

INFORMATION GUIDE BUILDING DIVISION

inspections@langleycity.ca 604-514-2804

CARPORT TO GARAGE CONVERSION

This guide has been prepared to provide information only and is neither a bylaw nor legal document. Should there be any discrepancy between this guide and the relevant City Bylaws and/or applicable Codes, the text of the Bylaws and Codes shall be the legal authority.

BACKGROUND:

The purpose of this guide is to assist the homeowner / builder or contractor with the Building Permit Application process for redevelopment of an existing carport to a garage. This guide will provide the public with information on the City of Langley's requirements for permits and inspections.

BUILDING PERMIT APPLICATION SUBMISSION

Applications are to include the following documentation:

- ~ A completed building permit application form;
- ~ A completed Form 1 Owner's acknowledgement;
- Title Search, (no older than 48 hours prior to the permit application);
- Agent's Authorization form (if a building contractor is involved);
- Letter of Assurance, Schedule B (required when a Professional Engineer is involved);
- Form 2 and copy of insurance (provided by the Professional Engineer if involved in the project);
- 2 sets of building plans.

REQUIRED DRAWINGS:

The minimum size paper accepted is 11"x17". (Note: Lined or graph-paper will not be accepted, nor will plans drawn in pencil)

For this this type of permit, the necessary drawings and minimum scale to be drawn in are as follows:

Site Plan: 1:100 or 1/8" = 1'0" (The site plan is not survey; however, a survey may be used to create a site plan. A survey by a BC Land Surveyor may be required to confirm the required setbacks to the property line)

 \sim Foundation / floor plan: 1:50 or 1/4" = 1'0"

Elevation views: 1:50 or 1/4" = 1'0" (when a new window or door is added to the exterior wall, a spatial separation calculation will be required to determine whether the size of the opening(s) would be permitted)

Cross Section view: 1:50 or 1/4" = 1'0"

TECHNICAL REQUIREMENTS FOR THE CONVERSION OF A CARPORT TO A GARAGE:

- When exterior walls are constructed to create an interior space, they are to be supported by a concrete foundation, whether the new walls will be load bearing or non-load bearing.
- The concrete foundation is to be a minimum 200mm (8") wide and extend a minimum of 450mm (18") below grade for frost protection.
 The foundation is to extend a minimum 150mm (6") above grade or adjacent pavement / sidewalk.
- Framing materials must be protected from contact with the concrete foundation by an approved sill gasket material or be of pressure treated material.
- Provide a minimum 150mm (6") clearance between cladding and finished grade. 200mm (8") from grade for wood or other cladding susceptible to deterioration from moisture.
- Electrical boxes (switches, plugs, light fixtures) in all walls and ceilings adjacent the new enclosed garage are to be of the "gasket sealed" type.
- Door(s) leading from the new enclosed garage to the dwelling must be exterior grade, complete with a threshold, weather stripping, and a selfclosing device.
- If a window is added to the new exterior wall and faces an adjacent property, the window size will need to be confirmed through the calculation of "spatial separation" to ensure it complies with the BC Building Code.
- Windows are not permitted between the dwelling and the new enclosed garage.

- The wall between the new garage and dwelling is to be gas sealed.
- A minimum 2.0m (6'7") clear height is required throughout the garage floor space measured to the underside of the door tracks or any other fixture suspended from the ceiling.

Required Inspections:

The inspections to be requested will depend on the scope of work taking place.

- Inspections must be requested by the owner of the property or their authorized agent;
- All work for the inspection being requested must be completed and ready;
- Work must not proceed past any of the stages listed without first being approved;
- The street address and permit card must be posted in a visible location on the site;
- The approved permit drawings and prior inspections notices are to be available on site for all inspections.
- 1) Forms Inspection: on completion of the concrete form work, prior to placing concrete.
- 2) Framing: when all frame work, sheathing, and electrical wiring have been completed. Exterior cladding or insulation not to have been installed at this time.
- 3) Insulation/vapour barrier (where applicable), when the thermal insulation and vapour barrier are completed and prior to drywall being applied. Note: Building paper or house wrap must be applied prior to the insulation being installed to protect it from weather damage.
- 4) **Final:** once all construction is complete and before the space is occupied.

Additional Information:

- Any existing bathroom or kitchen exhaust fans or dryer ducts that vent into the existing carport, are to be re-routed or located to exhaust to the exterior.
- Any fresh air intakes located in this renovated space are also to be relocated.
- Separate electrical and gas permits are required for new or modification to the existing systems and are to be obtained through the Technical Safety BC.

