

2019 VBBL Consolidated Changes to 2020Jul01

Last edit: 2020Sep10

These unofficial documents consolidate amendments to the 2019 Vancouver Building By-law from the originally published version to July 01, 2020. These documents are provided as courtesy to construction and design professionals, building owners, and other stakeholders wishing to familiarize themselves with the general substance of changes of the Building By-law (General & Plumbing Systems). Users of these documents are hereby notified that these are transitory documents provided “as is”, that will neither be supported nor updated, and will be superseded by the final published documents. Users are advised that By-law development can occur quickly, and users should contact the City of Vancouver for the latest information.

Changes are in **purple text** and are prefaced with **green text** identifying the specific amendment and effective date.

The included amendments are as follows:

- 12512 – Upcoming 2020 & 2021 Energy Efficiency and Plumbing Requirements
- 12609 – 2020 Annual Fee Amendments
- 12630 – General Housekeeping Amendments
- 12683 – Upcoming 2023 1-3 Storey Energy Efficiency requirements
- 12692 – Energy Efficiency Housekeeping Amendments
- 12715 – Encapsulated Mass Timber
- 12717 – Non-potable water use and *Legionella* mitigation requirements
- 12752 – Housekeeping Amendments

This document supplements future dated changes with respect to energy efficiency and legionella prevention to assist the construction industry in preparing for new requirements effective in 2021 and 2022.

Future dated changes can be found at:

- <https://vancouver.ca/files/cov/vancouver-building-bylaw-part-10-unofficial-wording-effective-jan-1-2021.pdf>
- <https://vancouver.ca/files/cov/consolidtion-legionella-prevention-changes.pdf>

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Should there be a conflict between the contents of this document, and the Building By-law or other requirements determined by the Chief Building Official of the City of Vancouver, the Building By-law or other requirements shall apply.

Preface Text - Book I (General) and Book II (Plumbing Systems)

Rev.: N/A - Eff.Date: 2020Jul01

General Requirements

Building By-law - Book I (General) requirements must address at least one of the Code's five stated objectives:

- safety
- health
- accessibility for persons with disabilities
- fire and structural protection of buildings
- environment

Code provisions do not necessarily address all the characteristics of buildings that might be considered to have a bearing on the Code's objectives. The design of a technically sound building depends upon many factors beyond simple compliance with building regulations. Such factors include the availability of knowledgeable practitioners who have received appropriate education, training and experience and who have some degree of familiarity with the principles of good building practice and experience using textbooks, reference manuals and technical guides.

Further, since code development is typically based on accumulated test data and past experience, interpretations of literal By-law requirements should also consider typical building sizes and construction methodologies. Buildings that are atypical, or that do not fit within the commonly expected parameters of conventional building practice, should be approached with some caution by code users.

The Building By-law does not list acceptable proprietary building products. It establishes the criteria that building materials, products and assemblies must meet. Some of these criteria are explicitly stated in the By-law while others are incorporated by reference to material or product standards published by standards development organizations. Only those portions of the standards related to the objectives of this By-law are mandatory.

Rev.: N/A - Eff.Date: 2020Jul01

Unique to Vancouver Indication

All text in the By-law that is Unique to Vancouver (UTV) is provided with a grey background wherever practical. This identifier was utilized to provide the user of the By-law with a means by which to differentiate the Vancouver provisions of this By-law from those of the 2018 British Columbia Building and Plumbing Codes. Where the provisions of Vancouver have required the deletion of the 2018 British Columbia Building and Plumbing Code text, and no Vancouver text has replaced the deleted text, the word "deleted" has been used to alert the user that a deletion has been made and that there is a difference from the 2018 British Columbia Building and Plumbing Codes text.

Revision Indication

From time to time, the provisions of the Building By-law may be amended. Where this occurs, updated text is marked by a sidebar with text in brackets indicating a Revision. In some cases, text that was originally included as part of the Building By-law is amended and would result in substantial renumbering of associated portions of the Building By-law. In these circumstances the removed text may be replaced with the words "[UTV Deleted]." to preserve the existing numbering structure.

