
DISTRICT OF LANGFORD

BYLAW NO. 650

A BYLAW FOR THE ADMINISTRATION AND ENFORCEMENT OF THE BUILDING CODE

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

1.0 SCOPE, APPLICATION AND DEFINITIONS

1.1 SCOPE AND APPLICATION

- 1.1.1 This bylaw applies to the design, construction and occupancy of new buildings, and the alteration, reconstruction, demolition, removal, relocation and change in occupancy of existing buildings.
- 1.1.2 The requirements of the current British Columbia Building Code, , British Columbia Fire Code, Canadian Farm Building Code and the District of Langford bylaws shall apply to all work falling within the scope of this bylaw.
- 1.1.3 Where a building or any part of it is altered, this bylaw applies to the parts of the building that are altered.
- 1.1.4 This bylaw applies where the whole or any part of a building is relocated either within or into the District of Langford.
- 1.1.5 When the whole or any part of a building is demolished, this bylaw applies to the work involved in the demolition and to the work required to any parts remaining after the demolition.
- 1.1.6 When a building is damaged by fire, earthquake or other cause, this bylaw applies to the work necessary to repair the damage.
- 1.1.7 When an unsafe condition exists in or about a building, this bylaw applies to the work necessary to correct the unsafe condition.
- 1.1.8 When the occupancy of a building or any part of it is changed, this bylaw applies to all parts of the building affected by the change.
- 1.1.9(1) 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 or incinerators not constructed in conjunction with a building that would otherwise require a permit, and
 - (c) plumbing systems being installed outside of buildings within private property.

1.2 EXEMPTIONS

- 1.2.1 Except as otherwise provided for in this bylaw, this bylaw does not apply to buildings that are exempt from 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 to which the terminology applies.

1.3.3 In this Bylaw:

"BUILDING CODE" means the "British Columbia Building Code" and the "Water Conservation Plumbing Regulation" adopted under the Building Regulations of British Columbia, B.C. Reg. 295/98 and 294/98 and subsequent regulations.

"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.

"GRADE" AND "NATURAL GRADE" shall have the meanings assigned to them in the Zoning Bylaw **300** or any successor bylaw or bylaws.

"CHIEF BUILDING INSPECTOR" means the Chief Building Inspector of the District of Langford and representatives who are authorized to act on his/her behalf.

"CITY ENGINEER" means the company, person or persons appointed from time to time by the Council as the senior engineering person for the District or any employee authorized to act on his behalf.

"MEDICAL HEALTH OFFICER" means the Medical Health Officer for the Capital Health Region.

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

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

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

"ZONING BYLAW" means the Langford Zoning Bylaw.

2.0 RESPONSIBILITIES AND OBLIGATIONS

2.1 GENERAL RESPONSIBILITIES

- 2.1.1 No person shall fail to comply with any Stop Work notice, or any order or notice issued by the Chief Building Inspector and no person shall allow a violation of this bylaw to continue.
- 2.1.2 No person shall work or authorize or allow work to proceed on a project for which a permit is required unless a valid permit exists for the work to be done.
- 2.1.3 No person shall construct, install, extend, alter, renew or repair a plumbing system or connect to a municipal sewer, drain or water service unless a plumbing permit to do so has been obtained.
- 2.1.4 No person shall construct a new building, or alter, reconstruct, demolish, remove or relocate an existing building unless a building permit to do so has been obtained.
- 2.1.5 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 the plans and specifications accepted by the Chief Building Inspector, without first having obtained in writing the approval of the Chief Building Inspector.
- 2.1.6 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 Inspector.
- 2.1.7 No person having authority in the construction, reconstruction, demolition, alteration, removal, relocation or occupancy of a building shall cause, allow or maintain any unsafe condition.
- 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 from the Chief Building Inspector.
- 2.1.9 No person shall allow the ground elevations of a building lot to be changed to place a building, or part thereof, in contravention of this bylaw, or the Zoning Bylaw unless the building, or part thereof, is so altered after obtaining the necessary permit, that no contravention will occur as a result of the change of the property boundary or grades.
- 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 a municipal employee authorized to enter upon property by this bylaw.
- 2.1.13 No person shall prevent or obstruct or attempt to prevent or obstruct entry of the Chief Building Inspector on any property to make an assessment or inspection for any purpose under this bylaw.

