order' on the Building, Structure or Site.

9.0 RESPONSIBILITIES AND DUTIES OF THE OWNER

9.1 Every Owner of a Site or the Agent must:

Bylaw #5023
07/10/13

- a) obtain all Permits relating to all Construction prior to the work being commenced and must ensure that all Construction complies with the Building Code, this Bylaw and all other applicable enactments including other Township bylaws;
- b) obtain either an Erosion and Sediment Control Permit, a written exemption to the Erosion and Sediment Control Permit requirement, or ensure that all Best Management Practices listed in the Township

of Langley Erosion and Sediment Control Bylaw are implemented and maintained prior to and during any clearing, grubbing, excavating, grading, filling, landscaping, installation of services, and Construction of Buildings or Structures;

Bylaw #5023
07/10/13

- c) ensure that sediment, debris, or other deleterious material is not tracked onto or washed onto any municipal roads or sidewalks, and that all roadways and sidewalks are kept clean from any sediment, debris, or other deleterious material;
- d) in all cases where it is proposed to conduct the waste, surface, or roof water from a Building or Structure to a public sewer, make certain that the Building or Structure elevations are sufficient, and arrange the plumbing to suit the location and elevations of the connection provided by the Township;
- e) furnish such information as the Building Inspector or Township Engineer may require to show the proposed building sewers and drainage will be laid at acceptable depth, and in such a position to enable connection to the Township's services;
- f) provide adequate permanent or portable washroom facilities on the Site, until the Construction is completed;

Bylaw #5023
07/10/13

- g) install containers/bins on the Site to dispose of all Construction debris and trades garbage until the Construction is complete as to keep the Site tidy, and as such to prevent the deposit or accumulation of Construction debris or trades garbage on any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance, or any property adjacent to the Site; and
- h) give at least 24 hours notice to the Building Inspector of the intention to start work on the Site.

9.2 INSPECTIONS

- a) The Owner must request all inspections required by this Bylaw and give the Township not less than 24 hours notice when requesting such inspections.
- b) The Building Inspector may require the Owner to request inspections and obtain an accepted inspection for various stages of Construction.
- c) The Owner must request the following inspections:
 - i) after the Building or Structure or any portion thereof is complete and ready for occupancy but before the occupancy of any portion thereof; and

- ii) for other stages of Construction as the Building Inspector may require.
- d) Where required, surveys, engineering reports and any other documentation deemed necessary by the Building Inspector must be provided prior to an inspection being requested.
- e) The Building Inspector may require the Owner to retain a Registered Professional to conduct any inspection required by this Bylaw and provide to the Township evidence satisfactory to the Building Inspector that the inspection has been conducted by a Registered Professional and that the Construction inspected complies with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws.
- f) Notwithstanding subsection a, b, c, d and e, the Building Inspector may attend the Site from time to time during the course of Construction to ascertain whether;
 - i) the provisions of the Building Code, this Bylaw, and all other applicable enactments including other Township bylaws are being complied with; and
 - ii) the required field reviews are taking place, and to monitor the field reviews by the Registered Professional.

9.3 TOWNSHIP PROPERTY DAMAGE

- a) For the purpose of this section "Township Property" includes all road allowances, land and easements with all works and appurtenances therein and thereon, and "damage" includes, but is not limited, to the placement, dropping or deposit of any dirt, debris, materials, objects or substances upon Township Property.
- b) During the course of Construction or following the completion thereof, if, in the opinion of the Township Engineer, damage to Township Property has occurred, including but not limited to cracked or chipped curbs, cracked or scarred sidewalks, the Owner of the Site will be required to repair or replace the damaged Township Property, in such a manner and within such time limits as the Township Engineer may deem appropriate.
- c) Any Owner of a Site for which a Permit is issued must be responsible for the cost to repair or replace the damaged Township Property, either directly or indirectly, as a result of the Construction under the Permit.
- d) Where applicable, the Owner must deposit with the Township cash, cheque, or an irrevocable letter of credit in the amount specified in Appendix "A" attached to this Bylaw.

- e) The Owner is responsible for making an inspection of the existing condition of all Township Property adjacent to the Site and reporting any existing damage to the Building Inspector and Township Engineer prior to commencing Construction. If damage is observed by the Owner, Construction may not begin until the Township Engineer has verified the nature and extent of the damage. All damage determined at final inspection will be deemed to be caused by the Owner, unless reported as outlined above.

Bylaw #5023
07/10/13

9.4 GRADING RELATED TO CONSTRUCTION

- a) Where a Permit has been issued, the Construction on the Site must not result in works that include the deposit or removal of soil unless:
 - i) the Site is the subject of a land development project for which the project and the engineering drawings and a servicing agreement where applicable for such works have been approved by the Township Engineer,
 - ii) a valid soil deposit or removal permit has been obtained for the Site to include such works in accordance with Township of Langley Soil Deposit and Removal Bylaw, or
 - iii) a Permit has been issued for Construction in accordance with this Bylaw where the works are limited to the facilitating the Construction of the subject Building or Structure, inclusive of the foundation, services, utilities and reasonable landscaping requirements.
- b) Where a Permit has been issued in accordance with this Bylaw and works as part of the Construction are undertaken under the provisions of 9.4(a)(iii), any grading of soils where the Construction is occurring shall:
 - i) be in accordance with the quantity of soil deposit or removal as indicated by the Owner or Agent as part of the Permit Application,
 - ii) comply with the Site plan as submitted from a Registered Professional when required by the Building Inspector for stormwater management and for lot grading design,
 - iii) not be performed within an area more than a 7.5m horizontal distance beyond the perimeter of the foundation around the subject Building or Structure,
 - iv) not result in an alteration to the grading of the Site that existed prior to commencement of Construction that would result in more than a 5% revision to the existing grading,

