

January, 2013
BUILDING DIVISION

OUTDOOR SEATING FOR AN EATING OR LICENSED BEVERAGE ESTABLISHMENT

This guide has been prepared to assist you when applying for a building permit to create an outdoor seating area for an eating or licensed beverage establishment.

All existing work within the subject tenant space must have been constructed under a previously issued building permit.

This pamphlet is for general guidance only. It does not replace by-laws or other legal documents.

General Information:

All proposed construction shall comply with the British Columbia Building Code, the City of Surrey Zoning By-law and any other City By-law or regulation that may be applicable. The Planning Division shall determine if the proposed outdoor seating will comply with approved Development Permit conditions for the site. Applicants are advised to consult with the Planning Division before applying for a building permit to add outdoor seating.

An outdoor seating area cannot be located in a required setback from a property line. The sidewalk around an outdoor seating area shall not be less than 1.5 m (5 ft) wide and shall remain unobstructed at all times. Any fabric canopy shall conform to CAN/ULC-S109 "Flame Tests of Flame-Resistant Fabrics and Films" as required by the BC Building Code.

An exit gate shall be provided if the outdoor seating area is enclosed. The exit gate shall meet all the exit and accessibility requirements of the BC Building Code and shall not be obstructed at any time. For example, an exit gate shall provide a minimum clear width of 800 mm and open in the direction of exit travel, without requiring keys, special devices or specialized knowledge of the opening mechanism.

Fraser Health Authority review of the drawings is required prior to submission of the Building Permit application and Fraser Health Authority approval is required again before requesting a final inspection.

Required Drawings (4 sets)

- Site plan showing the proposed location of the outdoor seating area, the distances to the property lines, and the location of any sidewalks
- Elevation drawings if there is any proposed fence, trellis, or roof for the outdoor seating area
- Sealed and signed structural drawings for any proposed fence or trellis greater than 1.8 m (6 ft) in height. All roofs require sealed and signed structural drawings

Required Documents

- Building Permit Application Form
- Building Permit Application Checklist
- Owner's Authorization Form if the applicant is not the building owner
- Schedule A from the Coordinating Registered Professional
- Schedule B to accompany each Registered Professional's sealed and signed drawings
- Calculations showing the required number of water closets based on the total occupant load (including the outdoor seats)
- Calculations showing the required number of parking spaces