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.
- 2.2.2 It is the owner's obligation to provide assurance that the water, sewer and other services are 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:
- (1) 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.
 - (2) A temporary address sign, visible from the road, and maintained at all times is erected at the site.
- 2.2.4 (1) Every owner shall, prior to commencing the work, give notice in writing to the Chief Building Inspector 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) Every owner shall give at least 24 hours notice to the Chief Building Inspector 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 therein;
 - (b) after removal of form work from a concrete foundation and installation of perimeter drain tiles and damp-proofing, but prior to backfilling against foundation;
 - (c) when framing and sheathing of the building is 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;
 - (d) after insulation and vapour barrier has been installed and before any interior wall finish is applied and after stucco wire and paper are applied;
 - (e) after the installation of drywall for fire separation in buildings containing secondary suites, before any drywall taping or filler is applied;
 - (f) after the application of sheathing paper and wire lath, after the first scratch coat and again after the second scratch coat of stucco finishing;
 - (g) 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 Inspector.
 - (h) for fireplaces after the installation of the smoke damper 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.
 - (i) 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; and

- (j) in the case of a building demolition, after the completion of the demolition.
- 2.2.5 (1) Every owner shall give notice in writing to the Chief Building Inspector:
- (a) as soon as any change in ownership or change in the address of the owner occurs prior to the issuance of an occupancy permit, and
 - (b) prior to occupying any portion of the building if it is to be occupied in stages.
- 2.2.6 Every owner shall give such other notice to the Chief Building Inspector as may be required by the provisions of this bylaw.
- 2.2.7 (1) Every owner shall provide to the Chief Building Inspector, 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, all easements and rights-of-way.
- (2) Every owner shall provide to the Chief Building Inspector, height surveys of the building by a British Columbia Land Surveyor at various stages of construction as required by the Chief Building Inspector to confirm compliance to any municipal bylaws respecting building heights. The heights shall be given in geodetic elevations conforming to NAD83 coordinates.
- 2.2.8 When required by the Chief Building Inspector, 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 Inspector or prior to a field inspection of the work.
- 2.2.9 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.
- 2.2.10 (1) Every owner shall obtain an occupancy permit from the Chief Building Inspector 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.
- 2.2.11 The granting of a permit, the review of the drawings and specifications or field reviews made by the Chief Building Inspector 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.
- 2.2.12 When a building or part thereof is in an unsafe condition, the owner shall take all necessary action to put the building in a safe condition.
- 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 Subsection 2.3 the owner shall deliver to the Chief Building Inspector 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 Inspector is authorized to administer and enforce this bylaw.
- 2.3.2 The Chief Building Inspector may issue, in writing, such notices or orders as may be necessary to inform the owner where a contravention of this bylaw has been observed.
- 2.3.3 The Chief Building Inspector shall not assist in the laying out of any work and shall not act in the capacity of an engineering or architectural consultant.
- 2.3.4 The Chief Building Inspector shall issue a permit to the owner when, to the best of the Chief Building Inspector's knowledge, the applicable conditions, as set forth in this bylaw and the Zoning Bylaw have been met and the prescribed fee has been paid.
- 2.3.5 The Chief Building Inspector may enter any property or premises at any reasonable time for the purpose of administering or enforcing this bylaw, or if there is reason to believe an unsafe condition exists.
- 2.3.6 (1) The Chief Building Inspector may order:
- (a) a person who contravenes this bylaw 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 if there is deemed to be an unsafe condition, 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,
 - (e) the cessation of any occupancy in contravention of this bylaw,
 - (f) the cessation of any occupancy if any unsafe condition exists because of work being undertaken or not completed, and
 - (g) correction of any unsafe condition.
- 2.3.7 The Chief Building Inspector 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, device, construction or foundation condition complies with bylaw.
- 2.3.8 (1) Where in his/her opinion the site conditions, the size or complexity of a building, part of a building or building component warrant, the Chief Building Inspector 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 contained in the Building Code be submitted by the owner.
- (2) Without limiting the generality of Sentence 2.3.8.(1), 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) a building that is designed with common egress systems for the occupants and requires the use of firewalls according to Subsection 2.1.7 of the Building Code, and,

(d) building foundations constructed on fill.

