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POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: December 1, 2009
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Meeting Date: December 15, 2009

TO: Vancouver City Council

FROM: Director, Licenses & Inspections/Chief Building Official

SUBJECT: General Housekeeping Amendments to the Building By-law Including Revised Addressing, Fire Department Access and New Temporary Emergency Shelter Requirements

RECOMMENDATION

- A. THAT Council approve the proposed housekeeping amendments to the Building By-law generally as set out in Appendix A.
- B. THAT Council approve the proposed amendments to the addressing requirements for single family homes, secondary suites and laneway houses in the Building By-law generally as set out in Appendix B.
- C. THAT Council approve the proposed amendments to the fire department access requirements in the Building By-law in order to provide design options for row houses, including row houses with secondary suites on large sites and laneway houses on non-standard lots generally as set out in Appendix C.
- D. THAT Council approve the proposed amendments to the Building By-law aimed at ensuring an acceptable minimum level of health and life safety for temporary emergency shelters in existing buildings generally as set out in Appendix D.
- E. THAT Council authorize the Director of Legal Services to bring forward the By-law amendments generally as shown in Appendix A, B, C, and D to this report.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

CITY MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

COUNCIL POLICY

Under Section 306(a) of the Vancouver Charter, the City may pass By-laws to regulate the design and construction of buildings and may adopt any code relating to the design and construction of buildings, with any amendments Council considers appropriate in accordance with Section 306(w).

In order to maintain the single family character in residential zones in the City, it is Council's policy to only permit a single street address for all single family dwellings even when a secondary suite is provided in the principal building. This policy was established in 1995 and is reflected in the current Building By-law.

In December 2008, Council directed staff to work with the Homeless Emergency Action Team (HEAT), to take immediate actions to get people off the street and into temporary shelters and housing. As a result, a number of temporary shelters were established in existing buildings throughout the city.

SUMMARY

This report proposes both housekeeping and technical amendments to the Building By-law. The housekeeping amendments are intended to update the City's By-law with recent errata and revisions that have been issued for both the Province of British Columbia Building Code and National Building Code of Canada (See Appendix A of this report). It should be noted that these model codes are the base documents used to form the City's Building By-law. The proposed housekeeping amendments are minor in nature and correct misprints in the current By-law. The technical amendments are related to addressing, fire department access and temporary emergency shelter requirements (See Appendix B, C, and D of this report). In order to reflect Council's recent direction in allowing secondary suites and most recently laneway houses in most residential zones in the city, these amendments include minor revisions to the addressing requirements to allow more than one single street address for all lots having single family houses, secondary suites and laneway houses. In addition, the proposed amendments include revisions to the fire department access requirements and the introduction of new health and life safety requirements to allow the temporary installation of emergency shelters in existing buildings. As directed by Council earlier in the year, the proposed fire department access requirements address fire department access to large sites containing row housing, including row houses with secondary suites, and laneway houses on narrow and/or deep lots. Since these amendments are considered to be minor in nature and provide greater options and flexibility for designers, broad consultation was not sought. That said, the proposed amendments were reviewed and supported by an interdepartmental staff team. In addition, the proposed temporary emergency shelter requirements were reviewed and supported by the City's Social Development Department and BC Housing.

PURPOSE

The purpose of the report is to propose general housekeeping amendments to the Building By-law as well as revised and new requirements related to addressing for single family lots, fire

department access and temporary emergency shelters located in existing buildings. The amendments proposed in this report address the following issues:

- General Housekeeping Amendments (See Appendix A) - These amendments consist of minor amendments to the Building By-law to correct misprints and update the By-law with respect to errata and revisions that have been issued for the British Columbia Building Code (BCBC) and the National Building Code of Canada (NBC). It should be noted that the current Building By-law is based on both the BCBC and NBC model codes. These housekeeping amendments also include minor revisions to clarify the intent and objective of some of the current green home requirements. Since these amendments are self explanatory, they are not discussed in this report, however a brief explanation is provided in the Appendix.
- Revised Addressing Requirements (See Appendix B) - These amendments consist of minor revisions to the addressing requirements for single family houses, secondary suites and laneway houses that more accurately reflect Council's recent policy to allow secondary suites throughout the city and laneway houses in many residential zones.
- Revised Fire Department Access Requirements (See Appendix C) - These amendments provide a set of prescriptive fire department access requirements for large sites containing row house units, including row house units with secondary suites, and laneway houses on non-standard lots (narrow and deep lots).
- New Requirements for Temporary Emergency Shelters in Existing Buildings (See Appendix D) - These amendments provide a set of basic health and life safety requirements that will enable the installation of temporary emergency shelters in existing buildings while at the same time meet the overall objectives of the Building By-law.

BACKGROUND

As stated in the Council Policy section of this report City Council may, under the Vancouver Charter, adopt By-laws to regulate the design and construction of buildings. The Building By-law regulates the design and construction for buildings as well as the administrative provisions for addressing, permitting, inspection and enforcement of these requirements.

Vancouver's ability to adopt its own Building By-law is unique in the Province of British Columbia and unusual in the rest of Canada. It is an important authority which allows Council the opportunity to be responsive to local issues impacting on building safety much more effectively and more quickly than other municipalities. Using this ability, Vancouver has been a leader in adopting a number of Building By-law provisions, many of which have eventually been adopted both provincially and nationally. Notable examples of this leadership are mandatory sprinkler systems, energy efficiency, rain screen cladding, enhanced accessibility, green building requirements, and upgrading of existing buildings. Many of these requirements have now been emulated in the current editions of the British Columbia Building Code (BCBC) and the National Building Code of Canada (NBC).

The current Building By-law was adopted by Council in May 2007 and is based on the 2006 BCBC, which is in turn based on the 2005 NBC. As directed by Council the 2006 BCBC was adopted as the base document for the Building By-law and amended to include various requirements that are unique to Vancouver. Since the printing and distribution of the By-law there have been several errata and revisions issued for the BCBC and NBC by the Province of

BC and the National Research Council of Canada respectively. At the same time staff have identified the need for minor amendments to some of the Building By-law requirements in order to add clarity and simplify the application of the By-law. With the exception of the set of amendments related to addressing, fire department access and temporary emergency shelters, all of the proposed amendments are intended to keep the Building By-law consistent with that of the base model codes and improve the application of the Building By-law. As a result these amendments are considered housekeeping in nature and are not discussed in detail.

In order to maintain the single family character in single family zones, Council only permitted a single street address for all single family dwellings even when a secondary suite was provided in the house. This policy was established in 1995 and is reflected in the current Building By-law. Recently Council allowed secondary suites in all zones throughout the City and more recently adopted By-laws to allow laneway houses in many single family residential zones. Because of this change in direction, Staff believe that the addressing requirements in the Building By-law should be revised to reflect this direction.

Earlier this year, Council directed the Chief Building Official to review and revise the Building By-law requirements related to fire department access for large sites containing row housing including row housing with secondary suites. This Council direction resulted from concerns expressed by designers about the challenges for these types of developments when trying to meet the current fire department access requirements. Later on in the year during the laneway housing public hearings, designers and the general public expressed concerns that the current fire department access requirements would not allow for the construction of laneway houses on non-standard lots - deep and/or narrow lots. Through this process, the Chief Building Official stated that these requirements would be reviewed in the near future. Should Council accept the recommendations contained in this report, the fire department access requirements will be revised to allow for greater flexibility and options for row housing constructed on large sites and laneway houses located on deep and/or narrow lots.

In December 2008, as a result of Council direction a number of temporary emergency shelters were established in existing buildings throughout the city. As a pilot, the Chief Building Official established the minimum basic health and life safety requirements for these shelters in order to maintain an acceptable level of health and life safety considering the temporary and emergency situation. In order to ensure that these requirements are clearly understood and consistently applied, it is staff's recommendation that these requirements be made part of the Building By-law.

DISCUSSION

The amendments that are proposed in this report may be classified into two categories. The first category includes amendments that are "housekeeping" in nature (See Appendix A). These are minor amendments incorporating all of the required errata and corrections to date in the By-law. These amendments also include minor revisions to some of the green home requirements in order to provide greater clarity and simplicity for designers and staff who administer the Building By-law. Because these amendments are minor in nature and are self explanatory, they will not be discussed further in this report. However, a brief explanation is provided in the Appendix A.

