

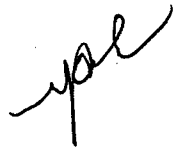
EXPLANATION

**Building By-law amending By-law
Re: 2015 Fee increases and miscellaneous housekeeping amendments
to adopt revisions to the British Columbia Building Code pursuant to Ministerial Orders
M060 (deposited March 12, 2013), M084 (deposited April 3, 2013),
M090 (deposited April 5, 2013), M110 (deposited April 12, 2013),
M 111 (deposited April 12, 2013), and M226 (deposited July 9, 2014)
and to incorporate corrections and omissions identified in the 2012 BC Building Code
Errata list published by the Queen's Printer**

The attached By-law will implement Council's resolution of July 22, 2014 to amend Building By-law No. 10908 to increase fees for 2015. It will also correct several housekeeping errors and omissions in Building By-law No. 10908 and incorporate recent errata published by the Queen's Printer and revisions to the British Columbia Building Code pursuant to the Ministerial Orders referred to above, to July 9, 2014.

Building By-law No. 10908 was first approved by Council on April 1, 2014, to be effective July 1, 2014. On June 24, 2014, Council enacted By-law No. 10994, postponing the effective date of By-law No. 10908 to January 1, 2015. The recent errata and revisions by the Province are being incorporated into the By-law at this time in order to ensure that the By-law is as current as possible before it comes into force in the new year.

Director of Legal Services
September 30, 2014



BY-LAW NO. _____

**A By-law to amend Building By-law No. 10908
regarding 2015 fees and miscellaneous housekeeping amendments
to adopt revisions to the British Columbia Building Code pursuant to
Ministerial Orders M060 (deposited March 12, 2013),
M084 (deposited April 3, 2013), M090 (deposited April 5, 2013),
M110 (deposited April 12, 2013), M 111 (deposited April 12, 2013),
M226 (deposited July 9, 2014) and to incorporate corrections
and omissions identified in the 2012 BC Building Code
Errata list published by the Queen's Printer**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council:

- (a) repeals the Fee Schedule attached to the Building By-law, and substitutes for it the Fee Schedule attached to this By-law, which new Fee Schedule is to form part of the Building By-law; and
- (b) approves the fees set out in the new Fee Schedule.

2. In Book I and Book II, Division A, Article 1.4.1.2., Council:

- (a) adds the following definition in alphabetical order:

“Lock-off unit means a smaller *dwelling unit* within a larger principal *dwelling unit*, which must have separate external access and shared internal access, and which can be locked off from the larger *dwelling unit*, but does not include a *secondary suite*.”; and

- (b) strikes out the definition of *“Secondary suite”* and substitutes:

“Secondary suite means that area of a *building* that is intended to be a *dwelling unit* that is smaller than the principal residence in the same *building*.”

3. In Book I and Book II, Division A, Article 1.5.2.1., Council deletes “or if there is reason to believe” and substitutes “or immediately if there is reason to believe”.

4. In Book I, Division A, Article 1.4.1.2., Council deletes the definition of ***“Building of new construction”***.

5. In Book I, Division B, Council:

a) in Table 1.3.1.2., deletes:

AHAM	ANSI/AHAM RAC-1-1982	Room Air Conditioners	Table 9.36.3.10.
AHRI	ANSI/AHRI 210/240-2008	Performance Rating of Unitary Air-Conditioning and Air-Source Heat Pump Equipment	Table 9.36.3.10.
AHRI	ANSI/AHRI 1060-2005	Performance Rating of Air-to-Air Exchangers for Energy Recovery Ventilation	9.36.3.8.(4)
AHRI	BTS-2000	Efficiency of Commercial Space Heating Boilers	Table 9.36.3.10.
ANSI/CSA	ANSI Z21.10.3-2004/CSA 4.3-04	Gas Water Heaters - Volume III, Storage Water Heaters with Input Ratings Above 75,000 Btu Per Hour, Circulation and Instantaneous	Table 9.36.4.2.
ANSI/CSA	ANSI Z21.56-2006/CSA 4.7-2006	Gas-Fired Pool Heaters	Table 9.36.4.2.
ANSI/CSA	ANSI Z83.8-2006/CSA 2.6-2006	Gas Unit Heaters, Gas Packaged Heaters, Gas Utility Heaters and Gas-Fired Duct Furnaces	Table 9.36.3.10.
ASHRAE	ANSI/ASHRAE 103-2007	Annual Fuel Utilization Efficiency of Residential Central Furnaces and Boilers	Table 9.36.3.10.
ASHRAE	ANSI/ASHRAE 140-2007	Evaluation of Building Energy Analysis Computer Programs	9.36.5.4.(8)
ASTM	C 177-10	Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus	9.36.2.2.(1)
ASTM	C 518-10	Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus	9.36.2.2.(1)
ASTM	C 1363-05	Thermal Performance of Building Materials and Envelope Assemblies by Means of a Hot Box Apparatus	9.36.2.2.(4)
ASTM	E 2357-11	Determining Air Leakage of Air Barrier Assemblies	9.36.2.9.(1)
CCBFC	NRCC 54435-11	National Energy Code of Canada for Buildings	10.2.1.1.(1) 9.36.1.3.(1) 9.36.1.3.(4) 9.36.3.1.(2) 9.36.4.1.(2)
CGSB	CAN/CGSB-149.10-M86	Determination of the Airtightness of Building Envelopes by the Fan Depressurization Method	9.36.5.10.(11)
CSA	AAMA/WDMA/CSA 101/I.S.2/A440-08	NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights	9.36.2.9.(3)
CSA	A440S1-09	Canadian Supplement to AAMA/WDMA/CSA 101/I.S.2/A440, NAFS - North American Fenestration Standard Specification for Windows, Doors and Skylights	9.36.2.9.(3)
CSA	A440.2-09/A440.3-09	Fenestration Energy Performance/User Guide to CSA A440.2-09, Fenestration Energy Performance	9.36.2.2.(3)
CSA	B140.12-03	Oil-Burning Equipment: Service Water Heaters for Domestic Hot Water, Space Heating, and Swimming Pools	Table 9.36.4.2.