(e) building envelope repairs

(3) Design and field review by a registered professional requires compliance with the requirements of Section 2.6 “Professional Design and Review” in the Building Code.

2.3.9 The Chief Building Inspector may issue a permit at the risk of the owner with conditions to ensure compliance with this bylaw and the Building Code and any other applicable regulations, to excavate or to construct a foundation of a building before all the plans of the project have been submitted or accepted by the Chief Building Inspector.

2.3.10 The Chief Building Inspector may issue a permit for the whole project 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 Inspector, 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.

2.3.11 (1) The Chief Building Inspector may refuse to issue any permit:

- (a) whenever information submitted is inadequate to determine compliance with the provisions of this bylaw or the Zoning Bylaw
- (b) whenever incorrect information is submitted,
- (c) that would authorize any building work or occupancy that would not be permitted by this bylaw, or
- (d) where the proposed work does not comply with the Building Code, a Municipal bylaw, a restrictive covenant in favour of the municipality or the province, or a statute.

2.3.12 (1) The Chief Building Inspector 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.

2.3.13 Before issuing an occupancy permit, the Chief Building Inspector may require the owner to provide written certification that the requirements of this bylaw, the Building Code and the necessary permit requirements have been met.

2.3.14 (1) If field inspection of the work under permit shows that it is unsatisfactory, unsafe or in violation of this bylaw, the Chief Building Inspector shall 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 Inspector when the work is ready for further field review.

(2) Any person to whom a permit has been issued under this bylaw and who has been notified in writing of a violation, in accordance with Sentence 2.3.12.(1) and who has not complied with the requirements of such notice within ten (10) days of such notice or as otherwise specified in writing, shall have no further permits issued under this bylaw until the person has complied.

- 2.3.15 The Chief Building Inspector shall provide the reasons for refusal to grant a permit, when requested to do so.
- 2.3.16 (1) Where any failure of a building regulated by this bylaw occurs on a property which causes or has the potential to cause injury or loss of life, the Chief Building Inspector 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.
- 2.3.17 The Chief Building shall not issue a building permit in respect of any lot that is in a development permit area, until the applicant has obtained any required development permit.

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 Inspector (as prescribed in Appendix "B" of this Bylaw) 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 A building permit or plumbing permit, or both, is required prior to the commencement of work, whenever work regulated by this bylaw is to be undertaken.
- 3.1.3 In addition to the permits required in Article 3.1.2, chimney, fireplace, solid fuel burning appliance, and sign permits may be required prior to commencement of work.
- 3.1.4 (1) Except as provided in Sentence (2), a building shall not be constructed, altered, reconstructed, demolished, removed, relocated unless a building permit to do so has been obtained.
- (2) A building permit is not required for maintenance work such as painting, residing or reroofing with products similar to those previously used.
- 3.1.5 (1) Except as provided in Sentence (2), a plumbing system shall not be constructed, installed, extended, altered, renewed or repaired, or connected to a sewer, drain or water service, unless a plumbing permit to do so has been obtained.
- (2) A plumbing permit is not required when a valve, faucet, fixture or service water heater is repaired or replaced, a stoppage cleared or a leak repaired if no change to the piping is required.
- 3.1.6 (1) Except as provided in Sentence (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 Apprenticeship Act of British Columbia 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.
- (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 Apprenticeship Act of British Columbia or a permit exempting them from holding such certificate.

3.1.7 (1) Application fees and permit fees shall be as provided for in Appendix A of this bylaw.

- (2) Where work which requires a permit under this bylaw is commenced prior to obtaining a permit, the fee may be doubled in accordance with Appendix "A" of this bylaw.

3.1.8 When an occupancy permit is issued for a tent or air-supported structure, it shall be subject to renewal every 12 months.

3.2 APPLICATION FOR PERMIT

3.2.1 To obtain a permit the owner shall file an application in writing on the prescribed form.

3.2.2 (1) All drawings, plans and specification 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.