- v) not increase groundwater and surface run-off rates onto adjoining Sites after completion of Construction than what existed prior to the commencement of Construction, and
- vi) except as otherwise outlined in the Township of Langley Zoning Bylaw as amended from time to time in relation to a Flood Construction Level, not result in Construction that would locate the surface of the first floor of a Building or Structure at an elevation of more than:
 - A) 0.4m above the existing average grade of the Site at the perimeter of the subject Building or Structure if located equal to or less than a 7.5m distance from any property line, or
 - B) 0.8m above the existing average grade of the Site at the perimeter of the subject Building or Structure if located more than a 7.5m distance from any property line.
- c) For the purpose of this section, a basement, as designated in the Township of Langley Zoning Bylaw as amended, is not included as a storey in determining the elevation of the surface of the first floor, provided the Construction is in accordance with the provisions for average grade at the perimeter of the foundation around the Building or Structure as indicated in 9.4 (b)(vi).
- d) Where a Permit has been issued in accordance with this Bylaw and results in the retention of soil on the subject Site that has been stripped, excavated, extracted, or stockpiled as part of the Construction, the soil material may not be graded in a manner to contravene the provisions of 9.4(b).

10.0 DOCUMENTS ON THE SITE

- 10.1 Every Owner to whom a Permit is issued must, during Construction, keep posted in a conspicuous place on the Site:
- a) the Building Permit;
 - b) the Owner's set of accepted plans, drawings and specifications on which the Permit was issued including but not limited to all building and plumbing service reports on the Site;
 - c) the civic address on the Site in a location visible from any adjoining streets; and
 - d) copies of all field reviews performed by the Registered Professional.

11.0 ALTERNATIVE SOLUTIONS

Bylaw #5023
07/10/13

11.1 The provisions of this Bylaw are not intended to prohibit the appropriate use of materials, equipment or methods of Construction. An Owner who wants to use an alternative solution for equivalent material, equipment, or method of Construction not specifically described in this Bylaw or the Building Code must submit to the Building Inspector sufficient evidence to demonstrate that the proposed alternative solution will provide the level of performance required by this Bylaw, the Building Code and all other applicable enactments including other Township bylaws.

Bylaw #5023
07/10/13

11.2 A proposal for an alternative solution must be in the form of a report from a Registered Professional; and in addition to the information and arguments presented to support the alternative solution proposal, must state:

- a) the Owner, the name and address of the Site;
- b) the background of the Registered Professional proposing the alternative solution and their qualifications and experience in this field;
- c) the sections of the Building Code, this Bylaw and all other applicable enactments including other Township bylaws for which the alternative solution is sought; and
- d) the author of the report is a Registered Professional and is providing documentation as required from the current edition of the BC Building Code, and will provide assurance on completion of the alternative solution work.

Bylaw #5023
07/10/13

11.3 Alternative solution reports are to be accompanied by the fee for their review as set out in Appendix "A" attached to this Bylaw.

12.0 CLIMATIC DATA

12.1 Climatic Data for the design of Buildings and Structures must be that criteria contained in the Appendix to the current edition of the Building Code.

13.0 MOVING OF BUILDINGS

Bylaw #5023
07/10/13

13.1 No person shall move any Building or Structure from one parcel of land to another parcel of land without first obtaining a Building Permit.

13.2 No Building or Structure shall be moved to another parcel of land without a Building Permit and route approval from the Township Engineer.

13.3 No Building or Structure shall be moved to another parcel of land unless it complies with or will be altered to comply with Township bylaws.

13.4 No Building or Structure shall be moved to another Site or parcel of land unless it conforms to, or is altered to conform to, the structural and architectural standards of the majority of the Buildings or Structures situated

in the immediate vicinity of the Site or parcel of land to which it is to be moved.

- 13.5 Except where the Building or Structure being moved is to be used as incidental or subordinate to a residential or agricultural use, the Building Inspector must circulate a petition to the Owners of the 9 properties nearest to the proposed location of Building or Structure including a picture of the Building or Structure prior to it being moved, and must receive the written acknowledgement of at least six (6) of these Owners for the proposed move.
- 13.6 Applications to move any Building or Structure must be accompanied by a security deposit in the form acceptable to the Township and in the amount in accordance with Appendix "A" attached to this Bylaw to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance. The Building Inspector may grant an extension of not more than 3 months.
- 13.7 If the work required under Section 13.0 of this Bylaw is not completed within the permitted period, the security deposit must be forfeited to the Township and the Building Inspector must give the Permit Holder 30 days to remove the Building or Structure from the new parcel of land to which the Building or Structure has been moved.
- 13.8 Notwithstanding the foregoing, where the Building is to be used as a dwelling, it must:
 - (a) have a minimum Building area of 75 m²;
 - (b) not be moved to any parcel of land within a registered plan of subdivision containing more than 2 lots if no Buildings exist within the subdivision on the date of application;
 - (c) in any Rural area of the Township, as designated in the Township of Langley Zoning Bylaw as amended, if moved on as other than a mobile home as a temporary accessory dwelling, be not more than 5 years older than the average of dwellings in the immediate vicinity of the parcel of land to which it is to be moved;
 - (d) in any Suburban Residential area of the Township, as designated in the Township of Langley Zoning Bylaw as amended, if moved on as a single family dwelling or mobile home, excluding a mobile home as a temporary accessory dwelling, be a new manufactured Building; and
 - (e) in any Residential area of the Township, as designated in the Township of Langley Zoning Bylaw as amended, if moved on as a single family dwelling, be a new manufactured Building.
- 13.9 Upon application, an inspection of the Building or Structure will be made by the Building Inspector prior to moving of the Building or Structure. A non-refundable fee in accordance with Appendix "A" attached to this Bylaw must

