



# Construction Bylaw and Building Act Update

# Guiding Principles

- Life Safety and Public Safety
- Reduce Municipal Risk
- Empowering Regulation



# Guiding Principles

- Clarity

- Consistency

- Ease of Use



# Changes and Improvements

- Consolidate

- Require Construction Notice

- Inspections



# Changes and Improvements

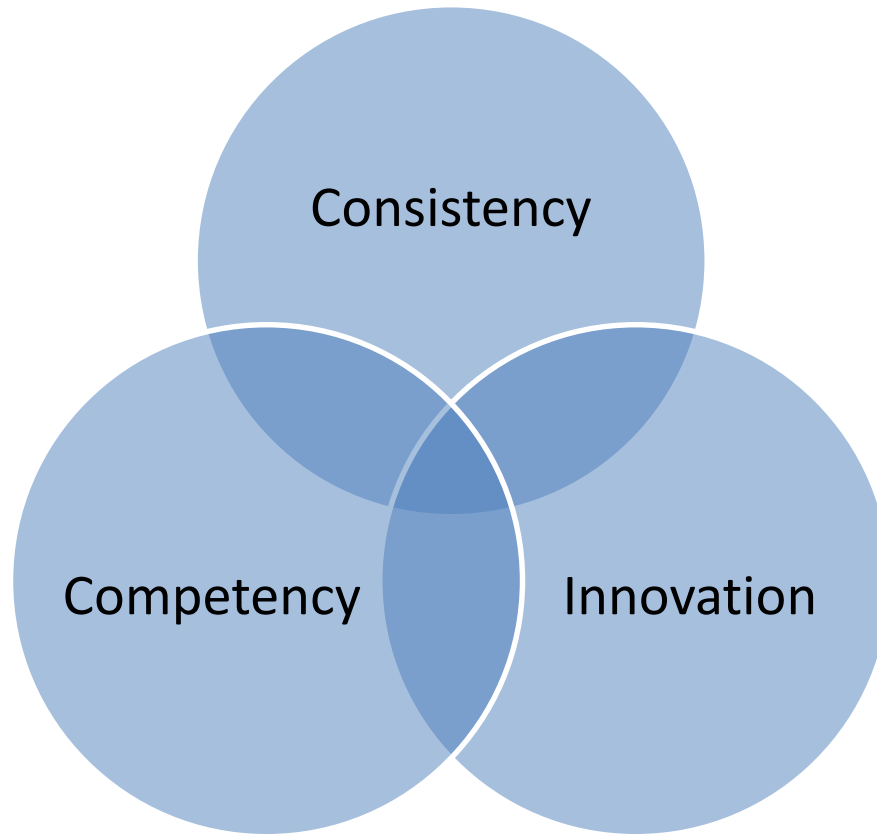
- Building Envelope Professional

- Risk-based Inspections

- Environmental Controls



# The Building Act



# The Building Act

- Broad Powers
- Mandatory Qualifications
- Local Building Requirements



# Unrestricted Matters

- Accessible Parking

- Flood Construction Levels

- District Energy Systems





# Unrestricted Matters (cont'd)

- Heritage Protection

- DPAs

- Sound Transmission



# Unrestricted Matters (cont'd)

- Firefighting Access Design

- Firefighting Water Supply

- Radio Repeaters



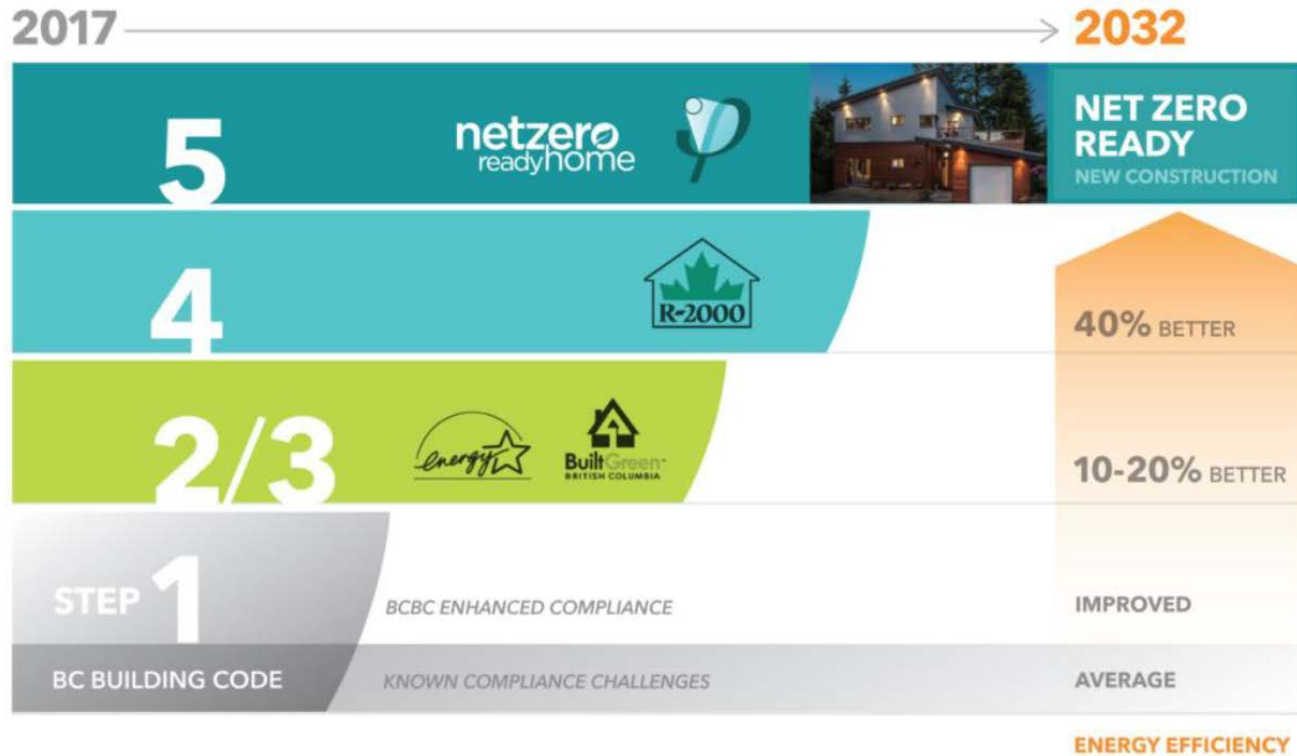
# Time-Limited Unrestricted Matters

- Fire Sprinklers
- Accessibility of Buildings
- Adaptable Dwelling Units



# Energy Step Code

The BC Energy Step Code: Steps for Part 9 Buildings



# Energy Step Code

## Energy Performance Requirements for Residential Occupancies

Forming Part of Sentences 10.2.3.3.(1) and (2)

Step	Equipment and Systems – Maximum Total Energy Use Intensity (kWh/m <sup>2</sup> ·year)	Building Envelope – Maximum Thermal Energy Demand Intensity (kWh/m <sup>2</sup> ·year)
1	Conform to Part 8 of the NECB	
2	130	45
3	120	30
4	100	15

## Energy Performance Requirements for Business and Personal Services or Mercantile Occupancies

Forming Part of Sentences 10.2.3.3.(1) and (2)