The second category of amendments (Appendix B, C and D) are more technical in nature, and reflect a change in policy. These include revised addressing requirements, revised fire department access requirements and new requirements for temporary emergency shelters in existing buildings. Since these proposed amendments represent a more substantial change from the current Building By-law, they are discussed below.

Revised Addressing Requirements (See Appendix B)

As stated in the background section of this report, the current Building By-law requirements related to addressing do not reflect Council’s current direction to allow secondary suites and laneway houses in most areas of the city. As these dwelling units are permitted in most of the city’s residential zones, staff believe it is no longer necessary to maintain the single family character in these areas by restricting each single family lot to one street address, as currently mandated in the Building By-law. Staff recommend that all houses, secondary suites and laneway houses be assigned a street address where sufficient numbers are available. In situations where sufficient street numbers are not available, staff recommend assigning the available street addresses in the following priority sequence: principal dwelling, laneway house, secondary suite. For illustration purposes, Table 1 provides examples of the proposed addressing requirements.

Table 1 - Example of Proposed Addressing Options for Single Family Lots

Option/Example	Principal House	Secondary Suite	Laneway House
OPTION 1 - Three or More Street Addresses Available	Street Number Assigned (i.e. 123 Any Street)	Street Number Assigned (i.e. 125 Any Street)	Street Number Assigned (i.e. 127 Any Street)
OPTION 2 - Two Street Addresses Available	Street Number Assigned Suite Number Assigned (i.e. Suite 1, 123 Any Street)	Street Number Not Assigned Suite Number Assigned (i.e. Suite 2, 123 Any Street)	Street Number Assigned (125 Any Street)
OPTION 3 - One Street Address Available	Street Number Assigned Suite Number Assigned (i.e. Suite 1, 123 Any Street)	Street Number Not Assigned Suite Number Assigned (i.e. Suite 2, 123 Any Street)	Street Number Not Assigned Suite Number Assigned (i.e. Suite 3, 123 Any Street)

Revised Fire Department Access Requirements (See Appendix C)

As stated in the background section of this report, Council directed the Chief Building Official to review the fire department access requirements for row housing on large sites. Because the current By-law restricts the maximum travel distance that a fire fighter can travel from the street to the principal entrance of individual row houses and the secondary suites (if provided in a row house unit) to 45 m, it is very difficult for designers to meet this requirement on large sites. As a result, staff in collaboration with Fire Services, have developed fire department access options for large sites with row houses. In cases where a secondary suite is provided in a row house unit, the travel distance will no longer be measured from the street to the secondary suite entrance where there is an interconnection between the principal unit and the secondary suite. Should Council accept the recommendations contained in this report, this 45 m travel distance may be increased to 65 m provided additional life safety features are incorporated into the design. The proposed requirements are summarized in Table 2 - Summary of Proposed Options to Allow Increased Fire Fighters’ Travel. It should be noted that these fire department access requirements were developed based on previous accepted alternative solutions for other large sites in the city. Should Council accept these recommendations, designers will no longer have to propose alternative solutions to meet current Building By-law requirements. This will eliminate a costly process for designers, while at the same time, provide greater design flexibility.

Table 2 - Summary of Proposed Options to Allow Increased Fire Fighters' Travel

Maximum Length of Fire Fighter Path	Width of Fire Fighters' Travel Path	Type of Automatic Sprinkler System ¹		Strobe Lights at Principal Entrance to Row House Unit ²	Emergency Lighting Along Fire Fighters' Travel Path	Exterior Alarm on Outside of Building ³	Additional Fire Hydrant on Site along Fire Fighters' Travel Path
		NFPA 13R	NFPA 13				
>45m to 55m	2 m	•		•	•	•	
>55m to 65m	2 m		•	•	•	•	•

Notes:

1. A NFPA 13 automatic sprinkler system provides increased protection than that of a NFPA 13R system.
2. Strobe lights at the principal entrance assist fire fighters in locating the suite having a fire condition as the strobe light is activated when the suite's smoke alarm is initiated. Should a secondary suite be provided, the strobe light must be activated when the smoke alarms in either the principal unit or secondary suite are initiated.
3. The alarm located on the outside of the building is activated when any of the suite's sprinkler system is initiated. This alarm provides early notification to all residents and assists fire fighters in locating the fire condition. The exterior alarm must be at least 75 dbA above ambient noise level in all bedrooms.

In addition to the proposed fire department access requirements for large sites containing row houses, staff worked closely with Fire Services to develop new requirements that would permit the construction of laneway houses on lots that are either deeper and/or narrower than typical lots in the City. Once again the current Building By-law restricts the travel distance from the street to the main entrance of a laneway house to 45 m. Should Council accept the recommendations contained in this report, this travel distance may be increased to 70 m provided a clear line of sight is maintained from the street to the entrance of the laneway house. Where the site is too narrow to accommodate the minimum 0.9 m wide fire fighters' access path, a shared path of travel between adjacent lots may be used provided both owners enter into a legal agreement whereby the city is assured that this access path will remain unobstructed. For lots having a flanking lane, the path of travel may be accommodated on the flanking lane provided the path of travel does not exceed 70 m. Staff believe that, should Council accept these recommendations, fire department access requirements will not be a barrier to laneway houses in most areas of the City.

Temporary Emergency Shelters in Existing Buildings (See Appendix D)

As stated in the Background Section of this report, Council directed the establishment of a number of temporary emergency shelters in existing buildings due to extreme weather conditions as part of the HEAT initiative. Because the current Building By-law contains no specific requirements for temporary shelters in existing buildings, staff determined an acceptable level of health and life safety for these shelters. It should be noted that the existing temporary emergency shelters in the city meet all of the requirements proposed in this report. In order to ensure that this base level of safety is clearly understood and consistently applied in the future, it is staff's recommendation that the Building By-law include these requirements. Should Council accept these recommendations, all temporary emergency shelters in existing buildings will be required to meet the following minimum requirements:

- Shelter approval beyond one year is subject to an annual review and acceptance by the Chief Building Official,
- If acceptable commercial kitchen facilities are not provided in an existing building, all meals must be prepared off site (Note: re-heating of meals is permitted in the building where no commercial kitchen facilities are provided),
- There must be a ratio of one staff person for every 20 shelter spaces and all Staff must be trained in evacuation procedures,

- The total number of shelter spaces must not exceed more than one person for every 3.7 m² of floor area or where bunks are provided, 2 persons for every 3.7 m² of floor area. (Note: This requirement is consistent with BC Housing Standards.),
- Every shelter space must be provided with at least two means of egress having exit signage including directional exit signs,
- Smoke alarms must be provided in the building,
- At least one water closet must be provided for every 20 shelter spaces. (Note: this is the average ratio of toilets provided in existing shelters.), and
- At least one wash basin must be provided for every 5 water closets.

Based on the city's past experience with existing temporary emergency shelters, staff believe that these requirements provide an acceptable level of health and life safety, and as such are not onerous for existing buildings.

PUBLIC CONSULTATION

Since the recommendations contained in this report are not considered controversial in nature and in many respects assist designers by providing them with more options to existing By-law requirements, broad consultation was not carried out. It should be noted however that the revised fire department access requirements for large row housing sites are based on many years of accepted alternative solutions prepared by designers and developers. In addition, the revised fire department access requirements for laneway houses located on non-standard lots were developed with homeowners and builders who, because of the specific geometry of their lots, could not meet the existing By-law requirements. These designers, developers and homeowners were in agreement with the proposed alternative By-law solutions.

The recommendations proposed in this report were reviewed by various City departments through the Policy Implementation Advisory Committee (PIAC). PIAC is an interdepartmental committee with representation from Development Services, Planning, Engineering, and Licenses & Inspections. PIAC supported the proposed Building By-law requirements and felt that they provided greater flexibility and options for designers.

It should also be noted that the newly proposed requirements for temporary emergency shelters in existing buildings were reviewed by Social Development Staff and BC Housing. Social Development Staff expressed support for the proposed requirements as they provide an acceptable level of health and life safety consistent with existing shelters in addition to providing more clarity for shelter operators. BC Housing Staff supported the proposed requirements and noted that these requirements are consistent with their current standards.

FINANCIAL IMPLICATIONS

There are no financial implications.

PERSONNEL IMPLICATIONS

There are no personnel implications.