apply to inspections outside the Township, within a radius of 50km. Fees for inspections for greater distances will be evaluated on an individual basis.

- 13.10 The acceptance of the Building or Structure by the Building Inspector for moving will be valid for no more than 6 months from the date of the inspection.
- 13.11 If the proposed Building or Structure move meets the requirements contained in Section 13.0 of this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, a Permit may be issued. The Permit fee assessed for such Permits will be based on the value of all work required to move and complete Construction of the Building or Structure.
- 13.12 Notwithstanding all of the provisions of Section 13.0 of this Bylaw, an existing single family dwelling may only be moved onto a parcel of land located in a Rural area as defined in the Township of Langley Zoning Bylaw as amended from time to time.
- 13.13 Modular and or factory built Buildings and Structures for other than residential uses are only permitted to be moved onto a parcel of land located in a Rural area in compliance with agricultural uses as defined in the Township of Langley Zoning Bylaw as amended from time to time.

14.0 SECOND DWELLING

Bylaw #5023
07/10/13

- 14.1 Where one dwelling unit only is permitted and is already lawfully in existence on a parcel of land as a first (existing) dwelling unit, the Owner or Agent may obtain a Building Permit to construct a second (new) dwelling unit on the same parcel of land within a:
 - a) Rural area as defined in the Township of Langley Zoning Bylaw as amended from time to time, by providing a sworn statement of the Owner's intention to demolish the first dwelling unit, or to complete the conversion of it to a permitted use, within 60 days of occupying or permitting occupancy of the second dwelling unit; or
 - b) Suburban Residential or Residential area as defined in the Township of Langley Zoning Bylaw as amended from time to time, by providing a sworn statement of the Owner's intention to demolish the first dwelling unit within 60 days of occupying or permitting occupancy of the second dwelling unit.
- 14.2 A proposal to construct a second dwelling shall be accompanied by submitting a security deposit satisfactory to the Township in an amount as specified in Appendix "A" attached to this Bylaw along with a written consent and authorization for the Township to enter upon the parcel of land, demolish the first dwelling unit, and apply the security deposit towards any costs involved in such demolition where the first dwelling unit has not been either demolished or converted to a permitted use within 60 days of issuance of an accepted final inspection notice for the second dwelling unit.

- 14.3 The Township will return the security deposit to the Owner upon receiving proof from the Owner that the first dwelling unit has either been demolished or acceptably converted to a permitted use in accordance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws.

15.0 SWIMMING POOLS

- 15.1 For the purposes of this Section, swimming pool must mean any permanently or seasonally constructed or prefabricated pool used or intended to be used for swimming, bathing or wading, having a surface area exceeding 14 m² or a depth exceeding 450 mm.
- 15.2 Swimming pools must be enclosed by a fence or Structure.
- 15.3 Except for the special provisions relating to wire mesh fences in 15.6, every fence or Structure enclosing a swimming pool must be:
- a) not less than 1070 mm in height with no openings greater than 100 mm in their least dimension; and
 - b) be designed so that no horizontal member or attachment located between 100 mm and 900 mm above ground level on the outside of the fence will facilitate climbing.
- 15.4 Access to the area enclosed by the required pool fence or Structure, other than through a dwelling unit, must be by means of a self-closing and self-latching door or gate designed to return to the secured latched position when not in use.
- 15.5 Latches securing access doors and gates must not be accessible from the outside of the fence, and must be located a minimum of 220 mm from the top of the door or gate; and a minimum of 450 mm from any opening in the door, gate, or fence.
- 15.6 Notwithstanding the provisions of Section 15.3, wire mesh fencing and gates will only be accepted where:
- a) the mesh is diagonal;
 - b) the mesh strands are no more than 60 mm apart in both directions;
 - c) the mesh strands have been woven, welded, or otherwise constructed in such a manner as to be dimensionally stable;
 - d) the fence and gate are securely braced top and bottom to prevent sagging, bulging, or lifting; and
 - e) the fence and gate are a minimum of 1219 mm in height.

16.0 RETAINING STRUCTURES

- 16.1 The Construction of retaining walls or other similar types of Structures is not permitted unless a Permit has been obtained for which a Site plan has been submitted to the Building Inspector from a Registered Professional for stormwater and for lot grading storm design to establish compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws.
- 16.2 A Registered Professional must undertake the design and conduct field reviews of the Construction of a retaining wall or Structure greater than 1.2 meters in height measured from finished grade of the lower level to the top of the wall or Structure.