Email: contact@technicalsafetybc.ca
Toll free phone number: 1-866-566-7233



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RESIDENTIAL APPLICATION

BUILDING DIVISION inspections@langleycity.ca 604-514-2804

	ı	_OCATION & I	PROPERTY II	NFORMATIC	ON	
Construction Addres	s:					
Legal Description: Lo						
		TYPE OF	Work Pro	POSED		
New House □ Hou	use c/w Suite □	Addition \square	Renovation	ns 🗆 🛚 So	econdary Suite □	Accessory □
Construction Value:	\$	_				
Except for the consti	ruction of a new d	welling, pleas	e describe th	ne scope of	work proposed:	
_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		g, p				
		CONTA	CT INFORM	ATION		
INSPECTION CONT	ACT EMAIL:					
Applicant Company N	lame:		(Contact Pers	son:	
Phone:	Cell:		email:			
Address:		City:		Province	e: Postal:	
<u>Owner</u> Name:						
Phone:						
Address: Building Contractor (:Postal:	
Contact Person :					icence #·	
Phone:						
Address:						
Plumbing Contract						
Company Name:						
Address:						
Phone:			T.Q #	Βι	usiness Licence #: _	
New or Relocated F	Plumbing Fixture	<u>s</u> :				
To <mark>ilets</mark> Basins _	Bath Tubs _	Showers	s Sinks	Dish	nwasher Refr	igerator
C <mark>lothes</mark> Washer	_ Laundry Tubs	HWT F	DBFP	Hose	Bib	
O <mark>ther</mark>						

OTHER SIDE MUST BE COMPLETED PRIOR TO APPLICATION COMPLETE APPLICATIONS WILL ENSURE A TIMELY REVIEW AND ISSUANCE. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

BUILDING DESCRIPTION

BOILDING DESCRIPTION								
No. of floors	Mai	n Floor:	sqft Second	Floor:	sqft	Finished Ba	asement:	sqft
Total Finished Area:sqft Unfinished Floor Area:sqft Secondary Suite Area:sqft								
Attached Gar	age Area:	sqft	Sundeck Area:	sc	ıft Sund	deck with R	oof Area:	sqft
Heating: F	orced Air	☐ Electric-l	Baseboard: □	Hot Water R	adiant 🗆	HW-Bas	eboard: □	Other □
		RESIDE	NTIAL APPL	ICATION	CHEC	KLIST		
	amily Dwel a later date NA	ling or addition Rec'd	e typical information application. The fo	llowing list is r	ot exhaus	tive and add		
			Completed Buildin	ng Permit App	lication Fo	rm		
			Application Fee					
			Two complete set Single Family Dw	elling Guide).			rawings. (Ref	er to
			HPO form (availa	ble from BC H	ousing) (if	applicable)		
			Owner's Acknowl	edgement For	m (Form 1)		
			Agent Authorizati	on Form (if Ap	plicant is n	ot the Owne	er)	
			Title Search – (No	o older than 48	Bhrs prior to	o the permit	application)	
			Engineered Truss	Engineered Truss layout (if applicable)				
			Sealed TJI layout	(if applicable)				
Topographical Survey - (For the purpose of site grading for infill lots. Must be original; no older than 30 days). To show main floor elevation(s) of neighbouring homes & grade elevations of adjacent lots.								
			Registered Profes	sional's Proof	of Insurar	ice (Form 2)		
			Certificate of Insu	rance from Re	gistered P	rofessional(s)	
			Integrated Rainwa Registered Profes			and soil repo	rt sealed by a	
			Flood Hazard Ass					
			Provide a reduced Construction Leve					
			Covenants (as ap			,	7	
			Contractor`s busi	ness license n	umber			
			Apply to Engineer to projects with a					applicable
							greater)	
the granting of the pe whatsoever kind, wh any damage to the si of the building by-la- the information conta	Application fee to be paid at time of application. I hereby make an application for a Building Permit in accordance with the information stated above and declare that the information provided is complete. In consideration of the granting of the permission applied for, I/we hereby agree to indemnify and keep harmless the City of Langley against all claims, liabilities, judgments, costs and expenses of whatsoever kind, which may in any way accrue against the said City in consequence of, and incidental to, the granting of this permit, and I/we agree to pay the cost of repairing any damage to the sidewalk and/or curb by reason of the building operations in respect of which this permit is applied for, and I/we further agree to conform to all requirements of the building by-law and all other statutes and bylaws in force in the City of Langley, and I/we further acknowledge that the City accepts no responsibility for the accuracy of the information contained herein. I understand that payment of fees or acceptance of application does not guarantee that a building permit will be issued.							
Name of Applic	Name of Applicant: Signature: Date:							

