

Appendix C: Building Bylaw Amendments

Bylaw No. 1212166, being Amendment No. 14 to Building Licence Bylaw No.7245.

Bylaw No.	Part	Existing	Proposed	Explanation
7245 – Building Bylaw	CONTENTS	Part 14 – ENERGY STEP CODE - 14.1 Regulations	Part 14 – ENERGY STEP CODE - 14.1 Energy Step Code Requirements	<ul style="list-style-type: none"> Reflect text changes in the corresponding section.
		Part 14 – Violations -14.1 Violations, 14.2 Penalty	Part 15 – Violations - 15.1 Violations, 15.2 Penalty	<ul style="list-style-type: none"> Correct numbering errors.
		Part 15 – Miscellaneous – 15.1 Severability, 15.2 Enactments, 15.3 Repeal, 15.4 Schedules, 15.5 Citation, 15.6 Effective Date	Part 16 – Miscellaneous – 16.1 Severability, 16.2 Enactments, 16.3 Repeal, 16.4 Schedules, 16.5 Citation, 16.6 Effective Date	<ul style="list-style-type: none"> Correct numbering errors.
	PART 1 – INTERPRETATION	None	Add the following definition: “Energy Step Code” means the Province of British Columbia’s performance-based standard for energy efficiency in new construction requiring energy modelling and on-site testing to demonstrate minimum performance against metrics for building envelope, equipment and systems, and airtightness requirements, and including Step 1, Step 2, Step 3, Step 4, and Step 5, as defined in the Building Code , all as amended or re-enacted from time to time.	<ul style="list-style-type: none"> Provide clarity on what the Energy Step Code is (it is not currently defined in the BC Building Code).
		None	Add the following definition: “Water Storage Tanks” means a type of structure or vessel including piping that is installed or constructed above, below or partially sunk into land or water for the purpose of storage of water in excess of 200 liters.	<ul style="list-style-type: none"> Define water storage tanks.
	PART 4 – BUILDING PERMITS, 4.1 Requirements	None	4.1.1 (r) be added as follows: “(r) installation or construction of water storage tanks ”	<ul style="list-style-type: none"> Require building permits for water storage tanks.

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	PART 4 – BUILDING PERMITS, 4.6 Extension of Application	Where the building permit has not been issued, the permit application may be extended for a period not greater than six (6) months from the date of expiry of the original building permit application, provided: 4.6.1 (b) any City fees and cost charges which have increased since the original building permit application have been paid.	4.6.1 (b) be amended by adding the following: “Fees are set out in Schedule “A”.	<ul style="list-style-type: none"> • Provide clarity on where to locate relevant fee information.
	PART 4 – BUILDING PERMITS, 4.14 Requirements for Registered Professional	None	4.14.4 be added as follows: “Notwithstanding any other provision of the building code or this bylaw, the building official may determine that a peer review of a proposed design and/or field inspection conducted by a registered professional is warranted. The owner of the property is responsible to supply an independent registered professional from a different firm or company to verify and validate the application compliance.”	<ul style="list-style-type: none"> • Clarify the use of peer reviews for proposed design and/or field inspections for registered professionals.
	PART 10 – DEMOLITION, 10.2 Delayed Demolition	10.2.1 Where an owner wishes to continue to use an existing dwelling as a residence while constructing another dwelling on the same parcel, the owner shall deposit with the City the sum of \$20,000.00 for each building or structure to be demolished. The	10.2.1 be amended as follows: “Where an owner wishes to continue to use an existing dwelling as a residence while constructing another dwelling on the same parcel, the owner shall deposit with the City the sum of \$50,000.00 for each building or structure to be demolished. The deposit shall be provided in a form satisfactory to the Financial Services Director of the City. Prior to issuance of the building permit , the owner shall enter into an agreement with the City undertaking upon completion of the new dwelling to...”	<ul style="list-style-type: none"> • Change the deposit amount from \$20,000.00 to \$50,000.00.