Step	Equipment and Systems – Maximum Total Energy Use Intensity (kWh/m <sup>2</sup> ·year)	Building Envelope – Maximum Thermal Energy Demand Intensity (kWh/m <sup>2</sup> ·year)
1	Conform to Part 8 of the NECB	
2	170	30
3	120	20

### BC Energy Step Code: Lower and Higher Steps

Building Type	Lower Steps	Higher Steps
Part 3 Residential	Steps 1 and 2	Steps 3 and 4
Part 9 Residential	Steps 1, 2 and 3	Steps 4 and 5



# Bylaw/Policy Implications

Bylaw or Policy	Comment
Green Building Strategy (policy)	Transition to Step Code will supersede Green Building Strategy.
Density Bonus general provisions (zoning bylaw)	Transition to Step Code will supersede requirement for these provisions.
Accessible Design Policy (Policy)	Time-limited unrestricted matter so can be incorporated as a requirement into Construction Bylaw.
Sound Transmission into Buildings (Bylaw)	As an unrestricted matter can now be included as a general provision in the Construction bylaw.



# Bylaw/Policy Implications

Bylaw or Policy	Comment
Fire Sprinklers (Bylaw)	As a time-limited unrestricted matter the current provisions can be ported over to the new Construction bylaw.
Radio repeaters	As an unrestricted matter the requirement for radio repeaters for emergency communication will be included in the new Construction bylaw.
Stacked rock walls (bylaw)	No longer permitted to be regulated under the Building Act. If appropriate s219 covenant could be negotiated through rezoning process or the District may wish to apply to the Province for a Local Variation.



# Next Steps

- Discussion and Council feedback
- Return to Council with Bylaw in fall for adoption before Dec 15, 2017







Thank You