CSA	CAN/CSA-B211-00	Energy Efficiency of Oil-Fired Storage Tank Water Heaters	Table 9.36.4.2.
CSA	B212-00	Energy Utilization Efficiencies of Oil-Fired Furnaces and Boilers	9.36.3.10.
CSA	B415.1-10	Solid-Fuel-Burning Heating Appliances	Table 9.36.3.10.
CSA	CAN/CSA-C191-04	Electric Storage Tank Water Heaters for Domestic Hot Water Service	Table 9.36.4.2.
CSA	CAN/CSA-C368.1-M90	Room Air Conditioners	9.36.3.10.
CSA	CAN/CSA-C439-00	Rating the Performance of Heat/Energy-Recovery Ventilators	9.36.3.8.(4) 9.36.3.9.(3)
CSA	CAN/CSA-C656-05	Split-System and Single-Package Central Air Conditioners and Heat Pumps	Table 9.36.3.10.
CSA	CAN/CSA-C745-03	Energy Efficiency of Electric Storage Tank Water Heaters and Heat Pump Water Heaters	Table 9.36.4.2.
CSA	CAN/CSA-C746-06	Rating Large and Single Packaged Vertical Air Conditioners and Heat Pumps	Table 9.36.3.10.
CSA	C748-94	Direct-Expansion (DX) Ground-Source Heat Pumps	Table 9.36.3.10.
CSA	CAN/CSA-C749-07	Performance of Dehumidifiers	Table 9.36.3.10.
CSA	CAN/CSA-C828-06	Thermostats Used with Individual Room Electric Space Heating Devices	9.36.3.6.(3)
CSA	CAN/CSA-C13256-1-01	Water-Source Heat Pumps - Testing and Rating for Performance - Part 1: Water-to-Air and Brine-to-Air Heat Pumps (Adopted ISO 13256-1:1998, with Canadian Deviations)	Table 9.36.3.10.
CSA	CAN/CSA-C13256-2-01	Water-Source Heat Pumps - Testing and Rating for Performance - Part 2: Water-to-Water and Brine-to-Water Heat Pumps (Adopted ISO 13256-2:1998, with Canadian Deviations)	Table 9.36.3.10.
CSA	CAN/CSA-P.2-07	Measuring the Annual Fuel Utilization Efficiency of Residential Gas-Fired Furnaces and Boilers	Table 9.36.3.10.
CSA	CAN/CSA-P.3-04	Measuring Energy Consumption and Determining Efficiencies of Gas-Fired Storage Water Heaters	Table 9.36.4.2.
CSA	P.6-09	Measuring Thermal Efficiency of Gas-Fired Pool Heaters	Table 9.36.4.2.
CSA	CAN/CSA-P.7-10	Measuring Energy Loss of Gas-Fired Instantaneous Water Heaters	Table 9.36.4.2.
CSA	CAN/CSA-P.8-09	Thermal Efficiencies of Industrial and Commercial Gas-Fired Package Furnaces	Table 9.36.3.10.
CSA	CAN/CSA-P.9-11	Performance of Combined Space and Water Heating Systems (Combos)	Table 9.36.3.10. 9.36.3.10.(3) Table 9.36.4.2. Table 9.36.5.15.C.
CSA	P.10-07	Performance of Integrated Mechanical Systems for Residential Heating and Ventilation	9.36.3.9.(2) Table 9.36.3.10. Table 9.36.4.2. Table 9.36.5.15.C.
CSA	CAN/CSA-P.11-07	Measuring Efficiency and Energy Consumption of Gas-Fired Unit Heaters	Table 9.36.3.10.
CTI	201(04)	Certification of Water-Cooling Tower Thermal Performance	Table 9.36.3.10.

