

## COVID-19 PATIO GUIDELINES ON PRIVATE PROPERTY

*This guide provides requirements to support temporary expanded seating for COVID-19 business recovery. As businesses adjust to physical distancing and other health protocols due to COVID-19, many restaurant and pub establishments will need additional space for their operations.*

### PATIO PRINCIPLES

- Patios cannot obstruct foot traffic on sidewalks and must enable pedestrians and those using mobility devices to easily and safely pass through the space. A minimum of 2.0 m or 6.5 ft of clear sidewalk width is required. All patios must provide barrier-free access.
- Patios and seating cannot interfere with access to fire hydrants, fire connections or other services associated with fire protection. A clear path from the street and 1m (3ft) clearance around fire protection equipment, including fire hydrants and fire department connections must be maintained. Fire department access and fire lanes must be maintained at all times.
- If patio area is located in disabled parking spaces, the equivalent number of disabled spaces must be provided nearby.
- Exits from existing buildings to sidewalks must be maintained and their width must not be reduced. Exits from a temporary patio must have a minimum width of 1.2m (4ft.) with maximum occupant load of 60 people. An occupancy load greater than 60 requires that a second exit is provided.
- The occupant load of an outdoor patio may not exceed the indoor seating permitted previously approved for your business.

### COVERING AND HEATING

Coverings for patio areas are permitted with certain conditions.

- Tents must be of materials that are flame resistant and comply with fire safety requirements (NFPA 705)
- Tents and umbrellas must be weighted or secured in a way to ensure stability such as sand bags, concrete blocks, etc.
- Tents must be open on all sides and maintain a minimum clearance of 2.5m (8.20 ft) from grade
- Tents must not extend beyond the patio area and must be minimum 1.0m (3 ft) clear of combustible buildings
- Permanent coverings require a building permit and must comply with all bylaws.

Heating devices are permitted subject to:

- Any heating devices used in and around the patio must be used in compliance with the manufacturers' recommendations including for clearances to the building and combustible materials
- Portable heating devices must be CSA/ULC listed and be designed for outdoor use only
- If the heating device is to be located under a tent, the tent must be minimum 3.0m (10 ft) away from the building
- The applicant must ensure a fire extinguisher is located inside the closest building entrance.
- No storage is permitted in the outdoor patio area, including spare propane tanks.

## APPROVAL PROCESS

All temporary patios require approval by the City of Langley. To ensure your application can be processed quickly, make sure you review these guidelines and provide all of the requested information, and that you meet the requirements.

The City of Langley is committed to reviewing submissions and, if acceptable, approving a temporary outdoor patio as quickly as possible. All fees for this process have been waived. Your temporary outdoor patio approval will expire once the Provincial Health Authority again allows indoor dining at the full capacity of your liquor licence.

## APPLICATION REQUIREMENTS

1. Digital (preferred) or hard copies of:
  - a site plan (you may use the google street maps and draw your patio on top) showing the location of the patio in relation to the entire property; location of primary business, location of fire hydrants and fire department connections
  - a floor plan of the proposed patio including the following:
    - based on Provincial Health Office protocol for spacing of tables and permitted number of people per table, on a floor plan show proposed seating layout (plan to include dimensions)
    - any physical barriers that will be included with access/exit points. (note: a barrier is required for liquor service)
    - Any proposed tents
  - A copy of your previously approved liquor license drawing (pre-covid)
  - Number of washrooms and fixtures including staff washrooms.
  - Copy of LCRB Temporary Extended Patio Service approval (if applicable)
2. Letter of Authorization from property owner.

## GENERAL INFORMATION

- Seating cannot exceed that previously approved pre-covid for indoor area.
- Washrooms must be available in compliance with BC Building Code requirements.

*Number of waterclosets required:*

1-50 persons    1 male, 1 female

1-100 persons    1 male, 2 female

- Consider your neighbours: Patios must not negatively impact neighbouring residents or businesses and consideration should be paid to noise mitigation and patron behavior.
- The City of Langley will provide a sign to be posted at eye-level near the entrance to the patio.
- **LCRB approval**  
Where Liquor licensing is required the City of Langley will stamp your drawings upon approval for your submission to LCRB.

**For more information contact the  
Building Inspection Division**

**604-514-2804**

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