Bylaw #5023
07/10/13

17.0 VALIDITY

- 17.1 Should any section or provisions of this Bylaw be declared by a court of competent jurisdiction to be invalid, such decision must not affect the validity of the Bylaw as a whole or any part thereof other than the part so declared to be invalid.

18.0 PENALTY

- 18.1 A person who contravenes this Bylaw may be subject to penalties specified in the Corporation of the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended.
- 18.2 A person who contravenes this Bylaw or the Building Code commits an offence against the Bylaw and is liable to a penalty not exceeding \$10,000.00
- 18.3 Where the offence is a continuing one, each day the offence continues shall be a separate offence.

Bylaw #5023
07/10/13

19.0 SCHEDULES

- 19.1 The Schedules annexed hereto and marked Appendix A and Appendix B are hereby incorporated by reference into and forms an integral part of this Bylaw.

Bylaw #5023
07/10/13

20.0 REPEAL

- 20.1 "Langley Building 2001, No. 4055 and all amendments thereto is hereby repealed.

READ A FIRST TIME the	04	day of	February	, 2008
READ A SECOND TIME the	04	day of	February	, 2008
READ A THIRD TIME the	04	day of	February	, 2008
RECONSIDERED AND ADOPTED the	18	day of	February	, 2008

 "K. ALBERTS" Mayor "E. BRITTON" Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

APPENDIX "A"

Bylaw #5247
12/12/2016

1.0 GENERAL FEES

- a) **WORK WITHOUT PERMIT**- If any Construction for which a Permit is required under this Bylaw begins before Permit Issuance has occurred, the fee payable as determined in the following schedules must be doubled.
- b) **WORK CONCEALED PRIOR TO INSPECTION** - If any work for which a Permit has been issued under this Bylaw that has been covered up, completed or performed without an inspection being accepted, a fee of 100% of the Permit fee must be paid prior to the next inspection.
- c) **REFUNDS** - No fees or part thereof paid to the Township shall be refunded if a start has been made on Construction. If no start has been made and if the Building Inspector so certifies, the Township may refund to the Owner or Agent with respect to an issued Permit the amount of the Permit fee less \$50.00 or 25% whichever is greater, to a maximum value of 50% of the Permit fee. Refunds may only be requested within 2 years of date of Permit Issuance and will not be given unless a written request is received by the Building Inspector.
- d) **RE-INSPECTIONS** - Where any inspection carried out pursuant to this Bylaw discloses work not in compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, and a subsequent inspection is thereby made necessary, the fee for such subsequent inspection must be \$120.00 in 2017, \$135.00 in 2018, and \$150.00 thereafter. Where a Permit Holder fails to have the work inspected, accessible and ready at the time the inspection, has not requested cancellation of an otherwise already requested inspection prior to the commencement of the business day of the subject inspection, or because requirements outlined in the Township's Erosion and Sediment Control Bylaw are not in place, an additional fee of \$120.00 in 2017, \$135.00 in 2018, and \$150.00 thereafter for each subsequent call for inspection made necessary thereby may be charged.
- e) **CHANGE OF OWNER OR REGISTERED PROFESSIONAL**- In the event of a change of ownership or registered professional before Construction is complete, and providing no changes are proposed to the issued Permit, a valid Permit may be transferred upon payment of a recording fee of \$75.00 for each Permit, or in the case of a change of registered professional, a fee of \$75.00 for each change of person. The new Permit Holder must become responsible for depositing with the Township any applicable bond or security amounts as listed hereunder.
- f) **RENEWALS** - Where a Permit has lapsed and the Building Inspector has established that the proposed work complies with the Building Code, this

Bylaw and all other applicable enactments including other Township bylaws, the Permit may be renewed on payment of a renewal fee of \$75.00.

- g) **REGISTERED PROFESSIONAL FEE REDUCTION** - Where appropriate Registered Professionals are retained by the Owner and provide Letters of Assurance for design and field review as specified in the Building Code; and the Township indicates in writing to the Owner that in issuing the Permit it is relying on the certification of the Registered Professionals; the Permit fee must be reduced by 2.5 % for any one property. This reduction reflects the cost of the work that would otherwise be done by the Building Inspector to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws.
- h) **ALTERNATIVE SOLUTION PROPOSAL REVIEW** - for the initial review of an alternative solution proposal a fee of \$400.00 is payable with submission of the information and documentation. If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee of \$200.00, is payable with each subsequent submission.
- i) **CHANGE OF ADDRESS:** A fee must be paid in accordance with the Langley Building Numbering Bylaw, as amended, where an address change can be accommodated and the request is based on personal preference. In addition to this fee, where a valid Building Permit(s) exist and are active on the property that is the subject of the change of address request, a fee calculated based upon \$90.00 per hour of staff time (minimum 1 hour), must be paid to update the new building number for the file records.
- j) **REVISION TO ISSUED BUILDING PERMIT DRAWINGS:** A fee calculated based upon \$90.00 per hour of staff time (minimum 1 hour), must be paid.
- k) **REVISIONS PRIOR TO PERMIT ISSUANCE:** A fee of 50% of the Permit fee will be charged for an application that requires 3 or more revisions. For revisions other than those as described above where an Owner or Agent requests revisions to a Permit Application or is required to make revisions where necessary to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, a fee calculated based upon \$90.00 per hour of staff time (minimum 1 hour), must be paid.
- l) **DEMOLITIONS** - Where a Building or Structure or portion of a Building or Structure is to be demolished, the Permit fee for such work must be \$150.00.
- m) **SECONDARY SUITE INSPECTIONS:** - A fee of \$95.00 must be paid for the inspection of an existing secondary suite or the conversion of finished space to a secondary suite.
- n) **INSPECTION FOR MOVING A BUILDING OR STRUCTURE** – A fee of \$95.00 must be paid upon application to move an existing Building or Structure onto a parcel of land within a 50km radius of the Site. Fees for inspections for greater distances will be evaluated on an individual basis.