3.2.3 (1) Except as otherwise allowed by the Chief Building Inspector, every application shall:

- (a) be signed by the owner,
- (b) state the intended use or uses of the buildings,
- (c) submit two sets of drawings for one or two family dwellings and three sets of drawings for all other projects. The drawings are to a scale of 1:50 (1/4" to 1'-0") showing the following minimum information:
 - (i) the dimensions of the building to an appropriate scale,
 - (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, 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,
 - (iv) the method of disposal of storm water,
 - (v) when required by the Chief Building Inspector, the grades and elevations of the streets and sewers abutting the land referred to in Subclause (iii),
 - (vi) the position, height and horizontal dimensions of all buildings on the land referred to in Subclause (iii) complete with finished grade,
 - (vii) 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,
 - (viii) the technical information specified in this or other bylaws or a restrictive covenant in favour of the municipality or the province required to be included on the drawings;
 - (viii) such other information as is necessary to illustrate all essential features of the design of the building,
- (d) for all applications except one or two family dwellings, accessory buildings to one or two family dwellings or other buildings not exceeding 600m² the application shall also be accompanied by:

- (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,
- (iii) Letters of Assurance and by registered professionals, and
- (iv) 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 Inspector 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 suspended for a period of 6 months,
 - (c) the building has not been completed at the end of a 24 month period following permit issuance, or
 - (d) an extension has not been issued.
- (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 required permit extension fee 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 described in Article 3.2.2 shall be made in the same manner as for the original permit.

3.3 APPROVAL IN PART

3.3.1 Where, in order to expedite work, approval of a portion of the building is desired prior to the issuance of a permit for the whole project, application shall be made for the complete project, and complete plans and specifications covering the portion of the work for which immediate approval is desired shall be filed with the Chief Building Inspector.

3.3.2 Should a permit be issued for part of a building, it shall be on the condition that the owner agrees to accept full responsibility for any loss or damage or expense that may arise if the permit for the entire building is not issued or is not issued in the form requested.

4.0 ADDITIONAL REQUIREMENTS

4.1 BUILDING INSPECTION OR REVIEW

4.1.1 Any registered professional responsible for inspection or review of any portion of the work shall, upon request, make copies of all inspection or review reports available to the Chief Building Inspector.

4.1.2 Any registered professional responsible for the inspection or review of a foundation shall prepare and sign a report of each review and send it to the Chief Building Inspector as soon as practicable.

4.2 REQUIREMENTS FOR SEWER SYSTEMS WITHIN DISTRICT OF LANGFORD SEWER SPECIFIED AREAS

- 4.2.1 (1) Every connection to a municipal sanitary 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.
- 4.2.2 Sewer connections to Municipal mains on Municipal property or rights-of-way are to be made by municipal employees (or a contractor employed by the municipality) at the cost of the owner of the property to be served by the installation. No private individual or contractor shall excavate a Municipal road allowance or sewer right of way for the purpose of installing or cleaning a sewer service pipe.
- 4.2.3 Except where specifically approved by the City Engineer and where a statutory right of way or easement has been granted to the municipality, no plumbing system, drainage system, house sewer, private sewage disposal system or parts thereof, shall be located on any parcel other than the parcel that is served by such facilities.
- 4.2.4 Where a building is demolished or removed from a site, the sanitary sewer service connection shall be removed and capped at the sewer main. Such capping or removals shall be performed only by Municipal employees at the cost of the property owner.
- 4.2.5 When provision is made for the future installation of fixtures in a building, they shall be included in calculating the required sizes of drain pipes. Construction 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.
- 4.2.6 (1) If a building cannot be serviced by a gravity sanitary sewer system, the City Engineer may authorize the installation of a sewage pumping system, which shall conform to all requirements of the B.C. Building Code, the B.C. Electrical Code, and 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. 4.2.6(4).
- (3) All other pumping systems, including systems constructed to serve more than a one family dwelling or a two family dwelling, shall be designed and constructed in accordance with the specifications set out in s. 4.2.6(5).
- (4) The effluent from a one or two family dwelling referred to in Section 4.2.6(2) shall drain into an approved sump with a **maximum** capacity equal to the Estimated Minimum Daily Sewage Flow as regulated by the Health Act. The sump shall be emptied by a grinder sewage pump which must have a minimum capacity of 100L/M (22GPM) as measured at the property line. The sump must be fitted with a high level alarm which will sound an alarm within the dwelling when effluent levels exceed a predetermined level.
- (5) Pumping systems for buildings referred to in Section 4.2.6(3) shall be designed and constructed under the supervision of a registered professional. The engineer shall

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approve the system upon completion and issue the Chief Building Inspector with Letters of Professional Assurance as listed in the BC Building Code.