IMPLEMENTATION PLAN

Since the proposed amendments are not controversial in nature and in many respects, provide designers with more options and flexibility in meeting the requirements of the Building By-

law, it is staff's recommendation that they be enacted as soon as possible. It should be noted that the proposed amendments relate to topics that staff currently administer through their daily plan review and inspection procedures; therefore, extensive training will not be required. Should Council accept these recommendations, training sessions will be provided to staff to ensure that these requirements are clearly understood and applied consistently. In addition, the new requirements will be posted to our website and made available to the design and construction industry.

CONCLUSION

The proposed amendments to the Building By-law represent an improvement over the current By-law and meet Council's recent direction to staff with respect to the current fire department access requirements. The proposed amendments include changes to correct misprints in the By-law as well as other technical requirements aimed at providing greater flexibility and options for designers in meeting the overall objectives of the By-law. The proposed amendments also include new requirements that will allow for the installation of temporary emergency shelters in existing buildings. In addition, these amendments include revisions to the current addressing requirements that reflect Council's recent direction related to secondary suites and laneway houses. Since these amendments are not considered controversial in nature and provide a more reasonable level of safety for the intended use, extensive public consultation was not sought. Staff did however receive support and agreement with the proposed requirements from an interdepartmental staff team having representation from Development Services, Planning, Engineering Services and Licenses & Inspections. The proposed requirements for temporary emergency shelters were supported by both the City's Social Development Department and BC Housing. Staff believe that should Council accept these recommendations more flexibility will be provided for designers as well as a more consistent application of the Building By-law.

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Appendix A

Proposed Housekeeping Amendments to the Building By-law

Item #	By-law Reference	Proposed Amendment	Explanation
1	Division A, Part 1, 1.1.1.1.(1)(o)	ITALICIZE the word "heritage"	Editorial amendment to indicate that "heritage" is a defined term.
2	Division A, Part 1, 1.1.1.1.(2)	DELETE", and' and REPLACE with ", ". DELETE the last word "use." and REPLACE with: "use, and k) <i>noncombustible containers</i> used only for storage of emergency supplies and required by the City's Emergency Social Services Program provided i) the <i>building area</i> of the <i>containers</i> is not more than 15 m ² , ii) the <i>container</i> is located at least 3 m from any <i>building</i> , and iii) the <i>container</i> is not located at the <i>exit</i> path and firefighter's access path."	Editorial amendment to clarify that a Building Permit is exempted for small storage containers used to store emergency supplies as per the City's Emergency Social Services Program.
3	Division A, Part 1, 1.1.1.1.(5)	INSERT the following after Sentence 1.1.1.1.(5): "6) <i>Farm buildings</i> shall conform to the requirements in the National Farm Building Code of Canada 1995."	Correction of misprint in By-law.
4	Division A, Part 1, 1.3.3.3.	DELETE the title "Part 9 and 11" and REPLACE with "Part 9, 11, 12 and 13". ADD the following after Sentence 1.3.3.3.(2): "3) Part 12 shall apply to all <i>one-family dwellings</i> , <i>two-family dwellings</i> , <i>one-family dwellings with secondary suites</i> , and <i>laneway houses</i> . 4) Part 13 shall apply to all <i>multi-family dwellings</i> ."	Editorial amendment to include and clarify that laneway houses are part of the City-wide Green Homes Program.

Item #	By-law Reference	Proposed Amendment	Explanation
5	Division A, Part 1, 1.4.1.2.(1)	<p>DELETE the definition of "building" and REPLACE with:</p> <p><i>"Building means any structure used or intended for supporting or sheltering any use or occupancy including any float home or marina, and any retaining structure which is higher than 1.2 m above finished floor or ground."</i></p> <p>INSERT the following definition:</p> <p><i>"Container means a metal transportable structure designed for the storage and transport of goods. Typical container dimensions shall be 2.44 m in width, 2.59 m in height and 6.1 m in length."</i></p> <p>In the definition of "Exit", UNITALICIZE the word "access". In the definition of "Street", UNITALICIZE the word "accessible". In the definition of "Ecology unit", ITALICIZE the word "unit". In the definition of "Existing building", ITALICIZE the word "building".</p>	<p>Editorial amendment to clarify that retaining walls higher than 1.2 m shall be designed according to the provisions in Part 4 of the Building By-law.</p> <p>A new definition for a container is required so that they may be used to store emergency supplies for the City's Emergency Social Services Program.</p> <p>Editorial amendments to indicate whether a word is a defined term or not.</p>
6	Division B, Part 1, Table 1.3.1.2.	<p>DELETE the row containing "CSA B44-00 Safety Code for Elevators" and REPLACE with:</p> <p>"ASME/CSA ASME A17.1-2007/CSA B44-07 "Safety Code for Elevators", Code References: 3.2.6.7.(2), 3.5.2.1.(2), 3.5.2.1.(3), 3.5.4.2.(1), 3.8.3.10.(1), Table 4.1.5.12."</p> <p>In the entry containing "ASTM A653", DELETE "A 653M-03" and REPLACE with "A653M-06a".</p> <p>In the entry containing "ASTM A792", DELETE "A 792M-03" and REPLACE with "A792M-06a".</p> <p>In the entry containing "ASTM A1008", DELETE "A 1008M-04" and REPLACE with "A1008M-07".</p> <p>In the entry containing "ASTM A1011", DELETE "A 1011M-03a" and REPLACE with "A1011M-06b".</p> <p>In the entry containing "ASTM C 4-03", DELETE "C 4-03" and REPLACE with "C 4-04e1".</p> <p>In the entry containing "ASTM C 260-01", DELETE "C 260-01" and REPLACE</p>	<p>Correction of misprints as noted in the 2005 National Building Code Errata.</p>

Item #	By-law Reference	Proposed Amendment	Explanation
		<p>with "C 260-06".</p> <p>In the entry containing "ASTM C 411-97", DELETE "C 411-97" and REPLACE with "C 411-05".</p> <p>In the entry containing "ASTM C 412M-03", DELETE "C 412M-03" and REPLACE with "C 412M-05a".</p> <p>In the entry containing "ASTM C 494", DELETE "C 494M-03" and REPLACE with "C 494M-05a".</p> <p>In the entry containing "ASTM C 700-02", DELETE "C 700-02" and REPLACE with "C 700-07".</p> <p>In the entry containing "ASTM C 1002-01", DELETE "C 1002-01" and REPLACE with "C 1002-04".</p> <p>In the entry containing "ASTM C 1177", DELETE "C 1177M-04e" and REPLACE with "C 1177M-06".</p> <p>In the entry containing "ASTM C 1178", DELETE "C 1178M-04" and REPLACE with "C 1178M-06".</p> <p>DELETE the row containing "ASTM C 1396 and REPLACE with: "ASTM C 1396/C 1396M-06a Gypsum Board Code Reference: 3.1.5.12.(4), Table 5.10.1.1., Table 9.23.16.2.A., 9.29.5.2.(1), Table 9.29.5.3."</p> <p>In the entry containing "ASTM D 323-99a", DELETE "D 323-99a" and REPLACE with "D 323-06".</p> <p>In the entry containing "ASTM D 2178-97a", DELETE "D 2178-97a" and REPLACE with "D 2178-04".</p> <p>In the entry containing "ASTM D 2898-94", DELETE "D 2898-94" and REPLACE with "D 2898-07".</p> <p>In the entry containing "ASTM E 96-00e1", DELETE "E 96-00e1" and REPLACE with "E 96/E 96M-05".</p>	

