

## 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). Amendments to update references and general alignment with the CCA.
2. Removal of the following information which is either now included within or conflicts with the current construction standards or is no longer required.
  - Mobile homes provisions (2.13, Bylaw 2003-7)
  - Incinerators (2.10.4, Bylaw 2003-7)
  - Metal Chimney (2.10.5, Bylaw 2003-7)
  - Services under footings and foundation walls (2.10.6, Bylaw 2003-7)
  - Acceptable indoor air quality provisions (Section 2.10.7, Bylaw 2003-7)
  - Installation of sprinklers for 1 and 2 unit dwellings (Section 2.10.8, Bylaw 2003-7)
  - Mechanical materials approvals (Section 2.10.9, Bylaw 2003-7)
  - Mobile homes provisions (2.13, Bylaw 2003-7)
  - Factory built houses (2.14, Bylaw 2003-7)
  - Door Encroachments (3.3.7.9, Bylaw 2003-7)
  - Fire apparatus (3.3.7.10, Bylaw 2003-7)
  - Fire escapes (3.3.7.11, Bylaw 2003-7)
  - Marquees and canopies (3.3.7.12, Bylaw 2003-7)
3. Removal of requirements that were seen as red tape, such as those aimed at preventing the development of illegal suites. Removal of these restrictions will allow more flexibility for lawful basement renovations. Unlawful development of secondary or other suites will continue to be directly addressed through enforcement of existing zoning and building standards.
4. Inclusion of a defined term for 'Ground Oriented Residential Housing'. This was recently defined and adopted in The Stormwater & Wastewater Bylaw. 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. (page 2)
6. Clarified notes about the application of construction standards to existing buildings to match current practice. (page 2)

7. Clarified project types that do not apply to this bylaw such as servicing infrastructure located on public right of way or utility towers. (page 3)
8. Updated City position titles which have changed since the last bylaw revision. This is for the designation and appointment of our staff. (page 3)
9. 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 5)
10. Updated language about when a permit is required to match our current practice and to reduce the number of permits for tents, stages and decks. (page 5)
  - tents under 60m<sup>2</sup> and erected for less than 15 days
  - pre manufactured gazebos, pergolas and tents under 60m<sup>2</sup> on residential land
  - stages under 1.2m
  - residential decks under 600mm
11. Clarifying building application and process requirement including, permit expiration. (page 6 and 7)
12. Provided allowance for a permit holder to transfer a permit to a new owner of the property. (page 10)
13. Changed the language for temporary building permit limitations to provide greater flexibility on project types. (page 10)
14. Clarifying demolition permit application and process requirement including, permit expiration. (page 10, 11 and 12)
15. Clarified language on when an occupancy permit is required to match current process. (page 12)
16. Clarified occupancy permit process to match current practice. (page 12)
  - Updated rear lot certificate for the new defined “grade elevation certificate” based on the Stormwater & Wastewater bylaw amendments for drainage regulation
  - Clarified to match current process for request of a Real Property Report 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
17. 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 was never intended to be removed from the dwelling and was therefore not ‘temporary’. (page 13)
18. Provision added to allow extensions to demo permits 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.

19. Added a provision for staged or phased permits to match current process. (page 14)
20. Provision added to clarify requirements for when conditions are added to a permit during review to match current process. This was based on information from the service review to aid approval timeline with the use of conditions. (page 14)
21. Provided allowance for a property owner to cancel a permit if they are not the applicant. This was intended to give additional power to owners and typically needed for when there are disputes between owners and the company the hire to apply for the permit. (page 16)
22. Clarified language for Part 9 foundations which are required to be engineered due to local soil conditions. No change to our current program but the current language is not clear for specific cases of accessory structures. (page 17)
23. Frost line depth added to help align with current practice. This is used primarily for foundation and energy design. (page 17)
24. Provision added so that plumbing expansion joints are not required for structural foundations (piles, structural slabs). (page 17)
25. Updated language for flood-proofing in floodway and flood fringe areas for better alignment with The Statements of Provincial Interest Regulations (page 18).
26. Mandatory five inspection stages for new homes and row houses added to match current process. (page 21)
27. Added a provision for the mechanical inspectors to impose a reinspection fee which was previously only permitted for building inspectors. (page 21)
28. Added a fee for permit extensions, reinstatements and revisions of \$100.00 to better align with a fee-for-use model and to recover cost associated with additional administration, review and inspections. (schedule A)
29. Changed the refund schedule to better align with a fee-for-use model. The current schedule puts a disproportional program cost to be supported by the customers who continue work than those who use city service but decide to not go forward with construction after permit issuance. (schedule A)
30. Fees for deck, detached garage, basement development, foundation repairs and demolition permits will be a flat fee; An average fee was used so that the average cost will not increase. This change was made to bring more predictable pricing for applicants and make processing more efficient for staff. (schedule A)