- (6) Pumping systems serving more than a one family dwelling or a two family dwelling shall be constructed with provisions for connection to an emergency generator during periods of power failure.

4.2.7 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 developments other than single family or duplex dwellings shall, in addition to complying with the B.C. Building Code, comply with the specifications set out in the Subdivision and Development Service Bylaw # 500 for such systems within subdivisions.

4.2.8 Within 30 days of the completion of a sewer connection, any existing septic tank on the property shall be removed or shall be completely pumped out, a hole at least 300mm in diameter made in the bottom of the tank, and the tank filled with sand or gravel to the satisfaction of the City Engineer. The septic tank contents shall be disposed of in a lawful manner.

4.2.9 The owner of a property is responsible for all costs relating to damage, plugging and repair of the municipal sewage system caused by negligence or lack of maintenance to the private sewage disposal system on that property.

4.3 INSPECTION AND TESTING OF PLUMBING SYSTEMS

4.3.1 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 Inspector.

4.3.2 The plumbing contractor shall notify the Chief Building Inspector when the work is complete and ready to be reviewed or tested.

4.3.3 The plumbing contractor shall furnish any equipment, material, power or labour that is necessary for inspection or testing.

4.3.4 If any part of a plumbing system is covered before it has been reviewed and accepted by the Chief Building Inspector, it shall be uncovered if the Chief Building Inspector so directs.

4.3.5 If any part of a plumbing system is not accepted by the Chief Building Inspector 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.

4.3.6 The Chief Building Inspector may inspect an existing plumbing system and, where there is reason to suspect that the system is not satisfactory, order it to be tested.

4.3.7 If any part of the system has become or is in a condition that may become dangerous or injurious to health, the owner shall make any alteration or replacement ordered in writing by the Chief Building Inspector.

4.4 SWIMMING POOLS

4.4.1 Every application for a Building Permit for a swimming pool shall be accompanied by a plan showing the location of the proposed pool and all water supply piping, waste piping and all related fittings.

- 4.4.2 (1) For the purposes of this subsection 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. These fences are to be 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) at their least dimension. Spacing of 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 4.4.2(1), 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 4.4.2(1);
- (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 with a clearance from the ground of not greater than 10cm (4 inches) at any point;
- (5) Every fence enclosing a pool shall be maintained by the owner of real property in good order. All sagging gates, loose parts, worn latches and locks and broken or binding members shall be promptly replaced or repaired;
- (6) Apart from maintenance as specified in 4.4.2(5), no person shall erect, add to or replace any fence which surrounds a pool, ladder, or access point to the pool without having obtained a building permit from the Chief Building Inspector.
- (7) Every application for a building permit for a fence surrounding a pool, ladder, or access point to the 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.
- 4.4.3 No pool, designed to be supplied with water direct from the domestic water supply shall have any water inlet below the flood level of the pool unless protected by an approved cross connection control device..
- 4.4.4 There shall be no direct connection between domestic 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.
- 4.4.5 Swimming pool waste water shall discharge into a sanitary sewer where available.
- 4.4.6 Waste water from a swimming pool may be used for irrigation unless it would cause a nuisance or unsanitary condition.

- 4.4.7 For areas not served by sanitary sewer, the method of waste water disposal shall be approved by the Chief Building Inspector.
- 4.4.8 All swimming pools shall have the bottom and inner sides constructed of smooth non-absorbent materials and be drained through one or more metal grated openings. All such drains shall have a gate valve installed, located in an accessible sump adjacent to the outside walls of the pool. When the sump is connected to a storm sewer or is otherwise subject to backflow, a backwater valve shall be installed.
- 4.4.9 No direct connection shall be made between any storm drain, sewer or any other drainage system and any line connected to a swimming pool.
- 4.4.10 Scum gutter drains or floor drains serving walks around the pool 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.
- 4.4.11 For pools constructed below the surrounding grade, a relief valve system is required to be installed to prevent damage to an empty pool should the ground water table rise above the level of the base of the pool.
- 4.4.12 The enclosure, protection and sanitation of private swimming pools for dwellings and apartments shall be the responsibility of the owner of the property.
- 4.4.13 Public swimming pools, in addition to being required to meet the terms of this Bylaw, are to comply with applicable Provincial regulations.