Book I (General) – Division C

Book I – Division C, Part 1 Changes

Rev.: 12630, 12683 - Eff.Date: 2019Jul23 , 2020Jul01

1.6.4.5. Refund of Permit Fees

- 1) Except as otherwise determined in this Article, the *Chief Building Official* may refund a portion of the fees for a *permit* issued to a *Certified Professional* to reflect costs assumed by the applicant that would have otherwise been incurred by the *Chief Building Official*.
- 2) An application for a refund of *permit* fees pursuant to Sentence (1) must be submitted to the *Chief Building Official* in writing, within 90 days following the issuance of a final *occupancy permit*.
- 3) Calculation of the *refund* pursuant to Sentence (1) shall be determined from
 - a) the prevailing fee rate(s) at the time of application for the refund, and
 - b) as applicable and determined in
 - i) the Schedule of Fees at the end of this Part as if it were a revision or reinspection, or
 - ii) the Schedule of Fees in the “Zoning and Development Fee By-law” currently in force and effect as if it were a revision or reinspection.
- 4) No refund for *permit* fees or part thereof identified pursuant to Sentence (1) shall be issued for
 - a) *alterations to existing buildings*, or
 - b) the failure to make an application pursuant to the requirements of Sentence (2).

Rev.: 12683 - Eff.Date: 2020Jul01

1.6.8.1. Definition of “Temporary”

- 1) In this Subsection, “temporary” means for a time period not exceeding twelve consecutive months or a fixed term of occupancy not to exceed 3 years where acceptable to the *Chief Building Official*.

Rev.: 12683 - Eff.Date: 2020Jul01

1.8.8.5. [UTV Deleted]

Rev.: 12683 - Eff.Date: 2020Jul01

1.10.1.5. Principal Buildings

- 1) Except as permitted by Sentences (2) and (3), every *building*, or substantive portion of a *building* that is provided with a separate exterior principle access designed such that it will function as a separate and distinct entity, on a site shall be assigned a separate numeric *street* address where sufficient numeric street addresses are available.
- 2) In the case where there is an insufficient number of numeric street addresses available, the *Chief Building Official* may assign the same street number to one or more adjacent buildings on a site provided
 - a) that suite numbers are assigned between the affected buildings in a simple and logical manner that makes the location of each suite self-evident,
 - b) sufficient and clear signage is provided and visible on approach so as to make clear what sequence of suite number assignment is,
 - c) a principle fire department access *acceptable* to the *Chief Building Official* and the fire department will be provided to the site, and
 - d) a graphic map is provided at the principle fire department access that shows the location of each of the buildings and suites.
- 3) Not more than one laneway house may be assigned a *suite* number that is subordinate to the principal residential *building* in accordance with Article 1.10.1.4., provided
 - a) that the laneway house along with the principal residential *building* shall consist of a single real-estate entity that is not subdivided into separate strata lots pursuant to the “Strata Property Act”,

- b) suite numbers are assigned between the affected *buildings* in a simple and logical manner that makes the location and relationship of each *suite* self-evident as if the laneway house formed a part of the principal residential *building*, and
- c) sufficient and clear signage is provided and visible on approach so as to make clear the sequence of suite number assignment.

Rev.: 12609, - Eff.Date: 2020Jul01

[Update to 2020 Fee Schedule:]

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, Division C and Book II, Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work	\$163.00
For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000	\$10.40
For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$5.25
 - (b) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to:
 - (i) 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
 - (ii) any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair
 - (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, Division C and Book II, Division C of this By-law, 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.....

Subject to a minimum fee of.....	\$113.00
Flat fee for each portable toilet.....	\$113.00
 - (d) For an OCCUPANCY PERMIT not required by this By-law but requested
 - (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	\$1,180.00
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.....	\$1,180.00
 - (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.....
 - (g) For the repair of building walls pursuant to requirements of Book I, Division B, Part 5 for any residential building.....
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.....	\$320.00
(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	\$320.00
(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	\$212.00
(d)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$212.00
(e)	For each inspection of a drainage tile system: For a one- or two-family residence	\$218.00
	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, Division C and Book II, Division C does not exceed \$500,000	\$426.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$852.00
	When the estimated cost of the work exceeds \$1,000,000	\$1,070.00
(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 residential <i>building</i> containing not more than 2 principal <i>dwelling units</i>	\$273.00
	For all other BUILDINGS	\$548.00
(g)	To access plans (electronic or on microfilm) or documents for viewing or copying	\$46.50
(h)	For each microfilm image or electronic file copied	\$12.80
(i)	For a request to renumber a BUILDING	\$1014.00
(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.1. of Book I, Division C and Book II, Division C	50 % of the original BUILDING PERMIT fee to a maximum of \$391.00
(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, Division C and Book II, Division C	\$2,560.00
(l)	For an evaluation 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 Section 1.6.6. of Book I, Division C and Book II, Division C where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$212.00
	plus for each hour, or part thereof, exceeding one hour	\$212.00
	where the PERMIT relates to any other BUILDING	\$642.00
	plus for each hour, or part thereof, exceeding one hour	\$320.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$390.00
(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. of Book 1, Division C	for each application \$897.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions for each application	\$513.00
(p)	For review by the alternative solution review panel	\$2,870.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2.....	\$320.00