- o) **CONVERSION OF A FINISHED BASEMENT TO SECONDARY SUITE:** - A Permit fee of \$200.00 must be paid to convert an existing finished basement to a secondary suite with a second set of cooking and laundry facilities.
- p) **TITLE SEARCH** – When a title search is required by the Township to confirm ownership and all encumbrances on the property a fee of \$30.00 must be paid at time of Permit Issuance.
- q) **RESTRICTIVE COVENANT DETAIL** – When title searches indicate further detailed restrictive covenant information is required to review the language of the encumbrances on the property in relation to a Permit Application, a fee of \$50.00 for each detailed restrictive covenant retrieved must be paid at time of Permit Issuance.
- r) **RETURNED CHEQUES** – A fee of \$75.00 fee will be applied to the Owner or Agent for a cheque that has been submitted and returned as non-negotiable.
- s) **LIQUOR LICENCE REVIEW** – A fee of \$95.00 is required to be paid for the review and approval of drawings and documents associated with a Liquor Licence application to the Liquor Control and Licensing Branch.

2.0 BUILDING PERMIT FEES

- 2.1 In accordance with the Valuation Schedule, the fees payable for the issuance of a Permit must be as follows:
 - a) \$50.00 in 2017, and \$52.50 thereafter for work the valuation of which is not more than \$1,000.00;
 - b) \$10.00 in 2017, and \$10.50 thereafter for each additional \$1,000.00 or fraction thereof up to and including \$50,000.00;
 - c) \$7.85 in 2017, and \$8.25 thereafter for each additional \$1,000.00 or fraction thereof in excess of \$50,000.00 up to and including \$500,000.00; and
 - d) \$7.00 in 2017, and \$7.50 thereafter for each additional \$1,000.00 or fraction thereof in excess of \$500,000.00.
- 2.2 A minimum Building Permit fee of \$100.00 shall be payable at the time of issuance of a Permit, in addition to the provisions of Section 2.1 above.

3.0 VALUATION SCHEDULE

- 3.1 For the purposes of assessing the Building Permit fee under Section 2.0 of this Appendix, the Construction value shall be determined as:
 - a) for Building or Structures constructed as standard single family dwellings and accessory:

Main Storey	\$960.00 per m2
Other Storey Finished	\$880.00 per m2
Other Storey Unfinished	\$290.00 per m2
Basement Finished	\$825.00 per m2
Basement Unfinished	\$265.00 per m2
Finishing a Storey	\$545.00 per m2
Finishing a Basement	\$550.00 per m2
Renovation of existing dwelling	\$400.00 per m2
New Foundation	\$280.00 per m2
Garage or Closed Accessory	\$330.00 per m2
Carport of Open Accessory	\$145.00 per m2
Greenhouses (Glass)	\$145.00 per m2
Greenhouses (Fiberglass)	\$ 90.00 per m2
Greenhouses (Plastic)	\$ 70.00 per m2
Wood burning Chimneys, Stove, Insert, or Fireplace	\$6,000.00 per Flue
Gas Fireplaces	\$3,000.00 each

- b) for all other classes of Buildings and Structures, the Marshall & Swift Valuation Plan will be used to establish the valuation in accordance with Township Policy No. 07-405 and subsequent procedure P-006.

4.0 PLUMBING PERMIT FEES

- a) For the installation of each of the first two plumbing fixtures, \$24.50 in 2017, \$25.00 in 2018, and \$25.75 thereafter;

For each additional fixture, a fee per fixture of, \$17.75 in 2017, \$18.25 in 2018, and \$18.75 thereafter;

- b) For the installation of each sump, catch basin, manhole, interceptor, \$25.75 in 2017, \$26.50 in 2018, and \$27.00 thereafter;

- c) For the installation of each of the first two fire sprinkler heads, \$25.75 in 2017, \$26.50 in 2018, and \$27.00 thereafter;

For each additional head, a fee per head of, \$1.25 in 2017, \$1.30 in 2018, and \$1.35 thereafter;

- d) For the installation of any fireline main valve station, \$75.00 in 2017, and \$78.75 thereafter;

- e) For the installation of a Siamese Connection, \$50.00 in 2017, and \$52.50 thereafter;

- f) First 30 m of water & sewer line over 100 mm, \$37.25 in 2017, and \$39.00 thereafter;

Each additional 30 m or part thereof over 100 mm, \$18.25 in 2017, and \$19.00 thereafter;

- g) For the connection to a septic tank, absorption field, sanitary sewer, or water connection,
\$65.00 in 2017, and \$68.25 thereafter;
- h) For the installation of each testable backflow prevention device,
\$50.00 in 2017, and \$52.50 thereafter;
- i) Minimum Plumbing or Fire Sprinkler Permit
\$100.00 in 2017 and thereafter;
- j) For the installation of a geothermal heating system,
\$75.00 in 2017 and thereafter; and
- k) For the installation of a new or conversion to a solar domestic hot water system,
\$50.00 in 2017 and thereafter.