DOE	10 CFR, Part 430-2011	Energy, Energy Conservation Program for Consumer Products	Table 9.36.4.2.
DOE	10 CFR, Part 431-2011	Energy, Energy Efficiency Program for Certain Commercial and Industrial Equipment	Table 9.36.4.2.
EPA	40 CFR, Part 60-2008	Protection of Environment, Standards of Performance for New Stationary Sources	Table 9.36.3.10.
ICC	400-2007	Design and Construction of Log Structures	9.36.2.2.(5)
NFRC	100-2010	Determining Fenestration Product U-factors	9.36.2.2.(3)
NFRC	200-2010	Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence	9.36.2.2.(3)
UL	731-1995	Oil-Fired Unit Heaters	Table 9.36.3.10.
ULC	CAN/ULC-S531-02	Smoke-Alarms	9.37.2.19.(1)
ULC	CAN/ULC-S710.1-05	Thermal Insulation - Bead Applied One Component Polyurethane Air Sealant Foam, Part 1: Material Specification	9.36.2.10(6)
ULC	CAN/ULC-S711.1-05	Thermal Insulation - Bead-Applied Two Component Polyurethane Air Sealant Foam, Part 1: Material Specification	9.36.2.10.(6)
ULC	CAN/ULC-S741-08	Air Barrier Materials - Specification	9.36.2.10.(1)
ULC	CAN/ULC-S742-11	Air Barrier Assemblies - Specification	9.36.2.9.(1)
US Congress		National Appliance Energy Conservation Act of 1987	Table 9.36.4.2. Table 9.36.5.16.

- b) in Sentence 3.2.3.13.(2), deletes “there is a” and substitutes “an unenclosed exterior”;
- c) in Sentence 3.2.3.13.(5), deletes “Clause 2.3.13.(4)(d)” and substitutes “Clause 3.2.3.13.(4)(d)”;
- d) in Clause 3.2.3.13.(5)(a), deletes “fast” and substitutes “quick”;
- e) in Clause 3.2.3.13.(5)(f), after “factor of” adds “nominal”;
- f) in Clause 3.3.8.1.(1)(f), at the end, deletes “and”;
- g) in Clause 3.3.8.1.(1)(g), deletes “.” and substitutes “, and”;
- h) after Clause 3.3.8.1.(1)(g), adds:
 - “(h) a continuous steel mesh is installed across the entire storage area and located no higher than 460 mm below the sprinkler head.”;
- i) at the beginning of Sentence 3.4.6.16.(4), deletes “Electromagnetic” and substitutes “Except as permitted in Sentence (6), electromagnetic”;
- j) in Sentence 3.4.6.16.(4), deletes Clauses (e) to (j) and substitutes:

“e) a force of not more than 90 N applied to the door opening hardware initiates an irreversible process that will release the locking device within 15 seconds and not relock until the door has been opened,
f) upon release, the locking device can only be reset manually by the actuation of the switch referred to in Clause (d),
and
g) a legible sign is permanently mounted on the exit door to indicate that the locking device will release within 15 seconds of applying pressure to the door opening hardware.”;

k) after Sentence 3.4.6.16.(5), adds

“(6) As an alternative to the requirements of Clauses (e), (f) and (g) in Sentence (4), *acceptable* door release hardware for an electromagnetic lock shall be located in close proximity to the exit door and shall be equipped with

a) a push button together with a motion sensor or a pressure sensitive pad that will immediately release the locking device,

b) a push button that is

i) directly connected to the electrical circuit that provides power to the locking device, without any intervening mechanism,

ii) embossed with the word “EXIT” on the activation surface in text with dimensions of no less than 25 mm,

iii) internally illuminated by a permanent LED type light source, and

iv) labeled “DOOR RELEASE” in plain and legible characters,

c) an electromagnetic lock that

i) will reset automatically, except as provided in Subclause (iii),

ii) has an automatic reset feature that is not activated for at least 15 seconds, and

iii) can only be reset by manual means after the activation of the fire alarm system.”;

l) in Sentence 3.8.5.6.(1), deletes “lower” and substitutes “accessible”;

m) in Sentence 9.7.2.2.(10), deletes “Section 9.36.” and substitutes “Part 10.”;

n) delete Clause 9.10.14.3.(2)(b) and substitute “(b) Delete, and”;