Personal Information collected on this form as per the Freedom of Information and Protection of Privacy Act, Sec 26 (c), is for the sole purpose of processing the access to records request and will be managed in accordance with the Act. Questions regarding the collection and use of your Personal Information may be directed to the Corporate Officer at kkenney@langleycity.ca



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OWNER'S ACKNOWLEDGEMENT

BUILDING DIVISION inspections@langleycity.ca 604-514-2804

Civic Address of the Project:		
Legal Description:		·
Project Name and Description: _		
I acknowledge that the owner of the land in carrying out the work in accordance with the		
I acknowledge that the owner of the land is covenant, easement, right of way, building a requires the involvement of an architect und and Geoscientists Act.	scheme or other restriction affecting the	building site, and whether the work
I acknowledge that the City of Langley providoes not, by accepting or reviewing plans, i or issuing building or occupancy permits, mauthorized by the permit for which application other applicable laws respecting safety.	inspecting construction, monitoring the inake any representation or give any Ass	inspection of construction by others surance that the construction
If the City of Langley so indicates on any person of the certification, that the plans for the work authoractments, and that the fee for the permit issuing this permit or any occupancy permit compliance.	ation of a registered professional, engage norized by the permit comply with the Br has been accordingly reduced. I ackno	ged by me to provide such a uilding Code and other applicable wledge that the City of Langley, by
ALL REGISTERE	O OWNERS MUST PRINT AND SIG	SN NAME(S):
lame of Registered Owner(s)		
rint	Signature	Date
ı ı		

identified by the solicitor must submit a separate letter **OR** all persons on the Company Title Certificate / Society Summary must sign the Letter of Authorization. A copy of the Company Title Certificate / Society Summary must also be provided.

All signatures must be original. Photocopies, scans, or digital copies are not accepted.

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Head of Freedom of Information, City of Langley, 20399 Douglas Crescent, Langley, BC V3A 4B3, info@langleycity.ca or 604.514-4591



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Building and Plumbing By-law Bylaw No. 2498

AGENT AUTHORIZATION

BUILDING DIVISION inspections@langleycity.ca 604-514-2804

I/We,			(List of A	LL Owners)
Contact Phone No:		Contact Email:		
Own the land described	d below and confirm the	ne appointment of:		
Agent's Name:				
Phone No:	Email:	:		
			(permit app	lication type)
regarding the property Civic Address:	described as.	PID:	Folio	:
		, Plan:		
owner(s) or any of the above-noted perform all matte above; and 3. A written letter is Further, I/We hereby agron the application mention	other person; agent has authority to rs and to take all neco required from the Ow ree that all information oned above may be re	d above and is under no oblight above and is under no oblight of make all necessary arrange essary proceedings with responer to cancel this appointment, including personal informationade available to the public.	ements with the Coect to the applicent. ent. ation, contained o	City of Langley to ation mentioned
		NERS MUST PRINT AND S	SIGN NAME(S):	
Name of Registered O				
Print	S	ignature		Date
Print	L	ignature		Date

if more than two (2) owners, please submit a separate letter

□ If the registered owner of the property is a company or not-for-profit corporation, then an authorized signatory as identified by the solicitor must submit a separate letter **OR** all persons on the Company Title Certificate / Society Summary must sign the Letter of Authorization. A copy of the Company Title Certificate / Society Summary must also be provided.

□ All signatures must be original. Photocopies, scans, or digital copies are not accepted.

STRATA TITLE PROPERTIES

Strata Corporation Authorization

Consent of a Strata Corporation is required for work that will involve or affect Common Property and Limited Common Property. In accordance with the Strata Property Act:

"Common Property" means

- (a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
- (b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located

"Limited Common Property" means common property designated for the exclusive use of the owners

- (i) within a floor, wall or ceiling that forms a boundary
 - (A) between a strata lot and another strata lot.
 - (B) between a strata lot and the common property, or
 - (C) between a strata lot or common property and another parcel of land, or
- (ii) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property.

one or more strata lots.

I am a member of the Strata Council for the Strata Corporation of the above-noted property and hereby confirm on behalf of the Strata Council that the Strata Corporation consents to:

Release of archived copies of building plans related to the Property.