3. Upon written application of the payor and on the advice of the Acting 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	\$212.00
Each additional FIXTURE	\$66.60

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 m of piping or part thereof	\$311.00
For each 30 m of piping or part thereof, exceeding the first 30 m	\$86.50
Connection of the City water supply to any hydraulic equipment	\$117.00

2. INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof	\$311.00
Each additional inspection for each 30 m of water supply pipe or part thereof	\$128.00

Sprinklers:

First head, one- or two-family dwelling	\$354.00
First head, all other buildings	\$753.00
First head, renovations to existing sprinkler systems	\$219.00
Each additional head, all buildings (no limit on number)	\$3.90

Firelines:

Hose Cabinets	\$41.00
Hose Outlets	\$41.00
Wet & Dry Standpipes	\$41.00
Standpipes	\$41.00
Dual Check Valve In-flow Through Devices	\$41.00
Backflow Preventer	\$212.00

Wet & Dry Line Outlets:

Each connection	\$41.00
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NOTE: A Siamese connection shall be considered as two dry line outlets.

Each Fire Pump	\$331.00
Each Fire Hydrant	\$102.00

3. REINSPECTIONS

For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected **\$212.00**

4. SPECIAL INSPECTIONS

Each inspection to establish fitness of any existing fixture for each hour or part thereof **\$212.00**

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 **\$320.00**

5. BUILDING SEWER INSPECTIONS

First two inspections for each 30 m of BUILDING SEWER or part thereof **\$311.00**

Each additional inspection for each 30 m of BUILDING SEWER or part thereof **\$128.00**

PART C – OPERATING PERMITS

Every applicant for an OPERATING PERMIT shall, at the time of application, pay to the City the fee set out hereunder:

For each OPERATING PERMIT **\$00.00**

Book I - Division C, Part 2 Changes

Rev.: 12683 - Eff.Date: 2020Jul01

2.2.2.1. General Information Required

- 1) Sufficient information shall be provided to show that the proposed work will conform to this By-law and whether or not it may affect adjacent property.
- 2) Plans shall be drawn to scale and shall indicate
 - a) the nature and extent of the work or proposed *occupancy* in sufficient detail to establish that, when completed, the work and the proposed *occupancy* will conform to this By-law,
 - b) the applicable edition of the By-law,
 - c) whether the *building* is designed under Part 3 or Part 9,
 - d) the *major occupancy* classifications of the *building*,
 - e) the *building area* and *building height*,
 - f) the number of *streets* the *building* faces,
 - g) the *accessible* entrances, work areas and washrooms,
 - h) the *accessible* facilities particular to the *occupancies*, and
 - i) Deleted.
- 3) When proposed work is changed during construction, information on the changes shall comply with the requirements of this Section for proposed work.

Rev.: 12715 - Eff.Date: 2020Jul01

2.2.3.1. Information Required for Fire Protection Components

- 1) Information shall be submitted to show the major components of fire protection including
 - a) the division of the *building* by *firewalls*,
 - b) the *building area*,
 - c) the degree of *fire separation* of *storeys*, shafts and special rooms or areas, including the location and rating of *closures* in *fire separations*,
 - d) the source of information for *fire-resistance ratings* of elements of construction (to be indicated on large-scale sections),
 - e) the source of information for *encapsulation ratings* of mass timber elements of construction (to be indicated on large-scale sections),
 - f) the location of *exits*, and
 - g) fire detection, suppression and alarm systems.