- o) in Sentence 9.10.14.5.(5); and Clauses 9.10.14.5.(7)(b) and 9.10.15.4.(6)(a) after “detached garage” adds “conforming to Sentence 9.10.14.5.(4)”;
- p) in Clauses 9.10.14.5.(5)(a) and 9.10.15.4.(6)(a); and in Subclause 9.10.14.5.(7)(i) deletes “one *dwelling unit*” and substitutes “a *one-family dwelling* or *two-family dwelling*”;
- q) in Sentences 9.10.14.5.(5) and 9.10.15.4.(6); Clauses 9.10.014.5.(5)(b), 9.10.14.5.(5)(c), 9.10.15.4.(6)(b) and 9.10.15.4.(6)(c); and Subclause 9.10.14.5.(7)(b)(iii) deletes “*dwelling unit*” and substitutes “*one-family dwelling* or *two-family dwelling*”;
- r) in Clause 9.10.14.5.(7)(a) deletes “1 or 2 *dwelling unit*” and substitutes “a *one-family dwelling* or *two-family dwelling*”;
- s) in Subclauses 9.25.1.1.(2)(a)(i) and (2)(a)(ii) deletes “Section 9.36” and substitutes “Part 10”;
- t) in Sentence 9.25.1.1.(3) deletes “9.36” and substitutes “Part 10”;
- u) in Sentences 9.31.1.1.(4), 9.32.1.1.(4) and 9.33.1.1.(4) deletes “in Section 9.36” and substitutes “of Part 10.”;
- v) deletes Section 9.36. and substitutes:
 - “9.36. Energy Efficiency
 - 9.36.1. General
 - 9.36.1.1. Application
 - (1) Part 9 buildings shall conform to the energy efficiency requirements of Part 10.
 - 9.36.2. Deleted.
 - 9.36.3. Deleted.
 - 9.36.4. Deleted.
 - 9.36.5. Deleted.”;

w) deletes Section 9.37. and substitutes:

“Section 9.37. Secondary Suites and Lock-off Units

9.37.1 General

9.37.1.1. Application

1) This Section applies to the construction of a *secondary suite* or a *lock-off unit* within a *one-family dwelling*; the construction of a *secondary suite* or a *lock-off unit* within one or both of the dwelling units in a *two-family dwelling*; or the construction of a *lock-off unit* within a residential suite in an apartment building. (See Part 11 for the application of *secondary suites* or *lock-off units* to existing *buildings*)

9.37.1.2. Deleted

9.37.2. Deleted

9.37.3. One Family Dwelling with a Secondary Suite or Lock-off Unit

9.37.3.1. Specific Requirements

1) In addition to the requirements of this Part, a *one-family dwelling with secondary suite* or a *lock-off unit* shall be constructed in conformance with

- a) the fire compartmentation requirements in Table 11.4.3.1.,
- b) the installation of *smoke alarms* in Subsection 9.10.19., and
- c) the installation of electrical facilities in Subsection 9.34.1.

2) The location of gas shut off valves controlling the flow of gas to appliances in a *one-family dwelling with secondary suite* or a *lock-off unit* shall be readily accessible to all occupants having access to the appliances served by such valves.

3) A *one-family dwelling with secondary suite* or a *lock-off unit* may be classified, for the purposes of this By-law, as a *one-family dwelling* if the *building* is constructed in conformance with the requirements of Sentences (1) and (2) or converted in conformance with the requirements of Subsection 11.4.3.

9.37.4. Two Family Dwelling with Secondary Suite or Lock-off Unit

9.37.4.1. Specific Requirements

1) In addition to the requirements of this Part, a *two family dwelling* with a *secondary suite* or a *lock-off unit* in each *dwelling unit* or a *secondary suite* or a *lock-off unit* in one of the *dwelling units* shall be

- a) *sprinklered* to NFPA 13D if no part of a *dwelling unit* or its *secondary suite* or *lock-off unit* is constructed over another *dwelling unit* or its *secondary suite* or *lock-off unit*, or
- b) *sprinklered* to NFPA 13R if any part of a *dwelling unit* or its *secondary suite* or *lock-off unit* is constructed over another *dwelling unit* or its *secondary suite* or *lock-off unit*,

2) Each *dwelling unit* and its *secondary suite* or *lock-off unit* shall be separated from an adjoining *dwelling unit* and its *secondary suite* or *lock-off unit* by

- a) a fire separation with a 1 h fire resistance rating, and
- b) a sound transmission classification (STC) of 50.