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		<p>In the entry containing "ASTM E 336-97e1", DELETE "E 336-97e1" and REPLACE with "E 336-05".</p> <p>In the entry containing "ASTM E 413-87", DELETE "E 413-87" and REPLACE with "E 413-04".</p> <p>After the entry containing "ASTM E 413-87", ADD: "ASTM E 2190-02 Insulating Glass Unit Performance and Evaluation Code Reference: Table 5.10.1.1., 9.7.3.1.(1)"</p> <p>In the entry containing "AWPA M4-02", DELETE "M4-02" and REPLACE with "M4-06".</p> <p>DELETE the row containing "BNQ NQ 3624-115-2000" and REPLACE with: "BNQ BNO 3624-115/2007 Polyethylene (PE) Pipe and Fittings - Flexible Pipes for Drainage - Characteristics and Test Methods Code Reference: Table 5.10.1.1., 9.14.3.1.(1)"</p> <p>In the entry containing "CAN/CSA-6.19-01", DELETE "9.32.4.2.(2)" and REPLACE with "9.32.3.8.(6), 9.32.3.9.(2)".</p> <p>DELETE the row containing "CSA CAN/CSA-A123.2-03" and REPLACE with: "CSA A123.1-05/A123.5-05 Asphalt Shingles Made From Organic Felt and Surfaced with Mineral Granules/Asphalt Shingles Made From Glass Felt and Surfaced with Mineral Granules Code Reference: Table 5.10.1.1., 9.26.2.1.(1)"</p> <p>In the entry containing "CAN/CSA-A123.3-98", DELETE "CAN/CSA-A123.3-98" and REPLACE with "A123.3-05".</p> <p>DELETE the row containing "CSA CAN/CSA-A123.17-1963" and REPLACE with: "CSA A123.17-05 Asphalt Glass Felt Used in Roofing and Waterproofing Code Reference: Table 5.10.1.1., 9.26.2.1.(1)"</p> <p>In the entry containing "CAN/CSA-A220.0-M91", DELETE "CAN/CSA-A220.0-M91" and REPLACE with "CAN/CSA-A220.0-06".</p>	

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		<p>In the entry containing "CAN/CSA-A220.1-M91", DELETE "CAN/CSA-A220.1-M91" and REPLACE with "CAN/CSA-A220.1-06".</p> <p>After the entry containing "CAN/CSA-B45.10-01", ADD: "CSA B51-03 Boiler, Pressure Vessel, and Pressure Piping Code Code Reference: 6.2.1.4.(1), 9.31.6.2.(2), 9.33.5.2.(1)"</p> <p>After the entry containing "CAN/CSA-B45.10-01", ADD: "CSA B52-05 Mechanical Refrigeration Code Code Reference: 6.2.1.4.(1), 9.33.5.2.(1)"</p> <p>After the entry containing "CAN/CSA-B139-04", ADD: "CSA CAN/CSA B149.1-05 Natural Gas and Propane Installation Code Code Reference: 6.2.1.4.(1) 9.10.22.1.(1) 9.31.6.2.(2) 9.33.5.2.(1)"</p> <p>DELETE the row containing "CSA CAN/CSA-B182.1-02" and REPLACE with: "CSA B182.1-06 Plastic Drain and Sewer Pipe and Pipe Fittings Code Reference: Table 5.10.1.1. 9.14.3.1.(1)"</p> <p>In the entry containing "CAN/CSA-B214-01", DELETE "CAN/CSA-B214-01" and REPLACE with "CAN/CSA-B214-07".</p> <p>In the entry containing "CAN/CSA-C260-M90", DELETE "9.32.3.5.(1) 9.32.3.6.(2)" and REPLACE with "9.32.3.10.(1) 9.32.3.10.(2) Table 9.32.3.10.B."</p> <p>After the entry containing "CAN/CSA-C282-05", ADD: "CSA CAN/CSA-C439-00 Rating the Performance of Heat/Energy-Recovery Ventilators Code Reference: 9.32.3.10.(4) 9.32.3.10.(5)"</p> <p>In the entry containing "CSA G401-01", DELETE "7.2.6.8.(1)".</p> <p>After the entry containing "CAN/CSA-O80.34-97", ADD: "CSA O80.36-05 Preservative Treatment of Wood Products for Light-Duty Above-ground Residential Uses by Pressure Processes Code Reference: 9.3.2.9.(5)"</p> <p>In the entry containing "CAN/CSA-O122-M89", DELETE "CAN/CSA-O122-M89"</p>	

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		<p>and REPLACE with "CAN/CSA-O122-06".</p> <p>In the entry containing "CAN/CSA-S16-01", DELETE "CAN/CSA-S16-01 (Including Supplement...)" and REPLACE with "CAN/CSA-S16-01 CONSOLIDATION".</p> <p>DELETE the row containing "CSA CAN3-S157-M83" and REPLACE with: "CSA CAN/CSA-S157-05/ S157.1-05 Strength Design in Aluminum/Commentary on CSA S157-05, Strength Design in Aluminum Code Reference: 4.3.5.1.(1)"</p> <p>In the entry containing "CAN/CSA-S413-94", DELETE "CAN/CSA-S413-94" and REPLACE with "CAN/CSA-S413-07".</p> <p>After the entry containing "CAN/CSA-Z317.2-01", ADD: "CSA Z7396.1-06 Medical Gas Pipeline Systems - Part 1: Pipelines for Medical Gases and Vacuum Code Reference: 3.7.3.1.(1)"</p> <p>In the entry containing "HVI HVI 915", DELETE "9.32.3.6.(2)" and REPLACE with "9.32.3.10.(2)".</p> <p>In the entry containing "HVI HVI 916", DELETE "9.32.3.5.(1) 9.32.3.7.(1)" and REPLACE with "9.32.3.10.(1)".</p> <p>In the entry containing "SMACNA 1995", DELETE "SMACNA 1995 HVAC Duct Construction Standards - Metal and Flexible, 2nd Edition" and REPLACE with "ANSI/SMACNA 006-2006 HVAC Duct Construction Standards - Metal and Flexible, 3rd Edition".</p> <p>In the entry containing "TPIC 1996", DELETE "TPIC 1996" and REPLACE with "TPIC 2007".</p> <p>In the entry containing "UL UL-300", DELETE "UL UL-300" and REPLACE with "ANSI/UL 300-2005".</p> <p>DELETE the row containing "CAN/ULC-S113-79" and REPLACE with: "ULC CAN/ULC-S113-07 Wood Core Doors Meeting the Performance Required by CAN/ULC-S104 for Twenty Minute Fire Rated Closure</p>	

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		<p>Assemblies Code Reference: 9.10.13.2.(1)"</p> <p>DELETE the row containing "CAN/ULC-S114-M80" and REPLACE with: "ULC CAN/ULC-S114-05 Test for Determination of Non-Combustibility in Building Materials Code Reference: 1.4.1.2.(1)"</p> <p>DELETE the row containing "CAN/ULC-S115-95" and REPLACE with: "ULC CAN/ULC-S115-05 Fire Tests of Firestop Systems Code Reference: 3.1.5.16.(3) 3.1.9.1.(1) 3.1.9.1.(2) 3.1.9.4.(4) 9.10.9.7.(3)"</p> <p>In the entry containing "CAN/ULC-S124-M85", DELETE "CAN/ULC-S124-M85" and REPLACE with "CAN/ULC-S124-06".</p> <p>In the entry containing "CAN/ULC-S126-M86", DELETE "CAN/ULC-S126-M86" and REPLACE with "CAN/ULC-S126-06".</p> <p>After the entry containing "ULC ULC-S135-04", ADD: "ULC CAN/ULC-S138-06 Test for Fire Growth of Insulated Building Panels in a Full-Scale Room Configuration Code Reference: 3.1.5.12.(7)"</p> <p>In the entry containing "CAN/ULC-S524-01", DELETE "CAN/ULC-S524-01" and REPLACE with "CAN/ULC-S524-06".</p> <p>In the entry containing "CAN/ULC-S701-01", DELETE "CAN/ULC-S701-01" and REPLACE with "CAN/ULC-S701-05".</p>	
7	Division B, Part 1, 1.3.2.1.(1)	<p>After "AWWA", ADD the following: "BCMMA British Columbia Ministry of Municipal Affairs"</p> <p>On the entry for TPIC, DELETE "Ken Coo" and replace with "Kenneth Koo".</p>	Correction of misprints as noted in the 2005 National Building Code Errata.
8	Division B, Part 3, 3.1.2.5.(2)	DELETE "Special Needs Residential Facility" and REPLACE with "Community Care Facility and Group Residence"	Editorial amendment to harmonize with the Zoning & Development By-law.
9	Division B, Part 3, 3.1.2.5.(3)	DELETE "Child Day Care Facility" and REPLACE with "Community Care Facility".	Editorial amendment to harmonize with the Zoning & Development By-law.
10	Division B, Part 3, 3.1.2.5.(4)	DELETE "Child Day Care Facility" and REPLACE with "Community Care Facility"	Editorial amendment to harmonize with the Zoning & Development By-law.
11	Division B, Part 3, 3.1.3.	<p>After Sentence 3.1.3.4.(3), ADD:</p> <p>"3.1.3.5. Self Improvement School"</p>	Amendment to the Building By-law to clarify that such small schools (language school, tutors, etc) are similar to Group D major occupancies (business and personal services),

