

DATE: December 29, 2017

TO: MAYOR AND COUNCIL

NAME AND TITLE: IAN WELLS, GENERAL MANAGER OF PLANNING AND DEVELOPMENT

SUBJECT: - City of Prince George Building Bylaw No. 8922, 2018;  
- Consequential amendment to City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016 (Bylaw No. 8923, 2018); and,  
- Consequential amendment to City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004 (Bylaw No. 8928, 2018).

ATTACHMENT(S): - Appendix "A": Proposed Amendments to Schedule "B" – Bylaw No. 8813, 2016  
- Appendix "B": Proposed Amendments to Schedule A-1 – Bylaw No. 7557, 2004

## RECOMMENDATION(S):

### THAT Council:

1. Give first three readings to "City of Prince George Building Bylaw No. 8922, 2018".
2. Give first three readings to "City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016, Amendment Bylaw No. 8923, 2018".
3. Give first three readings to "City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004, Amendment Bylaw No. 8928, 2018".

## PURPOSE:

The purpose of this report is to provide an overview of the proposed new City of Prince George Building Bylaw No. 8922, 2018 as well as the consequential amendments to City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016 and City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004 that would need to occur in conjunction with the proposed new Building Bylaw.

## POLICY / REGULATORY ANALYSIS:

### Building Bylaw No. 5912, 1993

City of Prince George Building Bylaw No. 5912 (the "current Building Bylaw") was adopted on January 25<sup>th</sup>, 1993. Since the adoption of the current Building Bylaw, Provincial Legislation, the construction industry, terminology and enforcement methods have significantly changed.

Administration has prepared a new Building Bylaw that reflects present day regulations and terminology and uses clear and consistent language to allow for ease in communicating and interpreting the processes and regulations related to the building permit process.

## **Building Bylaw No. 8922, 2018**

Proposed City of Prince George Building Bylaw No. 8922 (the “proposed Building Bylaw”) takes the spirit and intent of the current Building Bylaw and modernizes it to reflect current day legislation and terminology and to provide clarity and consistency in the wording of the regulations of the Bylaw. Items of note within the proposed Building Bylaw are:

- consistency with the new *Building Act* (2017);
- definitions consistent with the *BC Building Code*;
- the minimization of formal language for ease in understanding the content;
- the ability to enforce the bylaw using both the MTI and Bylaw Notice systems; and
- additional enforcement tools related to Occupancy Permits to help address circumstances that present an imminent safety risk.

## **Consequential Amendments**

### City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016 (the “Bylaw Notice Bylaw”)

The proposed Building Bylaw with respect to the addition of enforcement via the Bylaw Notice system will result in a consequential amendment to the Bylaw Notice Bylaw. Schedule “B” of the Bylaw Notice Bylaw includes the penalties relating to the enforcement via the Bylaw Notice system for the proposed Building Bylaw. Please see Appendix “A” of this report to view the proposed amendments to Schedule “B” of the Bylaw Notice Bylaw.

### City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004 (the “Fees and Charges Bylaw”)

The proposed Building Bylaw with respect to ensuring clarity in the regulations will result in a consequential amendment to the Fees and Charges Bylaw. More specifically, Schedule A-1 of the Fees and Charges Bylaw has been updated (i.e. simplified) to reflect the regulations of the proposed Building Bylaw. Please see Appendix “B” of this report to view the proposed amendments to Schedule A-1 of the Fees and Charges Bylaw.

## **OTHER CONSIDERATIONS:**

### **Stakeholder Engagement**

City Staff invited members of the Northern BC Canadian Home Builders Association and Northern Regional Construction Association to attend a presentation on a number of proposed bylaw updates, including the proposed Building Bylaw.

On November 30, 2017, City Staff met with members of the Canadian Homebuilders Association and provided an overview of the proposed Building Bylaw. The group voiced concern over a couple of items: inclusion of BC Energy Step Code regulations being included in the proposed Building Bylaw, and the requirement of a new form (i.e. Owner Acknowledgement Form) being submitted with a building permit application.

City Staff clarified and confirmed the BC Energy Step Code regulations are not being included in the proposed Building Bylaw. Also, upon consideration of the feedback provided by the group in regard to the new form, Administration determined the new form (i.e. Owner Acknowledgement Form) would not be needed for a building permit application.

All other comments and feedback were positive, as the proposed Building Bylaw aims to reflect present day regulations and terminology and provide clear and consistent regulations related to the building permit process.

## **SUMMARY AND CONCLUSION:**

Administration recommends that Council approve City of Prince George Building Bylaw No. 8922, 2018, City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016, Amendment Bylaw No. 8923, 2018 and City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004, Amendment Bylaw No. 8928, 2018 to improve and modernize the regulations that guide construction within the City.

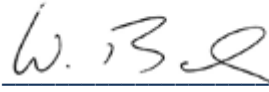
**RESPECTFULLY SUBMITTED:**



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Ian Wells, General Manager of Planning and Development

**PREPARED BY:** John Bennett, Supervisor, Building Inspection

**APPROVED:**



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Walter Babicz, Acting City Manager/  
General Manager of Administrative Services

Meeting date: January 8, 2018