3) Each *dwelling unit* and its *secondary suite* or *lock-off unit* shall be separated from each other by

- a) a fire separation with a minimum 13mm thick gypsum wallboard on wood studs at maximum 450 mm on centre, and
- b) tightly fitted building service penetrations.

9.37.5. Residential Suites in an Apartment Building with a Lock-off Unit

9.37.5.1. Specific Requirements

1) In addition to the requirements of this By-law, a *lock-off unit* in a residential *suite* in an apartment building shall be separated from the remainder of the *building* by

- a) a *fire separation* with a 1 h fire resistance rating, and
- b) a sound transmission classification (STC) of 50 or 55 where the lock-off unit adjoins an elevator.

2) *Lock-off units* are not permitted to be constructed within an existing residential apartment *building*.”;

- x) in Clause 11.2.1.2. (3)(a), after “occurred” substitutes “by means of a building permit issued”;
- y) in Sentence 11.2.1.2.(5), deletes “voluntary” and deletes “, except that this Sentence does not apply to one and two-family dwellings”;
- z) in Sentence 11.2.1.2.(6), deletes “E5” and substitutes “E4”;
- aa) in Sentence 11.2.1.2.(8), deletes “E5” and substitutes “E4”;
- bb) in Sentence 11.2.1.4.(1), deletes “Sentences (3) and” and substitutes “Sentence”;

- cc) in Sentence 11.2.1.4.(4), deletes “Clauses (1)(a),(b) or (d)” and substitutes “Clauses (1)(a) or (b)”;
- dd) in Sentence 11.2.1.6.(1), deletes “E5” and substitutes “E4”;
- ee) adds “or *Lock-off Unit*” to the end of the title in Subsection 11.4.3.;
- ff) in Sentences 11.4.3.1.(1), (4) and (5) after “*secondary suite*” adds “or *lock-off unit*”;
- gg) in Sentence 11.4.3.1.(1):
 - i) deletes “Sentence (2)” and substitutes “Sentences (2) and (3)”, and
 - ii) deletes “*existing building may*” and substitutes “*existing building shall*”;
- hh) in Clause 11.4.7.1.(1)(a), deletes “E5” and substitutes “E4”;
- ii) after Sentence 11.5.1.1.(2), adds:

“3) Site-built and custom-built replica wood doors, wood framed windows and wood framed skylights, intended to preserve the heritage look of a *building* that separate conditioned space and unconditioned space from the exterior, are exempt from the provisions of Subsection 9.7.4 and Article 5.10.2.2 provided the replica

- a) complies with Clause 9.7.5.1.(a) or (b) as applicable,
- b) does not create an *unsafe condition*, and
- c) is *acceptable* to the *Chief Building Official*.

(See Appendix A)”;

- jj) at the end of Table 11.5.1.1., adds:

“

38	Energy and Water Efficiency Parts 9, 10 and 11	The existing level of energy and water efficiency in a <i>building</i> is not required to comply with the requirements of Parts 9, 10 or 11 provided the level of energy efficiency is <i>acceptable</i> to the <i>Chief Building Official</i> .
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- kk) in Appendix A, Note A-11.2.1.2., Flow Chart No.3, deletes “E4” and substitutes “E3”; and
- ll) in Appendix A, Note A-11.2.1.2., Table A-11.2.1.2.C, deletes

E2	Review and maintain, or upgrade, a basic energy efficiency sub-systems. Limit the probability of inefficient energy performance of <i>buildings</i> or <i>building components</i>	Project Area	Select 1-L1 and 1-L2 in Table A-11.2.1.2.D (see notes)
E3	Review and improve energy performance of a basic energy efficiency system. Limit the probability of inefficient energy performance of <i>buildings</i> or <i>building components</i>	Project Area	Select 2-L3 and 2-L4 in Table A-11.2.1.2.D (see notes)
E4	Review and improve energy performance of an integrated energy efficiency system. Limit the probability that, as a result of the renovation of a <i>building</i> the use of energy will be inefficient	Project Area	Select 2-L3 and 2-L4 and 1-L5 in Table A-11.2.1.2.D (see notes)
E5	Review and bring to present VBBL energy requirements. Limit the probability that, as a result of the renovation of a <i>building</i> the use of energy will be inefficient	Project Area	Select 1-L6 in Table A-1.2.1.2.D (see notes)

and substitutes

E2	Review and maintain, or upgrade, a basic energy efficiency sub-systems. Limit the probability of inefficient energy performance of buildings or building components	Project Area or Remainder of Building for Additions	Select 1-L1 and 1-L2 in Table A-11.2.1.2.D (see notes)
E3	Review and improve energy performance of a basic energy efficiency system. Limit the probability of inefficient energy performance of buildings or building components	Project Area or Remainder of Building for Additions	Select 2-L3 and 2-L4 in Table A-11.2.1.2.D (see notes)
E4	Review and improve energy performance of an integrated energy efficiency system. Limit the probability that, as a result of the renovation of a building the use of energy will be inefficient	Project Area or Relocated Buildings	Select 2-L3 and 2-L4 and 1-L5 in Table A-11.2.1.2.D (see notes)