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		<p>entrance of the dwelling unit, and connected to an internal <i>smoke alarm</i> within the dwelling unit, and</p> <p>f) an exterior audible signal activated by the fire alarm system shall provide a minimum sound level of 75 db in the sleeping area of the dwelling unit."</p>	
19	Division B, Part 3, 3.2.5.5.(3)(b)	<p>DELETE Clause 3.2.5.5.(3)(b) and REPLACE with:</p> <p>"b) for non-residential portions of buildings, the access route to the entrance door of each cut off portion of a <i>building</i> where a portion of a <i>building</i> is completely cut off from the remainder of the <i>building</i> and the cut off portion of the <i>building</i> has no internal access to the remainder of the <i>building</i>."</p>	Editorial amendment to clarify that this Clause applies only to portions of buildings that contain no dwelling units.
20	Division B, Part 3, 3.2.5.6.(2)(a)	<p>In Subclause 3.2.5.6.(2)(a)(ii), DELETE "or ii)" and REPLACE with "or iii)".</p> <p>In Subclause 3.2.5.6.(2)(a)(iii), DELETE "900 m in width where serving one-family dwelling" and REPLACE with "900 mm in width where serving one dwelling unit, one-family dwelling,"</p>	Editorial amendments to clarify the width requirements for unobstructed paths of travel for Fire Department access.
21	Division B, Part 3, 3.2.5.9	<p>In Sentence 3.2.5.9.(1), DELETE "Except as required or permitted by Sentences (2) to (6)" and REPLACE with "Except as required or permitted by Sentences (2) to (7)".</p> <p>After Sentence 3.2.5.9.(6), ADD:</p> <p>"7) If a standpipe system is required by Sentence 3.2.5.8.(1) and an exit stair shaft is not provided in the building, a standpipe system may be omitted provided:</p> <ul style="list-style-type: none"> a) a 64 mm diam fire department hose connection is provided adjacent to the fire fighter's access path, and b) the location of the hose connection is not more than 30 m of hose length plus 9 m of hose stream measured from the hose connection to the floor areas of the entire building. 	<p>Editorial amendment to accommodate the proposed Sentence below.</p> <p>This amendment outlines the conditions on which a standpipe need not be provided in a building that does not have a stair shaft and would otherwise be required to provide a standpipe for firefighting operations. The impracticality of providing a standpipe in a dwelling unit is addressed by limiting the distance within the unit that a firefighter must travel, as well as providing enhanced firefighting facilities near the building.</p>
22	Division B, Part 3, 3.2.5.13.(9)	<p>DELETE this Sentence and REPLACE with the following:</p> <p>9) Despite Sentence (2) and except as permitted by Sentence (10), automatic sprinkler protection shall be provided for all unenclosed balconies, exterior decks, and patios of residential buildings sprinklered to NFPA 13R where</p> <ul style="list-style-type: none"> a) the framing or cladding is of combustible construction, 	Amendment to clarify the automatic sprinkler protection required for balconies where there is another balcony (or structure) above it.

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		b) the depth of balcony, deck or patio is more than 600 mm, and c) the balcony, roof overhang or structure above is more than 300 mm overlapping the balcony, deck or patio below and is located less than 3 m above the finished floor of the balcony, deck or patio below.	
23	Division B, Part 3, 3.2.5.13.(10)	DELETE the word "and". DELETE Clause 3.2.5.13.(10)(c).	Amendment to assist in the clarification of Sentence 3.2.5.13.(9)
24	Division B, Part 3, 3.2.6.2.(2)	DELETE "(See Appendix A)" and REPLACE with "(See Appendix B)".	Correction of misprint in By-law.
25	Division B, Part 3, 3.2.6.2.(3)	DELETE "(See Appendix A)" and REPLACE with "(See Appendix B)".	Correction of misprint in By-law.
26	Division B, Part 3, 3.2.6.7.(1)	DELETE "(See Appendix A)" and REPLACE with "(See Appendix B)".	Correction of misprint as noted in the 2009 BC Building Code Errata.
27	Division B, Part 3, 3.2.7.9.(3)(b)	DELETE the word "to".	Correction of misprint as noted in the 2009 BC Building Code Errata.
28	Division B, Part 3, 3.3.1.13.(3)	DELETE "(See also Sentence 3.8.3.3.(3).)".	Correction of misprint as noted in the 2009 BC Building Code Errata.
29	Division B, Part 3, 3.3.1.13.(10)(b)	DELETE "except as permitted in Sentence (13)."	Correction of misprint as noted in the 2009 BC Building Code Errata.
30	Division B, Part 3, 3.3.2.3.(1)	DELETE "BCFC" and replace with "VFBL".	Correction of misprint in By-law.
31	Division B, Part 3, 3.4.5.1.(6)	DELETE "licensed beverage establishments" and REPLACE with " <i>licensed beverage establishments</i> "	Editorial amendment to indicate that "licensed beverage establishments" is a defined term.
32	Division B, Part 3, 3.4.6.15.(3)	DELETE "Sentence 3.3.1.13.(10)(d)" and REPLACE with " Clause 3.3.1.13.(10)(d)".	Correction of misprint as noted in the 2009 BC Building Code Errata.
33	Division B, Part 3, 3.6.4.3.	ADD the following after Sentence 3.6.4.3.(4): "(5) Despite Clause (3)(b), totally enclosed non-metallic raceways are permitted to be installed in concealed space used as a plenum provided that each non-metallic raceway: a) conforms to Article 3.1.5.20., and b) is not more than 9 m in length."	Amendment to the Building By-law as requested by the Electrical Inspection Branch. Electrical Inspection has requested that a small amount of communication conductors be permitted to be placed in a plenum. Previous Building By-law did not permit this.
34	Division B, Part 3, 3.7.2.2.(17)	DELETE "Two universal toilet rooms that conform to Sentence 3.7.2.10.(9)" and REPLACE with "Two unisex toilet rooms, at least one water closet and one lavatory shall be provided in each toilet room,".	Editorial amendment to simplify the application of this requirement, which details washroom requirements for small retail establishments.

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		In Clause 3.7.2.2.(17)(c), DELETE "Section 3.8." and REPLACE with "Sentence 3.7.2.10.(9)."	
35	Division B, Part 3, 3.8.2.1.(1)	ITALICIZE the word "access".	Correction of misprint as noted in the 2009 BC Building Code Errata.
36	Division B, Part 3, 3.8.2.3.(2)(b)	DELETE "<public>" and ADD the following: "(See Sentence 3.7.2.10(12)),"	Correction of misprint as noted in the 2009 BC Building Code Errata.
37	Division B, Part 3, 3.8.2.27.(4)(f)	DELETE "Subclause 3.3.1.12(1)(b)(i)" and REPLACE with "Subclause 3.3.1.13.(10)(b)(i)".	Correction of misprint in By-law.
38	Division B, Part 3, 3.8.3.5.(4)	ITALICIZE the words "assembly occupancy", "business and personal services occupancy" and "mercantile occupancy".	Editorial amendment to indicate that these terms are defined terms.
39	Division B, Part 3, Table 3.9.1.1.	DELETE entry "3.2.1.6." and REPLACE with "3.2.1.7." In the entry for 3.2.2.40.(1), DELETE the 2 nd attribution "[F02,F04-OS1.2,OS1.3]" and REPLACE with "[F02,F04-OP1.2,OP1.3]". In the entry for 3.2.5.5., DELETE "BCBC" between (3) and (4) In the entry for 3.2.5.6., ADD the following after entry (1): "(2) [F12-OS1.5, OS3.1, OS3.7]"	Correction of misprint in By-law. Correction of misprints as noted in the 2005 National Building Code Errata. Correction of misprint in By-law. Amendment to add the applicable Objective and Functional Statements for this new Sentence.
40	Division B, Part 4, 4.1.8.11.	DELETE the reference in the title of "Article 4.1.8.6." and REPLACE with "Article 4.1.8.7."	Correction of misprint as noted in the 2005 National Building Code Errata.
41	Division B, Part 4, 4.1.8.11.(7)	DELETE the limit "i=1" shown under the sum symbol (Σ) in the equation and REPLACE with "i=x".	Correction of misprint as noted in the 2005 National Building Code Errata.
42	Division B, Part 4, 4.1.8.16.(3)	ITALICIZE the word "caissons" throughout.	Correction of misprint as noted in the 2005 National Building Code Errata.
43	Division B, Part 4, 4.1.8.16.(5)	ITALICIZE the word "caissons".	Correction of misprint as noted in the 2005 National Building Code Errata.
44	Division B, Part 4, Table 4.5.1.1.	In the entry for 4.2.5.2.(1), DELETE the attribution "[F62-OP4.1]" and REPLACE with "[F21-OP4.1]". In the entry for Article 4.1.8.11., DELETE the reference "Article 4.1.8.6." in the title and REPLACE with "Article 4.1.8.7."	Correction of misprint as noted in the 2005 National Building Code Errata.
45	Division B, Part 5, Table 5.10.1.1.	DELETE the document number "CSA O141" and REPLACE with "CAN/CSA-O141". ADD the following standard after ASTM D 2178:	Correction of misprint as noted in the 2005 National Building Code Errata. Revision as noted in the 2005 National