4.5 DESIGN DATA

- 4.5.1 Design data for the design of a building in the District of Langford shall be as provided for Victoria (Mt. Tolmie) in Appendix C of the 1998 British Columbia Building Code with the exception of ground snow load (S_s) which shall be 2.9 kPa (60 lbs per square foot).
- 4.5.2 The ground snow loads (S_s) for industrial occupancy buildings (Group "F" buildings as classified by the BC Building Code) may be reduced below 2.9kPa (60lbs per square foot), but not below 1.9kPa (40lbs per square foot), provided all of the following conditions are met:
1. Submission of a sealed letter from a registered professional stating they have examined the site, are aware of local conditions, have obtained site specific climatic data from Environment Canada, and certify that a reduced ground snow load (S_s) will provide an adequate level of safety.
 2. The building roof is designed to maintain positive drainage up to the point of failure of the structure.

4.6 PROPERTY SUBJECT TO FLOODING

- 4.6.1 Except as otherwise provided in the Zoning Bylaw, no permit shall be issued to construct, erect or place a building on land which is subject to flooding except where there is registered in the Land Title Office, an agreement in favour of the District of Langford restricting the area of the land which may be built upon, restricting the minimum level of the underside of any habitable floor and agreeing not to hold the District responsible for damages caused by flooding and the applicant complies with all other bylaws pertaining to the building in or adjacent to floodplains.

4.7 REQUIRED SITE SERVICES

- 4.7.1 (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 water service or other source of supply approved by the Medical Health Officer for the building,
 - (c) a sewer or other method of sewage disposal approved by the Medical Health Officer to service the building (one family dwellings with secondary suites are considered to be one residential unit for the purpose of establishing sewage flow), and
 - (d) an approved method of storm drainage and surface runoff disposal to service the building. 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.
 - (i) storm drainage or surface runoff systems serving a one family dwelling or a two family dwelling shall be constructed as outlined in drawing BD1, BD2, and BD3 in Appendix "C". Where, in the opinion of the City Engineer, the soil conditions are low percability, the system shall be designed by a registered professional. If disposal of storm drainage and surface run off off-site is required it shall be to an existing drainage course or pipe which, in the opinion of the City Engineer, has sufficient capacity.
 - (ii) disposal of storm drainage and surface runoff serving properties other than those in clause 4.7.1.(1).(d).(i) shall be designed and constructed under the supervision of a registered professional.
- (2) No permit for the construction of a two family dwelling shall be issued unless separate water, sewer and storm drain plumbing systems with separate service connections are provided to each dwelling.
- (3) No permit shall be issued for the construction of any building or building addition on land bordering lakes or natural water courses unless the owner first provides to the District a statement in writing from the Medical Health Officer that the sewage disposal system that is serving or will serve the building to be added to or constructed conforms with the standards of construction, capacity, design, installation, location, absorption, operation and use that are applicable under the Health Act and regulations under the Health Act or that would be applicable under those enactments if the sewage disposal system had not yet been constructed.
- 4.7.2 (1) Every building falling under Part 9 of the Building Code shall have an access route which:
- (a) is connected to a constructed public roadway,
 - (b) has a clear, surfaced width of at least 4.5 metres and the does not slope more than 15% measured perpendicular to the access route for the first 0.75 metres of ground 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 highway,
 - (d) does not slope more than 6 percent measured along the line of the access route within the first 4 metres measured from the edge of a public roadway which may serve more than forty properties,