E5	Review and bring to present VBBL energy requirements. Limit the probability that, as a result of the renovation of a building the use of energy will be inefficient	Entire Building	Select 1-L6 in Table A-1.2.1.2.D (see notes)
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6. In Book I, Division B, Council strikes out Table 3.8.5.6. and substitutes:

Table 3.8.5.6.
Minimum Fixture Requirements for Bathrooms in
Multi-Level Dwelling Units
 (Forming Part of Sentence 3.8.5.6.(1))

Total Floor Area of Dwelling Unit (m ²)	Bathroom Required on Lower Floor	Minimum Required Fixtures		
		Washbasin	Toilet	Bathtub or Shower
≤40	No			
>40 to 50	Yes	•	•	
>50	Yes	•	•	• ¹

Notes: ¹In lieu of providing a bathtub or shower, it is permissible to provide roughed-in plumbing for future installation of a floor drain, wall faucets and a hand held showerhead with a clear floor space of 750mm by 1200mm in front of the washbasin and toilet.(See Appendix A)”

7. In Book I, Division B, Table 9.38.1.1., Council deletes all entries under Sections 9.36. and 9.37. and substitutes the following:

9.37.3.1 Specific Requirements

(1)	[F03-OS1.2] [F11-OS1.2, OS3.7]
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9.37.4.1. Specific Requirements

(1)	[F03-OS1.2]
(2)	[F03-OS1.2]
(3)	[F03-OS1.2]

8. In Book I, Division B, Council strikes out Table 11.4.3.1. and substitutes:

“

<p align="center">Table 11.4.3.1. Fire Safety Requirements Forming Part of Article 11.4.3.1.</p>		
Item	Item Details	Alternative Acceptable Solution
Windows	Existing and new	Original openings may remain. New openings to conform to Part 9
Fire Containment (Separation)	Between the principal dwelling and its associated <i>secondary suite or lock-off unit</i>	Fire resistant <i>combustible construction</i> ¹
	Between each principal dwelling and its associated <i>secondary suite or lock-off unit</i> and the adjoining principal dwelling and its associated <i>secondary suite or lock-off unit</i>	<i>Fire separation with a 1 hr fire-resistance rating</i>
	Heating ducts that penetrate <i>fire separations</i>	<i>fire dampers</i> not required
	Plumbing and sprinkler plastic piping that penetrate <i>fire separations</i>	fire stopping not required
	<i>Suite</i> entry doors between the principal dwelling and the <i>secondary suite or lock-off unit</i>	Existing unglazed solid core doors and frames or glazed solid core doors with wired glass in good condition are <i>acceptable</i> . Doors to be provided with closers
Exits	Egress from each <i>suite</i>	At least one conforming <i>exit</i> is required from the principal dwelling and the <i>secondary suite or lock-off unit</i>
	Windows adjacent to <i>exits</i>	No requirement
Flame Spread Rating	<i>Exits</i>	≤150
	Remainder of <i>building</i>	No requirement

**Table 11.4.3.1.
Fire Safety Requirements
Forming Part of Article 11.4.3.1.**

Sprinklers	<i>One family dwelling with a secondary suite or lock-off unit</i>	Sprinklers not required provided the value of the alteration is less than or equal to 50 per cent of the replacement value of the <i>existing building</i>
	<i>Two family dwelling with a secondary suite or lock-off unit in one or both of the primary suites</i>	Sprinklers not required provided a) the value of the alteration is less than or equal to 50 per cent of the replacement value of the <i>existing building</i> , and b) the separation between each family dwelling is a <i>fire separation</i> with a 1 hr <i>fire resistance rating</i>
Heating Systems	Furnace room enclosure	Separation not required except that combustion air requirements and clearance from all equipment is required ²
Smoke Alarms	<i>Entire building</i>	Interconnected <i>smoke alarms</i> to be installed on each storey including basements, in each sleeping room and in a location between the sleeping room and the remainder of the storey and if the sleeping room is served by a hallway, the smoke alarm to be located in the hallway. Installed by permanent connections to an electrical circuit in conformance with Subsection 9.10.19. Provided with battery backup and manual silencing devices which will silence the alarm in conformance with Article 9.10.19.6.
Stairs and Handrails	<i>Entire building</i>	If existing stairs are considered an <i>unsafe condition</i> as determined by the <i>Chief Building Official</i> , stair tread, rise and run requirements to conform to Section 9.8. All existing stairs to have at least one handrail in conformance with Subsection 9.8.7.
Guardrail Protection	<i>Entire building</i>	<i>Guards</i> to be provided around all stairways, balconies, landings, decks, and porches in conformance with Subsection 9.8.8. and Article 4.1.5.14. Existing <i>guards</i> may be retained provided they are structurally sound and ≥ 900 mm high.
Existing Headroom	<i>Entire building</i>	Headroom may be reduced to 1980 mm over 80 per cent of the <i>suite</i> area and all egress routes

