

APPROVAL REPORT

The Building Bylaw, 2024 and The Plumbing Bylaw, 2024

ISSUE

This report submits Bylaw No. 9958, *The Building Bylaw, 2024* and Bylaw No. 9959, *The Plumbing Bylaw, 2024* (“Bylaws”) for City Council’s consideration.

This report also submits housekeeping amendments to Council Policy No. C09-029: *The Plan Review and Building Inspection Program*.

RECOMMENDATION

1. That City Council consider:
 - (1) Bylaw No. 9958, *The Building Bylaw, 2024*; and
 - (2) Bylaw No. 9959, *The Plumbing Bylaw, 2024*; and
2. That City Council instruct the City Clerk to make the required amendments to Council Policy No. C09-029: *The Plan Review and Building Inspection Program*.

BACKGROUND

At its [August 30, 2021 Regular Business Meeting](#), City Council considered a report of the General Manager, Community Services dated August 16, 2021 and resolved:

1. That the proposed amendments to Bylaw No. 9455, *The Building Bylaw, 2017*, as outlined the August 16, 2021 report of the General Manager, Community Services be approved; and
2. That the City Solicitor be requested to prepare the necessary bylaw amendments to Bylaw No. 9455, *The Building Bylaw, 2017*.

At its [February 22, 2023 Regular Business Meeting](#), City Council considered a report of the General Manager, Community Services dated February 8, 2023 and resolved:

1. That the proposed redraft of Bylaw No. 6583, *The Plumbing Permits Bylaw* as outlined within the February 8, 2023 report of the General Manager, Community Services, be approved; and
2. That the City Solicitor be requested to prepare the necessary bylaw to repeal and replace existing Bylaw No. 6583, *The Plumbing Permits Bylaw*.

DISCUSSION/ANALYSIS

In accordance with City Council’s instructions, we are pleased to submit Bylaw No. 9958, *The Building Bylaw, 2024* and Bylaw No. 9959, *The Plumbing Bylaw, 2024* for City Council’s consideration.

The report recommending amendments to *The Building Bylaw, 2017* stated that building permitting practices associated with deep excavation and shoring systems would also be amended, however after further review, the department decided not to make changes to these practices at this time.

Due to the number of housekeeping amendments required, *The Building Bylaw, 2017* has been repealed and replaced rather than amended. In addition to various amendments to ensure alignment with the Province's new *Construction Codes Act*, including alignment with amendments to the regulations that came into force on January 1, 2024, examples of other amendments include the following:

- To align with current practice, the fee section has been updated to require payment of fees prior to the issuance of a permit, unless payment by invoice is otherwise permitted by the City;
- Requirements respecting smoke alarms and carbon monoxide detectors have been updated;
- The purpose section has been expanded to cover all matters addressed in the Bylaw;
- Department and division names have been updated to align with the City's current corporate structure;
- The definition sections have been reformatted and modernized; unnecessary definitions have been removed and new definitions have been added;
- "Part" headers as well as a table of contents have been added.

The Construction Codes Act requires municipalities to submit building and plumbing bylaws to the Province for approval. Drafts of the Bylaws were provided to the Province in advance of their submission to City Council. The Province provided its pre-approval of the drafts on January 10, 2024.

This report additionally submits proposed housekeeping amendments to Council Policy No. C09-029: *The Plan Review and Building Inspection Program*. It is recommended that the policy be amended to update references from the repealed *Uniform Building and Accessibility Standards Act* to the current *Construction Codes Act*, and to update names of City divisions to align with the City's current corporate structure.

NEXT STEPS

Following approval of City Council, the Bylaws will be submitted to the Province for final approval. The Bylaws will fully come into force on the date of the Province's approval.

APPENDICES

1. Proposed Bylaw No. 9958, *The Building Bylaw, 2024*.
2. Proposed Bylaw No. 9959, *The Plumbing Bylaw, 2024*.
3. Proposed Council Policy No. C09-029: *The Plan Review and Building Inspection Program*.

Report Approval

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Approved by: Cindy Yelland, City Solicitor

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