- (e) has a centre line radius of not less than 12 m with local widening on bends as necessary to permit a fire fighting vehicle to negotiate the bend,
 - (f) has an overhead clearance of at least 5m,
 - (g) has changes in gradient which can be negotiated by District of Langford fire fighting vehicles (no part of the fully loaded vehicle, 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 any direction, except that a grade of 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 District 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 thoroughfare at both ends if longer than 90 metres or alternatively, when designed to serve no more than 10 dwelling units, includes 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 around with no more than a two point turn. The turning area shall not be closer than 10 metres from the building measured in a straight line,
 - (l) is, in the opinion of the Chief Building Inspector, constructed to prevent storm water from the public roadway entering the property 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) Every access route as required by 4.7.2(1) shall be kept clear of parked vehicles, stored goods materials or other obstructions at all times. Any surface area used as required off-street vehicular parking may not be part of the access route required in 4.7.2(1) and that part must be within 8% of level measured in any direction. The area used for parking may not be located so that parked vehicles would obstruct the access route,
- (3) The Chief Building Inspector may ask for certification by a Registered Professional Engineer for access routes which incorporate bridges or steep side slopes. This certification shall confirm the continued loading capability and safety of the access route.
- (4) Where an access route cannot be provided in accordance with 4.7.2.(1)(h), the building may still be approved if constructed with a fire sprinkler system in accordance with NFPA 13, NFPA 13D, or NFPA 13R (whichever is applicable).
- (5) Every access route as required by 4.7.2(1) shall be hard surfaced and capable of supporting H-20 loading between the property line and the public roadway. Works are to be to the satisfaction of the City Engineer.

BL 916,
7Feb06

4.8 BUILDING MOVES

- 4.8.1 No person shall move or cause to be moved a building into the District of Langford or from one property to another in the District of Langford without first obtaining a permit to carry out such a move and the rehabilitation of the building on the property to which it is to be moved.

4.8.2 A permit as required under this Subsection shall only be issued for a dwelling provided the application for a permit to move is accompanied by detailed plans and specifications of the proposed relocation and rehabilitation of the building.

4.8.3 When a building structure is raised to accommodate a basement or when a building structure is relocated to another foundation site, then the existing chimney and fireplace unit is to be dismantled and rebuilt. Permits for the replacement fireplace or chimney are to be applied for through the Chief Building Inspector.

4.9 SECOND ONE FAMILY DWELLING

4.9.1 (1) Where only a one family dwelling is permitted on the lot, the owner may obtain a building permit to construct a second one family dwelling on the lot by entering into a written agreement, prior to the issuance of the building permit, with the District 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 District 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 4.9.1(1) the owner shall, prior to the issuance of a building permit:

- (a) deposit in favour of the District 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.

4.9.2 (1) Where two one family dwellings are permitted on the lot, the owner shall obtain a Development Permit in accordance with Bylaw 300.

4.11 CREST REQUIREMENTS

4.11.1 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.

BL 811,
18Dec03

5.0 OFFENSES AND PENALTIES

5.1 GENERAL

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

5.1.2 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, is guilty of an offence and is liable, on summary conviction, to a fine of not more than \$2000.00 for a first offence. A separate offence shall be deemed to be committed upon each day during and in which

- 5.1.3 the contravention occurs or continues.
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 District of Langford Bylaw.

B. The "Building and Plumbing Bylaw No. 210, 1997" and amendments thereto are hereby repealed.

C. This Bylaw may be cited for all purposes as the "Building Bylaw No. 650, 2001."

READ A FIRST TIME this 19th day of November 2001

READ A SECOND TIME this 19th day of November 2001

READ A THIRD TIME this 19th day of November 2001

RECONSIDERED, FINALLY PASSED AND ADOPTED this 3rd day of December 2001.

MAYOR

CLERK

APPENDIX "A" TO BYLAW NO. 650

A. 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 \$50.00

(b) For permits in excess of \$1,000,000, the fees shall be \$50 for the first thousand, plus \$12.00 per thousand or part for the next \$99,000, plus \$10.00 per thousand or part for the next \$400,000, plus \$8.00 per thousand or part for the next \$500,000, plus \$4.00 per thousand for the next, or part thereof, for all values in excess of \$1,000,000.

(c) For extension of permit \$50.00

(d) Application Fee, non-refundable, included in Building Permit Fee

For permits with value of construction \$200,000 or less:

\$100.00

For permits with value of construction in excess of: \$200,000

\$1,000.00

Application fees shall be paid at the time of Building Permit Application.