<p align="center">Table 11.4.3.1. Fire Safety Requirements Forming Part of Article 11.4.3.1.</p>		
Sound Separation	Between each principal dwelling and its associated <i>secondary suite</i> or <i>lock-off unit</i> and the adjoining principal dwelling and its associated <i>secondary suite</i> or <i>lock-off unit</i>	50 STC
Unsafe Condition	Entire <i>building</i>	Any condition within or around the <i>building</i> which could cause undue hazard or risk to persons to be corrected as directed by the <i>Chief Building Official</i>

Notes: ¹Fire resistant *combustible construction* means existing lath and plaster in good condition, or minimum 13mm gypsum wallboard on wood studs at maximum 450 mm on centre.

²The Gas Code places restrictions on locating gas furnaces adjacent to sleeping rooms or bathrooms.”

9. In Book I and Book II, Division C, Council strikes out Sentence 1.8.8.1. (1) and substitutes:

“1.8.8.1. Canopy Defined

1) In this Subsection, a canopy means a rigid, roofed detachable structure that encroaches in a *street* and that consists of a covering of glass, metal or other rigid material on a fixed structural frame that is attached to and entirely supported by a *building*.”

10. Council strikes out:

- a) “ NFPA 13 - 2007” wherever it appears and substitutes “NFPA 13-2013”,
- b)“ NFPA 13D - 2007” wherever it appears and substitutes “NFPA 13D-2010”,
- c) “ NFPA 13R - 2007” wherever it appears and substitutes “NFPA 13R-2010”,
- d)“ NFPA 14 - 2007” wherever it appears and substitutes “NFPA 14-2010”, and
- e) “ NFPA 20 - 2007” wherever it appears and substitutes “NFPA 20-2010”.

11. Council deletes Schedules A, B, CA and CB to the British Columbia Building Code and substitutes Schedules A, B, C-A and C-B which are attached to By-law 10908 as Items 16, 17, 18 and 19 respectively.

12. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

13. This By-law is to come into force and take effect on January 1, 2015.

ENACTED by Council this _____ day of _____, 2014

Mayor

City Clerk

SCHEDULE OF FEES

PART A - BUILDING

1. The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:

(a) Except as provided for in Clause (b) for the CONSTRUCTION of any BUILDING, or part thereof:

When the estimated cost of the work, being the valuation referred to in Article 1.6.2.3. of Book I and Book II, Division C, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work..... \$122.00

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000 \$8.10

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000..... \$4.05

(b) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any CHIMNEY, FIREPLACE, INCINERATOR, VENTILATING SYSTEM, AIR- CONDITIONING SYSTEM, or HEATING SYSTEM, the fee shall be in accordance with Clause (a), except that a fee shall not be charged when the cost of such work is less than \$500

(c) For a permit for temporary OCCUPANCY of a part of a STREET, or of the AIR SPACE immediately ABOVE a part of a STREET, in accordance with Section 1.9. of Book I and Book II, Division C, the daily fee shall be for each 10 m² or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied \$2.54

Subject to a minimum fee of.....\$86.00

(d) For an OCCUPANCY PERMIT not required by this By-law but requested\$89.00

(e) For the demolition of a BUILDING, not including a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3:

For each DWELLING UNIT\$1,000.00

For each sleeping room in a multiple conversion dwelling, hotel or other BUILDING, which is or has been a principal dwelling or residence of a person, family or household.....\$1,000.00

SCHEDULE OF FEES

(f) For the demolition of a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3\$1,000.00

(g) For building envelope repairs for any residential building..... Nil

2. The fees hereinafter specified shall be paid to the City as follows:

(a) For a required permit inspection for compliance with this By-Law which cannot be carried out during normal working hours and where there is a request to carry out the inspection after hours, the fee to be based on the time actually spent in making such inspection, at a minimum inspection time of four (4) hours, including traveling time:

For each hour or part thereof..... \$233.00

(b) For a plan review where an applicant requests in writing that the review be carried out during overtime:

For each hour or part thereof..... \$245.00

(c) For each special inspection of a BUILDING or structure to determine compliance with this By-law, and in respect of which no specific fee is otherwise prescribed, the fee to be based on the time actually spent in making the inspection:

For each hour or part thereof..... \$163.00

(d) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected \$163.00

(e) For each inspection of a drainage tile system:

For a one- or two-family residence \$203.00

For all other drain tile inspections:

When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1.6.2.3. of Book I and Book II, Division C, does not exceed \$500,000..... \$377.00

When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000..... \$633.00

When the estimated cost of the work exceeds \$1,000,000..... \$725.00

SCHEDULE OF FEES

- (f) For the special search of records pertaining to a BUILDING to advise on the status of outstanding orders and other matters concerning the BUILDING:
 - For a one- or two-family residence \$199.00
 - For all other BUILDINGS..... \$399.00
- (g) For enabling the viewing of a plan of a BUILDING or a copy of the plan \$33.00
- (h) For supplying a copy of a plan of a BUILDING, for each page \$9.80
- (i) For a request to renumber a BUILDING \$725.00
- (j) For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.2. of Book I and Book II, Division C 50 percent of the original BUILDING PERMIT fee to a maximum of \$300.00
- (k) For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1.6.7.4. of Book I and Book II, Division C.....\$1,019.00
- (l) For review of plans, specifications, building materials, procedures or design methods for the purpose of revisions to an application or a permit in accordance with Article 1.5.2.13. and Subsection 1.6.6. of Book I and Book II, Division C where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE..... \$163.00
 - plus for each hour, or part thereof, exceeding one hour \$163.00
 - where the PERMIT relates to any other BUILDING..... \$500.00
 - plus for each hour, or part thereof, exceeding one hour \$254.00
- (m) For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations \$152.00
- (n) For review of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of an alternative solution for new construction under Article 2.3.2.1. Book I and Book II, Division C

SCHEDULE OF FEES

- for a single application..... \$718.00
 - for two applications\$1,400.00
 - for three or more applications.....\$1,850.00
 - (o) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features
 - for a single application..... \$449.00
 - for two applications \$847.00
 - for three or more applications.....\$1,100.00
 - (p) For review by the Alternative Solution Review panel.....\$2,200.00
 - (q) For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2 \$248.00
3. Upon written application of the payor and on the advice of the General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, the fees paid pursuant to Clauses (e) and (f) of Section 1:
- (a) for all demolished dwelling units in a building that will be replaced by a social housing or co-operative development that has received a Project Commitment Letter from the British Columbia Housing Management Commission or the Canada Mortgage and Housing Corporation; and
 - (b) for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.

PART B - PLUMBING

Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:

1. INSTALLATIONS

For the Installation of:

One, two or three FIXTURES \$163.00

SCHEDULE OF FEES

Each additional FIXTURE..... \$51.00

Note: For the purpose of this schedule the following shall also be considered as FIXTURES:

- Every "Y" intended for future connection;
- Every ROOF DRAIN, swimming pool, dishwasher, and interceptor;
- Every vacuum breaker in a lawn sprinkler system; and
- Every back-flow preventer

Alteration of Plumbing (no FIXTURES involved):

For each 30 metres of piping or part thereof \$231.00

For each 30 metres of piping or part thereof, exceeding the first 30 metres \$65.00

Connection of the City water supply to any hydraulic equipment \$88.00

2. INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof \$231.00

Each additional inspection for each 30 m of water supply pipe or part thereof ... \$96.00

Sprinklers:

First head, one- or two-family dwelling..... \$263.00

First head, all other buildings \$559.00

First head, renovations to existing sprinkler systems \$163.00

Each additional head, all buildings (no limit on number) \$2.75

Firelines:

Hose Cabinets \$30.60

Hose Outlets..... \$30.60

Wet & Dry Standpipes..... \$30.60

Standpipes \$30.60

Dual Check Valve In-flow Through Devices..... \$30.60

SCHEDULE OF FEES

Backflow Preventer..... \$156.00

Wet & Dry Line Outlets:

Each connection \$30.60

NOTE: A Siamese connection shall be considered as two dry line outlets.

Each Fire Pump \$246.00

Each Fire Hydrant \$75.00

3. RE-INSPECTIONS

Each re-inspection due to faulty work or materials \$163.00

4. SPECIAL INSPECTIONS

Each inspection to establish fitness of any existing fixture for each hour or part thereof \$163.00

An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof \$233.00

5. BUILDING SEWER INSPECTIONS

First two inspections for each 30 m of BUILDING SEWER or part thereof \$203.00

Each additional inspection for each 30 m of BUILDING SEWER or part thereof ... \$104.00