5.0 SIGN PERMIT FEES

- 5.1 For the purpose of assessing Permit fees for a Sign Permit, the contract price value for the proposed sign will be used and applied to Section 2.0 in determining the Permit fee.
- 5.2 The fees payable for the issuance of a Sign Permit must be:
 - a) for the changing of a copy in an existing sign, a Permit fee of \$40.00, or
 - b) for all other types of signs, as described in Section 5.1, however not less than a minimum fee of \$85.00.

6.0 CHANGE OF USE

For a Permit to change the occupancy or use of a Building or Structure, a fee in the amount of \$150.00 in 2017, \$175.00 in 2018, and \$200.00 thereafter must be paid.

7.0 FILE RECORDS

To assist in the cost of preparing permanent digital records of Construction shall be determined as follows utilizing a Construction value as determined in accordance with Section 3.0 to Section 5.0, inclusive:

- 7.1 **for all new single family dwellings** -.02% of the Construction value, subject to a minimum of \$30.00 in 2017, \$40.00 in 2018, and \$50.00 thereafter to a maximum of \$65.00 in 2017, \$80.00 in 2018, and \$100.00 thereafter.
- 7.2 **for all new and or additions of commercial, industrial, institutional and multi-family projects** - .02% of the Construction value, subject to a minimum \$150.00 in 2017, \$175.00 in 2018, and \$200.00 thereafter to a maximum of \$225.00 in 2017, \$250.00 in 2018, and \$300.00 thereafter.
- 7.3 **for all miscellaneous Permits such as single family additions, accessory, agricultural, sign, plumbing, fire sprinkler, irrigation, tenant**

improvement Permits, etc - .01% of the Construction value, subject to a minimum of \$20.00 in 2017, \$25.00 in 2018, and \$30.00 thereafter to a maximum of \$85.00 in 2017, \$90.00 in 2018, and \$100.00 thereafter.

8.0 BOND PROCESSING FEE

A processing fee for any bond or security amounts as required by this bylaw is required, in the amount of \$75.00 for Buildings and Structures as described in sections 7.1 of Appendix A of this Bylaw where submitted in the form of cash or cheque, and \$150.00 for Buildings and Structures as described in sections 7.2 of Appendix A of this Bylaw where submitted in the form of an irrevocable letter of credit, with both payable at time of Permit Issuance. This is a non-refundable fee.

9.0 ADMINISTRATION FEE

An administration fee of \$50.00 must be applied on each occasion the Township requires Township Property to be cleaned due to sediment, debris, or other deleterious material being tracked onto the roads or sidewalks from Construction; for the process of cancellation of a Permit; for the transfer of a Permit to a new Permit Holder and for similar clerical administration work that the Building Inspector deems a fee is required. This is a non-refundable fee.

10.0 DEVELOPMENT ENGINEERING SITE PLAN REVIEW

10.1 To assist in the cost of reviewing Site services, lot grading, and stormwater management, a non-refundable Site plan review fee is required to be paid in the amount of:

- a) for commercial, industrial, institutional and multi-family projects, 0.35% of the Construction value, subject to a minimum of \$600.00 and a maximum of \$9,500.00, or
- b) for single family dwelling and agricultural projects, 0.055% of the Construction value, subject to a minimum of \$125.00 and a maximum of \$350.00.

11.0 FINAL LOT GRADING BOND

To ensure that the works and services for individual lots is completed in accordance with the accepted plans, a final lot grading bond in the amount of \$3,500.00 will be provided at the time of Permit Issuance. The final lot grading bond will be released once the project has received an accepted final inspection.

12.0 LANDSCAPE BOND

To ensure that landscape works for constructed projects is completed in accordance with the accepted plans, a landscape bond in the amount of the approved landscape estimate will be provided at the time of Permit Issuance. The landscape bond will be released once the work has been approved by the Township.

13.0 MOVING OF BUILDINGS ADMINISTRATION AND SECURITY DEPOSIT

Where a Building or Structure is moved in accordance with the provisions of Section 13.0 of this bylaw, a fee of \$300.00 is required to be submitted to conduct the process as described in Section 13.5. A security deposit in the form acceptable to the Township in the amount of \$5000.00 is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance.

14.0 SECOND DWELLING SECURITY DEPOSIT

A security deposit in the form acceptable to the Township in the amount of \$25,000.00 is required at time of Permit Issuance to cover any costs incurred in gaining compliance of the Site with all Township bylaws involving the Construction of a second dwelling on the Site in accordance with Section 14.0 of this Bylaw.