2. The value of construction shall be the greater of:
- (a) the contract price includes taxes and a reasonable allowance for extras, or
- (b) the value as determined by the Chief Building Inspector based on fair market value. Residential values shall be calculated in accordance with "Part E" of this appendix.
3. The fee for a permit to wreck, demolish or remove a building from a lot shall be \$50.00 plus deposits and fees as required.
4. The fee for a permit to move a building on to a site, in accordance with Subsection 4.7 Building Moves, shall be based on the value of the building and the value of work required on site. The minimum permit fee shall be \$100.00.
5. No building Permit Fee for Building Envelope restoration is required.

BL 811,
18Dec03

B. SCALE OF FEES - PLUMBING PERMITS**1. Plumbing Fixtures:**

(a)	For each fixture	\$15.00
(b)	For any alteration or replacement not involving installation of a fixture	\$25.00
(c)	For each internal roof leader	\$10.00
(d)	Hydronic Heating System	\$50.00

2. Sewer Connections

(a)	House storm drain	\$25.00
(b)	House sanitary sewer	\$25.00
(c)	House sanitary sewer and removal or de-commission of septic tank	\$50.00
(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)	\$25.00
(e)	Manholes, catch-basins or interceptors	\$50.00
(f)	Pumping stations	\$50.00

3. Fire Protection Equipment

(a)	Sprinkler system 1 to 8 sprinkler heads	\$30.00
(b)	Each additional 20 sprinkler heads	\$20.00
(c)	Standpipe hose outlets	\$20.00
(d)	Fire Hydrants	\$20.00
4.	Hot water storage tank	\$15.00
5.	Residential irrigation system	\$30.00
6.	Commercial irrigation system	\$100.00
7.	Floor drain for hot water tank	\$15.00
8.	Water and drain connections for a swimming pool (each)	\$15.00
9.	Minimum plumbing permit fee	\$15.00
10.	Water service connection to property line	\$25.00

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

1.	Chimney	\$25.00
2.	Fireplace Including Chimney	\$40.00
3.	Solid fuel burning stove, range, furnace, boiler, or space heating appliance (existing chimney)	\$25.00
4.	Solid fuel burning stove, range, furnace, boiler or space heating appliance (new Chimney)	\$40.00
5.	Installation or replacement of a residential oil burning furnace	\$25.00
6.	Removal and/or replacement of a residential oil supply tank	\$25.00
7.	Installation for replacement hydronic heating Boiler	\$25.00

D. 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. **Reinspection 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 \$50.00. 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 \$50.00 for each subsequent call for inspection made necessary. Reinspection fees must be paid prior to the reinspection.
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 District of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.

**E. BUILDING VALUES FOR SINGLE AND TWO FAMILY DWELLINGS,
FACTORY BUILT HOMES, MOBILE HOMES, AND MOVED BUILDINGS.**

1. The value of single and two family dwellings, factory built homes, mobile homes, moved buildings and buildings, and buildings accessory thereto will be calculated according to the following schedule:

(a)	Basic value per square metre of finished *main floor area	\$646.00 (\$60.00/sq ft)
(b)	Basic value per square metre of finished floor areas other than main floors.	\$323.00 (\$30.00/sq ft.)
(c)	Basic value per square meter of unfinished floor areas.	\$161.00 (\$15.00/sq ft.)
(d)	Basic value per square metre of finished floor area in previously unfinished basements, attics, or other floors.	\$161.00 (\$15.00/sq ft.)
(e)	Basic value per square metre of garages barns, workshops and/or sheds.	\$161.00 (\$15.00/sq ft.)
(f)	Basic value per square metre of carports.	\$107.00 (\$10.00/sq ft.)
(g)	Basic value per square metre of sundecks.	\$107.00 (\$10.00/sq ft.)
(h)	Basic value per square metre of finished floor areas of factory built homes, mobile homes, or moved dwellings.	\$430.00 (\$60.00/sq ft.)

BL 896,
15Nov04

* main floor shall be defined as the floor area where the main activity takes place; usually the floor where the living room and/or kitchen are located.