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		deposit shall be provided in a form satisfactory to the Financial Services Director of the City. Prior to issuance of the building permit , the owner shall enter into an agreement with the City undertaking upon completion of the new dwelling to:											
	PART 14 – ENERGY STEP CODE, 14.1 Regulations	14.1 Regulations	Replace with “14.1 Energy Step Code Requirements ”	<ul style="list-style-type: none">• New language is more representative of the new requirements under subsection 14.1.									
		14.1. Regulations 14.1.1 Effective December 1, 2019, any Part 9 residential building, as set out in the Building Code , must be designed and constructed to meet the minimum performance requirements specified in Step 1 of the BC Energy Step Code. 14.1.2 Effective June 1, 2021, any Part 9 residential building, as set out in the Building Code , must be designed and constructed to meet the	Delete 14.1 Regulations and delete all subsequent subsections as written below: 14.1 Energy Step Code Requirements 14.1.1 Part 9 and Part 3 buildings and structures must be designed and constructed in compliance with the applicable step of the Energy Step Code , as set out in the schedules below: <table border="1"><thead><tr><th colspan="3">Buildings classified as Part 9 of the Building Code</th></tr><tr><th>Building Type</th><th>Building permit application filed on or after December 1, 2019</th><th>Building permit application filed on or after June 1, 2021</th></tr></thead><tbody><tr><td>Part 9 residential buildings</td><td>Step 1</td><td>Step 3</td></tr></tbody></table>	Buildings classified as Part 9 of the Building Code			Building Type	Building permit application filed on or after December 1, 2019	Building permit application filed on or after June 1, 2021	Part 9 residential buildings	Step 1	Step 3	<ul style="list-style-type: none">• Adding bylaw changes to enforce the adoption timelines from the Energy Step Code Implementation Strategy for Part 3 Buildings.• Adding additional requirements (14.1.2 – 14.1.4) to clarify submission requirements for Energy Step Code.
Buildings classified as Part 9 of the Building Code													
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Part 9 residential buildings	Step 1	Step 3											

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		minimum performance requirements specified in Step 3 of the BC Energy Step Code.	<table><tr><th colspan="2">Buildings classified as <u>Part 3</u> of the Building Code</th></tr><tr><th>Building Type</th><th>Building permit application filed on or after January 1, 2022</th></tr><tr><td>Group C – single-detached residential occupancy</td><td>Step 4</td></tr><tr><td>Group C – multi-unit residential occupancy of combustible construction (including hotels and motels)</td><td>Step 3</td></tr><tr><td>Group C – multi-unit residential occupancy of non-combustible construction</td><td>Step 2</td></tr><tr><td>Group D – Business and personal service occupancy OR Group E – mercantile occupancy</td><td>Step 2</td></tr></table>		Buildings classified as <u>Part 3</u> of the Building Code		Building Type	Building permit application filed on or after January 1, 2022	Group C – single-detached residential occupancy	Step 4	Group C – multi-unit residential occupancy of combustible construction (including hotels and motels)	Step 3	Group C – multi-unit residential occupancy of non-combustible construction	Step 2	Group D – Business and personal service occupancy OR Group E – mercantile occupancy	Step 2	
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			<p>14.1.2 Development applications that include Part 3 buildings that were accepted for processing prior to June 1, 2021 are exempt from the requirements of Part 14 of this Bylaw but must meet the minimum energy efficiency requirements as outlined in the building code at the time of building permit.</p> <p>14.1.3 For Part 9 and Part 3 buildings, the Owner or Agent must, to the satisfaction of the Building Official, provide all documentation required by the City's Energy Step Code administrative requirements or as required by the Building Official, prepared by an energy advisor or a registered professional.</p> <p>14.1.4 For Part 9 buildings, the documentation required as set out in the Energy Step Code must provide evidence to the Building Official that the energy advisor is registered and in good standing with Natural Resources Canada.</p>														