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		"ASTM, E 2190, Insulating Glass Unit Performance and Evaluation".	Building Code Errata.
46	Division B, Part 6, Table 6.2.9.3.	DELETE the text "Forming Part of Articles 6.2.7.1." and REPLACE with "Forming Part of Articles 6.2.7.1. and 6.2.9.3., and Sentence 6.2.8.1.(2)".	Revision as noted in the 2005 National Building Code Errata.
47	Division B, Part 7, 7.2.5.12.(1)(a)	DELETE change indicators.	Correction of misprint as noted in the 2009 BC Building Code Errata.
48	Division B, Part 7, 7.3.4.4.(1)	DELETE change indicators.	Correction of misprint as noted in the 2009 BC Building Code Errata.
49	Division B, Part 7, 7.4.3.3.(1)	ADD change indicators before "Except" and after "solids".	Correction of misprint as noted in the 2009 BC Building Code Errata.
50	Division B, Part 7, 7.4.3.3.(2)	ADD change indicators before and after Sentence.	Correction of misprint as noted in the 2009 BC Building Code Errata.
51	Division B, Part 7, 7.4.3.5.(2)	ADD change indicators before and after Article.	Correction of misprint as noted in the 2009 BC Building Code Errata.
52	Division B, Part 7, 7.4.3.7.(1)	DELETE "and" and REPLACE with "and c)".	Correction of misprint in By-law.
53	Division B, Part 7, 7.4.5.3.(1)	ADD "(See Appendix A)" at the end of the Sentence.	Correction of misprint in By-law.
54	Division B, Part 7, 7.5.2.	DELETE change indicator before Subsection number.	Correction of misprint as noted in the 2009 BC Building Code Errata.
55	Division B, Part 7, 7.5.3.1.(3)	DELETE change indicator before Sentence number.	Correction of misprint as noted in the 2009 BC Building Code Errata.
56	Division B, Part 7, Table 7.6.3.1.	In the entry "Water Closet", ADD: " (a) with flush tank" in column 1, "3/8" in column 2, "50" in column 3, "3" in column 4 and "5" in column 5.	Correction of misprint in By-law.
57	Division B, Part 7, 7.6.3.4.(2)	DELETE "and duplexes" in the first line.	Correction of misprint as noted in the 2009 BC Building Code Errata.
58	Division B, Part 7, 7.6.3.4.(4)	DELETE "and duplexes". DELETE "water service pipe that supplies a fixture or device" and REPLACE with "water distribution system". DELETE ", but shall not be less than 3/4 in."	Correction of misprint as noted in the 2009 BC Building Code Errata.
59	Division B, Part 9, 9.3.1.1.(4)	DELETE "walls not exceeding 2 storeys" and REPLACE with "walls not exceeding 2 storeys in building height".	Correction of misprint as noted in the 2005 National Building Code Errata.
60	Division B, Part 9, 9.3.1.3.(1)	DELETE "Clause 15.5" and REPLACE with "Clause 4.1.1.6"	Correction of misprint as noted in the 2005 National Building Code Errata.

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61	Division B, Part 9, 9.3.2.9.(5)	DELETE "or e)" and REPLACE with "e)". ADD the following after Clause (e): "or f) CSA O80.36, "Preservative Treatment of Wood Products for Light-Duty Above-ground Residential Uses by Pressure Processes."	Revision as noted in the 2005 National Building Code Errata.
62	Division B, Part 9, 9.5.3.3.	ADD the following after Sentence 9.5.3.3.(1): "2) Automatic overhead garage doors equipped with openers shall be designed in according to Clause 3.3.6.6.(1)(c)."	Amendment to the By-law that requires that the provisions for the installation of security gates for storage garages in Part 3 buildings shall apply to Part 9 buildings.
63	Division B, Part 9, 9.7.3.1.(1)	DELETE "or g)" and REPLACE with "g)". ADD the following after Clause (g): "or h) ASTM E 2190, "Insulating Glass Unit Performance and Evaluation."	Revisions as noted in the 2005 National Building Code Errata
64	Division B, Part 9, 9.7.3.2.(1)	DELETE "Glass in windows" and REPLACE with "Glass guards, glass in windows".	Amendment to clarify the requirement that glass guards (as well as glass in windows) be designed in accordance with accepted CSA standards.
65	Division B, Part 9, 9.8.4.7.(1)	UNITALICIZE the word "access".	Correction of misprint as noted in the 2009 BC Building Code Errata.
66	Division B, Part 9, 9.8.6.2.(3)	DELETE "a secondary entrance to a single dwelling unit, <not including entrances from attached garages>" and REPLACE with "a secondary entrance into a single dwelling unit, <including entrances from attached garages>".	Amendment as per Province of BC Ministerial Order No. M 093.
67	Division B, Part 9, 9.8.8.1.(4)	DELETE "and with a surface area more than 14 m ² ".	Amendment to require that all swimming pools shall be protected with a fence, regardless of pool size. Previous Building By-law mandated that a fence be provided only for pools larger than 14 m ² .
68	Division B, Part 9, 9.8.8.3.(5)	DELETE "top of the handrail" and REPLACE with "top of the guard."	Correction of misprint as noted in the 2009 BC Building Code Errata.
69	Division B, Part 9, 9.8.9.1.(1)	DELETE "Articles 9.8.9.3. and 9.8.9.4." and REPLACE with "Articles 9.8.9.4. and 9.8.9.5."	Correction of misprint as noted in the 2005 National Building Code Errata.
70	Division B, Part 9, 9.10.14.4.(1)(c)	DELETE "be equal to or less than" and REPLACE with "where limiting distance is not less than 1.2 m, be equal to or less than".	Correction of misprint as noted in the 2009 BC Building Code Errata.
71	Division B, Part 9,	DELETE "twice" and replace with "half."	Correction of misprint as noted in the 2009