15.0 DAMAGE AND COMPLIANCE BOND

- a) In addition to any other fee payable pursuant to this Bylaw, where the Construction Site is served by any street upon which there is a sidewalk, curb and gutter, drainage swale, municipal ditch, street light, street tree, storm sewer, sanitary sewer, water service, or a combination of any of these, either existing or required to be completed prior to final inspection and acceptance of the property, the Owner or Agent for a Permit must at the time of Permit Issuance, deposit a damage and compliance bond with the Township in the amount of:
 - i) for each single family residential dwelling unit,
 - a. where the Construction Site fronts a street where a sidewalk or curb and gutter are located, \$3000.00 per unit, or
 - b. where the Construction Site does not front a street where a sidewalk or curb and gutter are located, \$1500.00 per unit,
 - ii) \$500.00 for Buildings or Structures that are mobile homes, accessory, additions less than 90 square meters in Building area, swimming pools, signs, or other Buildings or Structures where the Building Inspector deems the proposed works are applicable at this damage and compliance bond rate, or
 - iii) \$150.00 per meter of Site frontage or \$22,500.00 whichever is the greater amount for other than single family residential development.
- b) Damage and compliance bonds collected must be in the form of cash or cheque for the first \$5,000.00. Monies in excess of \$5,000.00 may be collected in the form of an irrevocable letter of credit.
- c) These damage and compliance bonds may be applied by the Township in payment of any costs or expenses which may be incurred by the Township in repairing, installing or replacing Township Properties which are damaged

during, and such damage is attributable to, the carrying out or Construction of the works authorized by the said Permit or which are incidental to such works; or, for clearing any debris, materials, dirt, chattels or equipment which has accumulated on any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance as a result of work carried out in connection with the said Permit.

- d) The damage and compliance bond will be returned to the Permit Holder after:
 - i) a final inspection has been accepted by the Building Inspector,
 - ii) the Building Inspector has ascertained either that no damage has occurred or that if any damage to Township Property has occurred, the said damage has been repaired or corrected to the satisfaction of the Building Inspector, and
 - iii) where a development permit has been issued for the Site in conjunction with the Construction included as part of the subject Permit as part of this Bylaw, verification from a Registered Professional or other appropriate industry authority that the Construction works have been completed in substantial conformance with the conditions listed as part of the development permit.

- e) The Building Inspector must inspect Township Properties adjacent to the Construction Site after final inspection and acceptance of Construction. Any damage to Township Properties caused directly or indirectly by the Construction related to the Permit not repaired or corrected at the date of such inspection, must be recorded, and the Owner or Agent must be required to repair or correct the damage within 45 days from the date of notification. Failure to repair or correct the damage within the said 45 days, must result in the forfeiture of the full amount of the damage and compliance bond, which will be used by the Township to complete the repairs, and the Permit Holder must have no further claim upon the damage and compliance bond or any part thereof. The Township must, at its convenience, complete the necessary repairs and the full cost of the repairs must be taken from the damage and compliance bond. Should the damage and compliance bond be more than the cost of the repairs the remainder will be returned to the Owner or Agent. Should the cost of the repairs be more than the damage and compliance bond, the Owner or Agent of the property for which the Permit has been issued will be required to pay those costs exceeding the damage and compliance bond. If the costs are not paid they may be added to, and collected in the same manner as taxes.

- f) Where during the course of Construction the Building Inspector, discovers that any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance is obstructed by debris, materials, dirt, chattels or equipment of the Owner or his Agent, he or she will have debris, material dirt, chattels or equipment cleaned up without notice and all costs deducted from the deposited cash, cheque, or irrevocable letter of credit provided by the Owner

or Agent. The Owner or Agent will then be required to deposit sufficient money to return the damage and compliance bond to its original amount.

- g) Forfeiture of damage and compliance bond moneys in no way relieves the Owner or Agent of responsibility for the total cost of repair or correction should the cost exceed the damage and compliance bond money.
- h) The Owner or Agent is responsible for making an inspection of all Township Properties adjacent to the Site and must submit a report, with photographs attached, of any existing damage, to the Township Engineer, prior to commencing Construction. All damage at final inspections will be assumed to be caused by the Owner or Agent, unless reported as outlined above.

16.0 GREEN BUILDING PERMIT REBATE PROGRAM

A) For the purpose of this Appendix, the following definitions apply:

“Eligible Dwelling Unit” means Construction of a new dwelling unit less than 600m² in Building area, or alteration, addition, or renovation of an existing dwelling unit where a Permit Application is submitted on or after January 1, 2014, and upon completion of Construction achieves an efficiency rating, as defined by Natural Resources Canada’s EnerGuide Program to performance level of:

- a) for a new dwelling unit when using the HOT2000 software below version 11 to determine the EnerGuide Rating System (below ERS version 15),
 - i. a minimum level of ERS 80 for a single family dwelling unit, or
 - ii. a minimum level of ERS 82 for dwelling units that are two family dwellings, townhouses, rowhouses, or manorhomes,
- b) for a new dwelling unit when using the HOT2000 software version 11 or above to determine the EnerGuide Rating System (ERS version 15 or above), where the annual energy consumption rating of the Building, electric base loads excluded from the comparison, is less than the modeled reference house level as established by the EnerGuide Rating System, or
- c) for an existing single family dwelling where the Building is altered, added to, or renovated, and upon its completion, where the annual energy consumption rating of the Building, electric base loads excluded from the comparison, is reduced from its pre-existing level as established by the EnerGuide Rating System.