Work that will alter Limited Common Property adjacent to Unit Number ______

Work in Unit Number _____ that will affect Common Property, Limited Common Property or both owned by the Strata Corporation

The work permitted is as follows (provide description of building, plumbing, electrical work):

Strata Council Member

Name: _____ Address: ______

Phone: _____ Email: ______

Date: _____ Signature: ______

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of



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REGISTERED PROFESSIONAL'S PROOF OF INSURANCE (FORM 2)

Building division inspections@langleycity.ca 604-514-2804

City of Langley 20399 Douglas Crescent Langley, BC V3A 4B3	
Attention: Chief Building Inspector:	
RE : (address of project)	
The undersigned hereby gives Assurance that:	
 I have fulfilled my obligation to obtain a po in section 15.3 of the Building and Plumb 	licy of professional liability insurance as outlined ing Bylaw, 2003, No. 2498;
 I have enclosed a copy of my certificate of coverage; 	insurance indicating the particular of such
 I am a registered professional as defined i Building Code; 	n the current edition of the British Columbia
 I will notify the Building Official immediatel terminated at any time during constructio 	•
	[affix seal]
Name of Registered Professional (please print)	
Signature of Registered Professional	Date
Email address:	

Permit to Practice # _____

Name of Firm



BUILDING DIVISION

inspections@langleycity.ca 604-514-2804

GENERAL CONTACT INFORMATION

LANGLEY CITY HALL	604-514-2804	inspections@langleycity.ca	20399 Douglas Cr., Langley BC V3A 4B3	Mon-Fri: 8:30 to 4:30pm
LANGLEY CITY FIREHALL	604-514-2880	fireinfo@langleycity.ca	5785 203 St., Langley BC V3A 9L9	Mon-Fri: 8:30 – 4:30pm
RCMP NON-EMERGENCY	604-532-3200	langleyrcmp@rcmp-grc.gc.ca	22180 48A Ave., Langley, BC V3A 8B7	Various hours
LANGLEY PUBLIC HEALTH UNIT / HEALTH PROTECTION	604-514-6121	LangleyHP@fraserhealth.ca	Suite 110, 6470 201 Street, Langley, BC V2Y 2X4	Mon-Fri: 8:30am – 4:30pm
GAS & ELECTRICAL TECHNICAL SAFETY BC	1-866-566-7233	contact@technicalsafetybc.ca	104-9525 201 St., Langley BC V1M 4A5	Mon-Fri: 8:30am – 12:30pm
BC HYDRO	1-800-224-9376	bc1c.ca Bchydro.com	6911 Southpoint Dr., Burnaby BC	Mon-Fri: 8am – 4pm
FORTIS BC	1888-224-2710	Fortisbc.com	16705 Fraser Hwy., Surrey, BC V4N 0E8	Mon-Fri: 7am – 8pm
BC ONE CALL	1-800-474-6886	info@bc1c.call	130-4299 Canada Way, Burnaby BC V5G 1H3	Mon-Fri: 7am – 5pm
WORKSAFE BC (SURREY) Prevention Information Line	604-276-3100 1-888-621-7233	contactus.online.worksafebc.com	100-5500 152 nd St., Surrey BC V3S 5J9	24hrs
LANGLEY REGIONAL AIRPORT	604-534-7330	ynjoperations@tol.ca	5385 216 St., Langley BC V2Y 2N3	8am – 4pm
BC ASSESSMENT AUTHORITY	1-866-825-8322	bcassessment.ca	240-31935 South Fraser Way, Abbotsford BC V2T 5N7	
HOMEOWNER PROTECTION OFFICE	604-646-7050 1800-407-7757	bchousing.org	203-4555 Kingsway, Burnaby BC V5H 4T8	Mon-Fri: 8:30am – 4:30pm
LAND REGISTRY OFFICE	604-630-9630	customerservice@ltsa.ca	500-11 Eighth St., New Westminster BC V3M 3N7	Mon-Fri: 8am – 4:30pm
BC GOVERNMENT AGENTS OFFICE	604-466-7470		175-22470 Dewdney Trunk Rd Maple Ridge, BC V2X 5Z6	Mon – Fri: 9am – 4:30pm
DEPARTMENT OF FISHERIES & OCEANS		www.dfo-mpo.gc.ca		
MINISTRY OF ENVIRONMENT	604-582-5200	servicebc@gov.bc.ca	200-10470 152 nd St.,Surrey, BC V3R 0Y3	