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	9.10.14.4.(1)(c)(ii)		BC Building Code Errata.
72	Division B, Part 9, 9.10.15.4.	DELETE "Sentence (3), (4) and (5)" and REPLACE with "Sentence (3), (4), (5), (6) and (7)" ADD the following after Sentence (5): "6) The maximum aggregate area of <i>unprotected openings</i> shall be not more than twice the area determined according to Sentence (1), where the <i>unprotected openings</i> are glazed with a) wired glass in steel frames, as described in Article 9.10.13.5., or b) glass blocks, as described in Article 9.10.13.7. 7) Where the <i>building</i> is <i>sprinklered</i> the maximum aggregate area of <i>unprotected openings</i> shall be not more than twice the area determined according to Sentence (1), provided all rooms, including closets and bathrooms, that are adjacent to the <i>exposing building face</i> and that have <i>unprotected openings</i> are <i>sprinklered</i> , notwithstanding any exemptions in the sprinkler standards referenced in Article 3.2.5.13."	Correction of misprint in By-law.
73	Division B, Part 9, 9.10.15.4.(1)(c)	DELETE "be equal to or less than" and REPLACE with "where limiting distance is not less than 1.2 m, be equal to or less than".	Correction of misprint as noted in the 2009 BC Building Code Errata.
74	Division B, Part 9, 9.14.3.1.(1)(h)	DELETE "NQ" and REPLACE with "BNQ".	Correction of misprint as noted in the July 2007 BC Building Code Errata.
75	Division B, Part 9, 9.15.1.1.(1)(c)(i)	DELETE "100 kPa" and REPLACE with "75 kPa".	Correction of misprint as noted in the 2005 National Building Code Errata.
76	Division B, Part 9, 9.15.3.4.(2)	In the definition of variable $\sum s_j$ DELETE "sum of the supported joist lengths on each <i>storey</i> " and REPLACE with "sum of the supported joist spans on each <i>storey</i> "	Correction of misprint as noted in the 2005 National Building Code Errata.
77	Division B, Part 9, 9.16.2.1.(1)	DELETE "Article 9.13.8.2." and REPLACE with "Article 9.13.4.6."	Correction of misprint as noted in the July 2007 BC Building Code Errata.
78	Division B, Part 9, 9.17.1.1.(1)(b)	DELETE Subclause (iv).	Correction of misprint as noted in the 2005 National Building Code Errata.
79	Division B, Part 9, 9.20.1.2.	In Sentence 9.20.1.2.(1), DELETE "Sa (2.0)" and replace with "Sa(0.2)". In Sentence 9.20.1.2.(2), DELETE "Sa (2.0)" and replace with "Sa(0.2)".	Correction of misprint as noted in the July 2007 BC Building Code Errata.
80	Division B, Part 9, 9.20.6.2.(2)	DELETE "shall be not less than 50 mm or greater than 150 mm." and REPLACE with "shall be not less than 50 mm and not greater than 150 mm."	Correction of misprint as noted in the 2005 National Building Code Errata
81	Division B, Part 9, 9.20.7.3.(1)(a)	DELETE "measured from centre to centre".	Correction of misprint as noted in the 2005 National Building Code Errata
82	Division B, Part 9,	DELETE "does not have the capacity to reduce the average monthly relative	Correction of misprint as noted in the 2005

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	9.25.1.2.(4)(b)	humidity to 35% or for any period over that period." and REPLACE with "does not have the capacity to reduce the average monthly relative humidity to 35% or less over that period."	National Building Code Errata
83	Division B, Part 9, 9.25.2.3.	ADD the following after Sentence 9.25.2.3.(8): "9) The thermal resistance rating of attic space insulation may be reduced for a distance of 1.0 m from the exterior wall provided the thermal resistance rating is not less than that required for the wall insulation."	Amendment as per Province of BC Ministerial Order No. M 093.
84	Division B, Part 9, 9.27.2.2.(1)	DELETE Clause (c) and REPLACE with the following: "c) the cladding's components are non-insulating type, hollow backed aluminum or vinyl and are horizontally oriented and loosely fastened to the backing substrate, or"	Amendment as per Province of BC Ministerial Order No. M 093.
85	Division B, Part 9, Table 9.29.5.3.	DELETE "Gypsum board conforming to Sentence 9.29.5.2.(1)(a) to (i) and (k)" and REPLACE with "Gypsum board conforming to Sentence 9.29.5.2.(1) (except Sections 9 and 12 of ASTM C 1396/C 1396M)" DELETE "Gypsum ceiling board conforming to Clause 9.29.5.2.(1)(j)" and REPLACE with "Gypsum ceiling board conforming to Clause 9.29.5.2.(1)(c) (only Section 12 of ASTM C 1396/C 1396M)"	Correction of misprint as noted in the 2005 National Building Code Errata
86	Division B, Part 9, 9.29.5.9.(5)	DELETE "based on Tables A-9.10.3.1.A. or A-9.10.3.1.B" and REPLACE with "based on Table A-9.10.3.1.A."	Correction of misprint as noted in the 2005 National Building Code Errata
87	Division B, Part 9, Table 9.32.3.3.A	In footnote (1) DELETE "Article 9.7.1.3." and REPLACE with "Article 9.7.1.2."	Correction of misprint as noted in the July 2007 BC Building Code Errata.
88	Division B, Part 9, 9.32.3.8.(4)	DELETE 9.32.3.8.(1)(a) and REPLACE with 9.32.3.8.(2)(a).	Correction of misprint as noted in the August 2009 BC Building Code Errata.
89	Division B, Part 9, Table 9.36.1.1.	In the entry for 9.9.7.3., DELETE "(3) [F10-OS1.5]". In the entry for 9.9.7.4., ADD the following after the 2 nd attribution: "(3) [F10-OS1.5]". In the entry for 9.10.8.1.(1), DELETE "OS1.3" REPLACE with "OP1.3". DELETE entry "9.36. Secondary Suites". In the entry for 9.13.2.5.(1), DELETE "OH1" and REPLACE with "OH1.1". In the entry for 9.13.3.5.(1), DELETE "OH1" and REPLACE with "OH1.1".	Correction of misprint in By-law. Correction of misprint in By-law. Correction of misprint as noted in the 2005 National Building Code Errata Correction of misprint in By-law. Correction of misprint as noted in the 2005 National Building Code Errata Correction of misprint as noted in the 2005 National Building Code Errata

Item #	By-law Reference	Proposed Amendment	Explanation
90	Division B, Part 12	DELETE the title "Environmental Protection Regarding One-Family Dwellings, Two-Family Dwellings, and One-Family Dwellings with Secondary Suites" and REPLACE with "Environmental Protection Regarding One-Family Dwellings, Two-Family Dwellings, One-Family Dwellings with Secondary Suites, and Laneway Houses".	Editorial amendment to include Laneway houses as part of the types of buildings to which Part 12 (Environmental Protection) applies.
91	Division B, Part 12, 12.1.1.1.	DELETE "and <i>one-family dwellings with secondary suites.</i> " and REPLACE with " <i>one-family dwellings with secondary suites, and laneway houses.</i> "	Editorial amendment to include Laneway houses as part of the types of buildings to which Part 12 (Environmental Protection) applies.
92	Division B, Part 12, 12.2.2.1.(1)	DELETE and REPLACE with By-law language that requires the following: -- All hard wired, electrically powered light fixtures located in bedrooms, closets, service rooms, storage areas, garages, and carports must be provided with non-incandescent light bulbs. -- All hard wired, electrically powered light fixtures located on the exterior of a dwelling shall be provided with non-incandescent light bulbs.	Amendment to require non-incandescent lighting in specific areas and rooms. Previous Building By-law required that 40% of lighting in a home be non-incandescent; this requirement was difficult to administer.
93	Division B, Part 12, 12.2.2.1.(1)	DELETE Sentence 12.2.2.5.(1) and REPLACE with: "1) Gas-fuelled direct-vented fireplaces in conditioned spaces shall use on-demand electronic ignition systems. Standing pilot lights for ignition are not permitted."	Amendment to clarify the intent of this Sentence, which is that gas-fuelled fireplaces must utilize a direct-vent system.
94	Division B, Part 12, 12.2.2.6.(1)	MODIFY this Sentence with By-law language that requires the following: -- Toilets shall be of dual flush design (with a maximum single flush of 6L) or single flush design (with a maximum single flush of 4.8L).	Amendment to allow the installation of single-flush high-efficiency toilets. Previous Building By-law only permitted dual-flush toilets. This amendment will allow for new technologies and lower-flush toilets to be used.
95	Division B, Part 12, 12.2.2.7.(1)(g)	DELETE and REPLACE with: "g) be located within the dwelling unit such that the heat recovery ventilator can be serviced from an area having a minimum headroom clearance of 2 m."	Amendment to clarify the intent of this Sentence, which is to ensure that the heat recovery ventilator is located such that it can be easily serviced.
96	Division B, Part 12, 12.2.2.8.	DELETE "Before issuance of an occupancy permit" and REPLACE with "At the time of Final Inspection"	Amendment to modify the point in the Building Permit process by which an EnerGuide rating Service Audit must be completed. Previous Building By-law required the submission prior to issuing an Occupancy permit.
97	Division B, Part 12,	DELETE and REPLACE with the following:	Amendment to clarify the application of this