“Green Building Permit Rebate” means a rebate fee that is issued upon completion of Construction for an Eligible Dwelling Unit where a portion of the original Permit fee is returned to the Permit Holder in the amount of:

- a) for a new single family dwelling as designated in the Township of Langley Zoning Bylaw as amended,
 - i. \$750 where HOT2000 software below version 11 is utilized to determine a minimum level of ERS 80 (using below ERS version 15) is achieved, or
 - ii. when using an HOT2000 software version 11 or above to determine the EnerGuide Rating System (ERS version 15 or above), where the annual energy consumption rating of the Building is less than the modeled reference house level as established by the EnerGuide Rating System by a value as follows:
 - 1. \$500 where more than 10%, but not more than 15% less than the referenced house, or where the Building has received a Built Green Silver certification,
 - 2. \$750 where more than 15%, but not more that 20% less than the referenced house,
 - 3. \$1,000 where more than 20%, but not more than 40% less than the referenced house, or where the Building has received an Energy Star for New Homes or Built Green Silver / Platinum certification, or
 - 4. \$1,500 where more than 40% less than the referenced house, or where the Building has received an R-2000, Net Zero Energy, or Passive House certification.
- b) for each new dwelling unit forming part of a two family dwelling, townhouse, rowhouse, or manorhome as designated in the Township of Langley Zoning Bylaw as amended,
 - i. \$150 where HOT2000 software below version 11 is utilized to determine a minimum level of ERS 82 (using below ERS version 15) is achieved, or
 - ii. when using HOT2000 software version 11 or above to determine the an EnerGuide Rating System (ERS version 15 or above), where the annual energy consumption rating of the Building is less than the modeled reference house level as established by the EnerGuide Rating System by a value as follows:
 - 1. \$100 where more than 10%, but not more than 15% less than the referenced house, or where the Building has received a Built Green Silver certification,
 - 2. \$200 where more than 15%, but not more that 20% less than the referenced house,

3. \$300 where more than 20% less than the referenced house, or where the Building has received an Energy Star for New Homes or Built Green Silver / Platinum certification, or
 4. \$500 where more than 40% less than the referenced house, or where the Building has received an R-2000, Net Zero Energy, or Passive House certification.
- iii. Green Building Permit Rebates for end units, those being dwelling units located physically at each end of a row in a multiple unit building (maximum two per building) that reach a performance level as indicated in either (i) or (ii) above, shall receive an amount 25% more than as specified above for non end units, or
- c) for each existing single family dwelling where the Building is altered, added to, or renovated where the annual energy consumption rating of the Building is reduced from its pre-existing level by more than 10 gigajoules per year (GJ/year),
- i. \$15 per GJ/year of the net difference in anticipated annual energy consumption calculated between the pre-existing and post construction EnerGuide assessments, to a maximum Green Building Permit Rebate value of \$750.
 - ii. The Green Building Permit Rebate amount in (i) above is not to exceed the original Permit fee submitted at the time of Permit Issuance.

“Sustainable Construction Fee” means a fee payable at time of Permit Issuance applicable to all classes of Buildings and Structures as described in sections 7.1, 7.2, as well as alterations, additions, and renovations of single family dwellings as described in section 7.3 of Appendix A of this Bylaw.

B) The Sustainable Construction Fee as prescribed by this Appendix is payable at the time of Permit Issuance in accordance with the following as established by the Valuation Schedule in Section 3.0 of this Appendix:

1. For new dwelling units,
 - a) \$0.90 for work the valuation of which is not more than \$1,000.00;
 - b) \$0.35 for each additional \$1,000.00 or fraction thereof up to and including \$50,000.00;
 - c) \$0.30 for each additional \$1,000.00 or fraction thereof in excess of \$50,000.00 up to and including \$500,000.00; and
 - d) \$0.10 for each additional \$1,000.00 or fraction thereof in excess of \$500,000.00.

2. For alterations, additions, and renovations of single family dwellings, the Sustainable Construction Fee shall be calculated based on the values listed in 16.0(B)(1) of this Appendix being multiplied by a factor of 2.0.
- C) The Green Building Permit Rebate fee as prescribed by this Appendix may be issued for an Eligible Dwelling Unit when the Permit Holder has provided to the satisfaction of the Building Inspector within 90 days of receiving an accepted final inspection notice:
- a) the program enrollment form,
 - b) confirmation from a Certified Energy Advisor that a pre-construction energy efficiency evaluation was conducted for the Eligible Dwelling Unit (P or D file),
 - c) verification from a Certified Energy Advisor that Construction has achieved an EnerGuide rating to a minimum level for consideration as an Eligible Dwelling Unit as described in Section 16.0 of this Appendix in the form of an Energy Efficiency evaluation report (N or E file),
 - d) verification that the Eligible Dwelling Unit information file has been submitted and accepted to National Resource Canada's EnerGuide for Houses database, and
 - e) in the absence of b), c) or d) above, confirmation of either Built Green, Energy Star for New Homes, R-2000, Net Zero Energy, or Passive House certification, and
 - f) the program rebate submission form.
- D) Entitlement to receive a Green Building Permit Rebate under this Appendix shall in no way relieve the Owner from full responsibility for carrying out Construction, or having the Construction carried out, in accordance with the requirements of the Building Code, this Bylaw and all other applicable enactments including other Township bylaws.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

APPENDIX "B"

APPENDIX B REPEALED – BYLAW #5132 March 2, 2015