



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

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Attachments: 1. Bylaw 2899 - Building Regulation Bylaw

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7/17/2017	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: July 12th, 2017 Report No. CSS-17-008

TO: Laurie Hurst, Chief Administrative Officer

FROM: Blair McDonald, Director, Community Safety Services

SUBJECT:

Building Regulation Bylaw Update

RECOMMENDATION:

That Council gives first, second and third reading of the Building Regulation Bylaw, 2017, No. 2899.

RELEVANT POLICY:

Building Code Bylaw, 2002, No. 2538
British Columbia Building Code, 2012

STRATEGIC RELEVANCE:

Ensure processes for business and development are clear and consistent - Review Township policies and bylaws to ensure efficient processes; amend and update as necessary

BACKGROUND:

The Building Code Bylaw, 2002, No. 2538 was adopted in November of 2002. Since then, the bylaw has undergone nine (9) amendments to keep it current and reflective of changes in building practices. There are numerous typing and formatting errors in the bylaw. Additionally, over time, staff has adopted practices that differ from those laid out in the bylaw to make the building permit process

more efficient. The bylaw does not accurately reflect these current practices. For these reasons, it is time to repeal Building Code Bylaw, 2002, No. 2583 and replace it with Building Regulation Bylaw, 2017, No. 2899.

ISSUES:

1. Rationale for Selected Option

The new Building Regulation Bylaw is updated and improved in several ways, including:

- information that was previously in several different sections has been reordered and regrouped so that it can be easily found in the Bylaw;
- removal of redundant requirements in the building permit process;
- the terms in the new Bylaw are inline with current processes and permits available within the Township;
- references to the Building Code are updated and accurate;
- processes are altered to allow for more streamlined working with other departments;
- some processes have been made optional based on the knowledge and discretion of the Building Official;
- time frames to complete works relating to a building permit have been expanded to be more reasonable and in keeping with those in other municipalities;
- increase in fees relating to failure to obtain a building permit, or for continuing work after issuance of a Stop Work Order; and
- language, punctuation and numbering have all been cleaned up.

2. Organizational Implications

There are no significant organizational implications. The changes to the bylaw will result in an improved process for obtaining building permits, eliminate redundant requirements and improve operations between Township departments.

3. Financial Implications

There are no significant financial implications. There is some increase to the fees and charges relating to those instances when construction is started without a building permit, or continued after a Stop Work Order has been issued.

4. Sustainability & Environmental Implications

There are no sustainability or environmental implications.

5. Communication & Engagement

Once approved by Council, the updated Building Regulation Bylaw will be posted on the Township's website. Additionally, any changes in requirements will be included in the updated building permit application form.

ALTERNATIVES:

1. That Council gives first, second and third reading of the Building Regulation Bylaw, 2017, No. 2899.

2. That Council amends the Building Regulation Bylaw, 2017, No. 2899 and gives first, second and third reading as amended.

3. That Council does not give first, second and third reading of the Building Regulation Bylaw, 2017, No. 2899.