



**REPORT TO THE ELECTORAL AREA SERVICES COMMITTEE
MEETING OF WEDNESDAY, 01 SEPTEMBER 2010**

SUBJECT: Building Inspection – Building bylaw review and amendments from the Electoral Area Services Committee meeting held Wednesday, July 7, 2010

ISSUE:

To consider proposed amendments to Building Regulation Bylaw No. 2990 to implement Building Code changes and regulatory requirements, and respond to service expectations and industry issues.

HISTORY AND BACKGROUND:

Proposed amendments to the Building Regulation Bylaw have been under consideration for some time given a number of recent changes to the BC Building Code. Section 694 (1) of the *Local Government Act* and Section 53 of the *Community Charter* make it necessary to provide for the administration of the BC Building Code. Revisions of appendices L, M and N to reflect current construction costs for a single family dwellings, industrial and commercial buildings in the Capital Regional District. A complete revised draft bylaw is attached.

ALTERNATIVES:

1. Approve the amendments to the Building Regulations and direct staff to prepare the amended bylaw.
2. Approve the draft amendments to the Building Regulations and bring back for final review once the final draft bylaw has been referred to the Juan de Fuca and Islands Trust for comments.
3. Approve those amendments that compliment the new BC Building Code and Section 694 (1) of the *Local Government Act* and Section 53 of the *Community Charter* and direct staff to present alternative amendments affecting the inspection process and fee provisions of the bylaw.

FINANCIAL IMPLICATIONS/LIABILITIES:

Building inspection services operates in four separate offices to enable inspections across the Capital Region to allow property owners, contractors, real estate agents and a variety of professionals to have reasonable access to information.

The proposed increase in building permits fees and amendments to the building regulation are necessary to increase the recovery rate for building inspection services.

The BC Building Code changes amendments to Section 694 (1) of the *Local Government Act* and Section 53 of the *Community Charter*, make it necessary to provide proper administration and reduce legal liabilities.

SUMMARY/RECOMMENDATIONS

The chief building inspector recommends the approval of the draft amendments to the bylaw in order to complete the review of the CRD Building Regulation to ensure they meet or exceed the requirements of the British Columbia Building Code and amended Municipal and *Local Government Act*.



Robert Gutierrez
Manager Building Inspection



Robert Lapham, MCIP
General Manager Planning & Protective Services
Concurrence

Attachment: 1