Item #	By-law Reference	Proposed Amendment	Explanation
	12.2.2.9.	<p>12.2.2.9. Solar Ready Pipe Run</p> <p>1) A solar ready pipe run, consisting of at least two 50 mm PVC pipes, capped at both ends and having at least a 20° angle measured above the horizontal level, shall extend from a location in close proximity to the service water heater to the attic space.</p>	Sentence, which is to provide the building with the means to easily retrofit roof-mounted energy generation systems at a later date.
98	Division C, Part 1, 1A.3.4.2.(1)(b)	UNITALICIZE "approved".	Correction of misprint in By-law.
99	Division C, Part 1, 1A.6.1.2.(1)	DELETE "Section" and REPLACE with "Subsection".	Correction of misprint in By-law.
100	Division C, Part 1, 1A.9.7.4.	<p>In Sentence 1A.9.7.4.(1), DELETE "Awnings and marquees" and REPLACE with " Except as permitted in Sentence (3), awnings and marquees"</p> <p>ADD the following after Sentence 1A.9.7.4.(2):</p> <p>"3) Fabric covered retractable awnings need not be designed for wind, rain, snow and seismic design loads as specified in Part 4 when the awning is in the open position."</p>	Amendment to the Building By-law to clarify that fabric awnings are exempted from meeting the wind, rain, snow, and seismic requirements of Division B, Part 4 of the By-law. Previously, this was not clear; as such designers had difficulty in meeting these requirements. It is expected that building owners will retract awnings during inclement weather conditions.
101	Division C, Part 1, 1A.9.7.5.	DELETE Sentence 1A.9.7.5.(2).	Correction of misprint in By-law.
102	Division C, Part 1, 1A.12.1.2.	<p>ADD the following after Sentence 1A.12.1.2.(4):</p> <p>"5) Designated <i>street</i> numbers and <i>suite</i> numbers shall be made of durable materials and affixed to the building so as to not be easily removed."</p>	Amendment to the Building Bylaw to ensure that building numbers will be readable over a long period of time.
103	Division C, Part 2, 2.2.1.2.(2)	<p>MODIFY this Sentence with By-law language that permits the following:</p> <p>-- a Designated Structural Engineer (Struct.Eng.) may use a combined Struct.Eng. and Professional Engineer (P.Eng.) stamp.</p>	Amendment to the Building By-law to permit the use of a new combined stamp, as issued by the Association of Professional Engineering and Geoscientists of BC (APEGBC).
104	Division C, Part 2, 2.2.2.2.(2)(f)	ITALICIZE "storey" and "suites".	Correction of misprint in By-law.
105	Division C, Part 2, 2.2.4.6.(1)(b)	<p>DELETE "allowable bearing pressures" and REPLACE with "factored bearing pressures"</p> <p>DELETE "allowable loads" and REPLACE with "factored loads".</p>	Correction of misprints as noted in the 2005 National Building Code Errata
106	Division C, Part 2, 2.3.2.	DELETE the title "Additional Requirements for Fire Safety Alternative Solutions" and REPLACE with " Additional Requirements for Fire Safety,	Amendment to the Building By-law to recognize that Alternative Solutions may be

Item #	By-law Reference	Proposed Amendment	Explanation
		Energy Conservation and Environmental Protection Alternative Solutions” .	proposed to the Chief Building Official for topics including energy conservation and environmental protection.
107	Division C, Part 2, 2.3.2.1.(1)(c)	<p>MODIFY this Clause with By-law language that permits the following:</p> <p>-- This Clause should also cover alternative solutions for energy conservation and environmental protection provisions.</p>	Amendment to the Building By-law to recognize that Alternative Solutions may be proposed to the Chief Building Official for topics including energy conservation and environmental protection.
108	Division C, Part 2, 2.3.2.1.(2)	DELETE “Sentence (2)” and REPLACE with “Sentence (1)”	Correction of misprint in By-law.
109	Fee Schedule, Part A, (1)(c)	<p>MODIFY this Sentence with By-law language that states the following:</p> <p>-- The fee is per daily basis.</p>	Amendment to clarify that a fee shall be charged based on the number of dates of occupying the street, subject to a minimum fee.

Appendix B

Proposed Amendments to the Building By-law for Revised Addressing Requirements

Item #	By-law Reference	Proposed Amendment	Explanation
1	Division C, Part 1A, 1A.12.2.7.	<p>MODIFY Sentence 1A.12.2.7.(1) with By-law language that requires the following:</p> <p>-- Where sufficient street numbers are available, every principal <i>building</i>, <i>secondary suite</i>, and <i>laneway house</i> on a site shall be assigned a separate <i>street</i> number.</p> <p>-- If a limited set of street numbers are available, they shall be assigned in the following priority sequence: principal building, laneway house, secondary suite.</p>	Amendment to the Building By-law to reflect current Council policy with respect to Addressing in single-family neighbourhoods.

Appendix C

Proposed Amendments to the Building By-law for Fire Department Access Paths

Item #	By-law Reference	Proposed Amendment	Explanation
1	Division B, Part 3, 3.2.5.5.	<p>ADD the following:</p> <p>“The fire fighters’ path of travel is permitted to be not more than 55 m from the access route to the principal entrance of the dwelling unit, where the dwelling unit may contain a secondary suite or the dwelling unit has not more than one dwelling unit on top provided:</p> <ul style="list-style-type: none"> a) the building is sprinklered to NFPA 13R, b) a minimum 2 m wide unobstructed access path for fire fighters, c) a strobe light installed and maintained outside the principal entrance of the dwelling unit, and connected to an internal <i>smoke alarm</i> within the dwelling unit, d) sprinkler systems shall be monitored by the fire alarm system, and by an off-site monitoring service, e) an exterior audible signal activated by the fire alarm system shall provide a minimum sound level of 75 db in the sleeping area of the dwelling unit, f) emergency lighting shall be provided along the path of travel for fire fighters, and g) the fire alarm system shall be provided with graphic annunciator. 	<p>Amendments to the Building By-law to support Council initiatives for laneway houses and complex multi-family residential buildings. These amendments provide a prescriptive set of requirements for circumstances that arise on large sites or non-standard lots (narrow and deep lots).</p>

Item #	By-law Reference	Proposed Amendment	Explanation
		<p>The fire fighters' path of travel is permitted to be not more than 65 m from the access route to the principal entrance of the dwelling unit, where the dwelling unit may contain a secondary suite or the dwelling unit has not more than one dwelling unit on top, provided:</p> <ul style="list-style-type: none"> a) all the features (b) to (g) above are met, b) the building is sprinklered to NFPA 13, c) a 64 mm diameter fire department hose connection shall be provided adjacent to the path of travel for fire fighters located not more than 45 m measured from the hose connection to all the principal entrance of the dwelling units, and d) the location of the fire department hose connections required by c) above shall be indicated in the fire alarm system graphic annunciator." 	

Appendix D

Proposed Amendments to the Building By-law for Temporary Emergency Shelters

Item #	By-law Reference	Proposed Amendment	Explanation
1	Division B, Part 10, 10.1.1.	<p>ADD the following:</p> <p>10.1.1.9 Emergency Shelters</p> <ol style="list-style-type: none"> 1) Emergency shelter is allowed in an existing <i>building</i> provided <ol style="list-style-type: none"> a) the temporary shelter is subject to annual review and acceptance by the Chief Building Official, b) no cooking of foods other than re-heating of foods that have been prepared off site, c) supervisory staff is being trained with respect to emergency evacuation, d) at least one supervisory staff person shall be provided for every 20 shelter spaces, and e) the number of shelter spaces is not permitted to exceed more than one person for every 3.7 m² of floor area or, where bunks are provided, two persons for every 3.7 m². 2) Every shelter space must be provided with at least 2 <i>means of egress</i>. 3) All exit doors must be provided with exit signs in floor area containing shelter spaces. Where it is not possible to see an exit sign over an exit door from within the temporary shelter space, directional exit signs must be provided. Installation of exit signs shall comply with Subsection 3.4.5. 4) Smoke alarms must be installed in a building containing temporary shelter spaces. Installation of smoke alarms shall comply with Article 3.2.4.20. 5) At least one water closet must be provided for every 20 temporary shelter spaces. 6) At least one washbasin must be provided for ever 5 water closets. 	<p>Amendments to the Building By-law to support Council initiatives for the installation of temporary emergency shelters in existing buildings. These amendments provide a set of basic fire and life safety requirements, and require an annual review and acceptance by the Chief Building Official for continued operation. It should be noted that cooking restrictions will only apply for buildings that do not have a By-law compliant kitchen equipment.</p>