

Summary of Proposed Building Bylaw Amendments

The following amendments are being proposed to the Regina Building Bylaw:

1. General administrative updates due to the Uniform Building and Accessibility Standards Act (UBASA) being replaced by the Construction Codes Act (CCA).
2. Removal of information which was redundant or conflicts with the National Building Code of Canada, Development Design Standards (NBC) and/or CCA
 - Incinerators (page 21, 2003-7)
 - Metal Chimney (page 22, 2003-7)
 - Services under footings and foundation walls (page 22, 2003-7)
 - Installation of sprinklers for 1 and 2 unit dwellings (page 22, 2003-7)
 - Mobile homes provisions (page 23, 2003-7)
 - Acceptable indoor air quality provisions (page 23, 2003-7)
 - Mechanical materials approvals (page 23, 2003-7)
 - Factory built houses (page 28, 2003-7)
 - Doors (page 61, 2003-7)
 - Fire apparatus (page 61, 2003-7)
 - Fire escapes (page 61, 2003-7)
 - Marquees and canopies (page 61, 2003-7)
3. Removal of requirements that were aimed at enforcing secondary suites that were seen as red tape. These included maximum basin size for basements and restriction of a hot water connection. Illegal secondary suites will still be enforced through the building standards while allowing more flexibility for basement renovations.
4. Inclusion of a defined term for 'Ground Oriented Residential Housing'. This was recently defined and adopted in a Stormwater & Wastewater Bylaw amendment. The inclusion of this definition allows our program to recognize the process and construction similarities shared between one and two unit dwelling units, row housing and stacked row housing projects. Alignment examples: inspection stages and grading requirements. (page 2)
5. Updated definition for *Value of Construction* to better clarify how the City has interpreted the previous definition. No change to the implementation. (page 2)
6. Updated language about when a permit is not required to match our current practice and to further reduce permits for tents, stages and decks. (page 5)
 - tents under 60m²
 - stages under 1.2m
 - temporary tent structures on residentially zoned land
 - decks under 600mm

7. Clarified notes on the building standards application to existing buildings to match current practice. (page 2)
8. Clarified project types that do not apply to this bylaw. (page 3)
9. Updated City position titles which have changed since the last bylaw revision. This is for the appointment of our Building Officials. (page 4)
10. Appointment of a Chief Plumbing Administrator. The authority granted to the City is new to the CCA and gives the City the ability to appoint plumbing inspectors without ministerial approval. (page 4)
11. Clarified language on when an occupancy permit is required to match current process. (page 12)
12. Clarified occupancy permit process to match current practice. (page 12)
 - Updated rear lot certificate for the grade elevation certificate based on the Stormwater & Wastewater bylaw amendments
 - Clarified bylaw to match current process for Real Property Report alignment for all ground oriented dwelling units
 - Clarified bylaw to match current process for occupancy documents by aligning 1 and 2 unit dwellings with row housing and stacked row housing
 - Added provision for a letter of substantial completion on Part 3 buildings.
13. Changed the language for temporary building permit limitations to provide greater flexibility on project types (page 9)
14. Clarified the temporary occupancy permit language and changed the name to 'conditional or partial occupancy'. The existing name of 'temporary occupancy' confused users because the tenant/owner would never be forced to move out and was therefore not 'temporary'. Under the new term of conditional occupancy, the permit will not be closed and full occupancy will not be provided until the conditions are removed. (page 12)
15. Provision added to allow extensions to demo permit as long as the site is safe (page 12)
 - This is a future proofing provision for an emerging industry for recycling building materials and helping divert landfill materials.
16. Added a provision for staged or phased permits. (page 13)
17. Clarifying building and demolition permit application and process requirement including, permit expiration. (page 13)
18. Provision added to clarify requirements when conditions are added to a permit during review. This was based on information from the service review to aid approval timeline with the use of conditions. (page 14)

19. Provided allowance for a property owner to cancel a permit if they are not the applicant. (page 15)
20. Clarified language for Part 9 foundations which are required to be engineered due to local soil conditions. No change to interpretation but the current language is not clear for specific cases of accessory structures. (page 16)
21. Frost line depth added to help align with current practice. (page 17)
22. Provision added so that plumbing expansion joints are not required for structural foundations (piles, structural slabs). (page 19)
23. Removed the calculation method for sound insulation near airports. The requirements have not changed (page 20)
24. Mandatory five inspection stages for new homes and row houses added to match current process. (page 21)
25. Added a provision for the mechanical inspectors to impose a reinspection fee which was previously only permitted for building inspectors. (page 22)
26. Added a fee for permit extensions of \$100.00 and to recover cost associated with additional administration, review and inspections. (schedule A)
27. Changed the refund schedule to better align city cost to those who use the service. The current schedule puts a disproportional program cost to be supported by the customers who continue work and than those who use city service but decide to not go forward with construction after permit issuance. (schedule A)
 - 50% of the fee returned, less \$100.00 administration charge if permit has been issued
 - No refund after inspections have started