

BY-LAW NO. 9536

A By-law to amend Building By-law No. 9419
regarding float homes and marinas

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Building By-law.
2. In Sentence 1.4.1.2.(1) of Division A, Council:
 - (a) to the definition of “*Building*”, after “*occupancy*”, adds “including any *float home* or *marina*”;
 - (b) after the definition of “*Flash point*”, adds:

“*Float home* means any structure incorporating a floatation system, intended for use or occupancy or being used or occupied for *residential* purposes, containing one *dwelling unit* only, and not primarily intended for, or useable in, navigation, but does not include any *water craft* designed or intended for navigation.”;
 - (c) after the definition of “*Licensed Beverage Establishment*”, adds:

“*Liveaboard vessel* means any *water craft* intended primarily for use in navigation and used for residential purposes.”;
 - (d) after the definition of “*Major occupancy*”, adds:

“*Marina* means any structure or installation, including marina walkways, which provides moorage space for *water craft*.

Marine toilet means any toilet on or within a *water craft*.

Marina walkway means any surface extending over navigable water used to accommodate pedestrian traffic, and used so that *water craft* and *float homes* may lie alongside to receive and discharge cargo and passengers.”;
 - (e) after the definition of “*Public way*”, adds:

“*Pump-out facility* means a device or method for the removal of sewage from a holding tank connected to a *marine toilet* or from a self-contained *marine toilet*.”;

- (f) to the definition of “walkway”, after “buildings”, adds “, except for a *marina walkway*”; and
 - (g) after the definition of “Waste pipe”, adds:
 - “Water craft means any boat, hull, barge, or houseboat which is afloat, whether self propelled or not, and includes pleasure and commercial craft.”.
3. In Sentence 1.1.1.1.(1) of Division A, Council:
- (a) from clause (n), strikes out “and”;
 - (b) from clause (o), strikes out the period; and
 - (c) after clause (o) of Division A, adds:
 - “(p) the design and *construction* of a *marina*, and
 - (q) an *alteration* of a *marina*.”.
4. Council repeals the title of Article 1.3.3.3. of Division A, and substitutes “**Application of Parts 9 and 11**”.
5. After Sentence 1.3.3.3.(1) of Division A, Council adds:
- “2) Part 11 applies to the design, *construction*, and *alteration* of all *marinas* and *float homes*.”
6. To Table 1.3.1.2. of Division B, Council adds:
- “NFPA 303 Fire Protection Standard for Marinas and Boatyards 11.2.2.1.(1).
British Columbia Float Home Standard 11.2.2.1.(2).”.
7. After Part 10 of Division B, Council adds:
- “PART 11
FLOAT HOMES AND MARINAS**
- Section 11.1. General**
- 11.1.1. Scope and Definitions**
- 11.1.1.1. Scope**
- 1) The scope of this Part shall be as described in Subsection 1.3.3. of Division A.

11.1.1.2. Defined Words

- 1) Words that appear in italics are defined in Article 1.4.1.2. of Division A.

Section 11.2. Design and Construction and Other Requirements

11.2.1. Existing Float Homes and Marinas

11.2.1.1. Requirements

- 1) Except as permitted by Article 11.2.1.2., where an existing *marina* is *altered*, it shall comply with Section 11.2.2. of this By-law.
- 2) Where an existing *float home* is altered, it shall be upgraded in accordance with Article 1.1.1.2. of Division A.

11.2.1.2. Exceptions

- 1) Except as required by Sentence (2), Sentences 11.2.2.2.(1), 11.2.2.3.(3), 11.2.2.6.(1), 11.2.2.6.(2), 11.2.2.7.(1), and 11.2.2.8.(1) shall not apply to an existing *marina*.
- 2) Where a *building permit* is issued for an *alteration* to a *marina*, and the total value of the *alteration*, as calculated in accordance with Article 1A.7.2.4. of Division C, exceeds 50% of the actual value of the *marina* as determined by the Assessment Authority of British Columbia at the time that the *building permit* is issued, the *marina* must comply with this Part.

11.2.2. New Float Homes and Marinas

11.2.2.1. Construction Requirements

- 1) A *marina walkway* shall be protected against fire spread and collapse in accordance with NFPA 303, "Fire Protection Standard for Marinas and Boatyards".
- 2) A *float home* shall be designed and constructed in accordance with the British Columbia Float Home Standard.
- 3) In addition to this Part 11, the requirements of Parts 7, 9, and 10 shall apply to the design, *construction*, and *alteration* of a *float home*.
- 4) In addition to this Part 11, the requirements of Parts 3 to 9 shall apply to the design and *construction* of any *structure* or installation forming part of a *marina*.

11.2.2.2. Potable Water Supply for Marinas

- 1) *Potable* water shall be provided at a *marina* such that the water supply is located not more than 300 m from any *water craft*.
- 2) Each moorage space for a *liveaboard vessel* or *float home* shall be provided with a *potable* water connection.
- 3) Where *potable* water is supplied to a dockside, watering point, or *watercraft* connection, the *potable* water supply and each berth connection shall be protected with a *backflow preventer*.
- 4) A *marina* shall meet the requirements of Part 7 regarding potable water supply.

11.2.2.3. Sewer Discharge for Float Homes and Marinas

- 1) Each moorage space for a *liveaboard vessel* or *float home* shall be provided with a *sanitary sewer* connection.
- 2) *Sewage* shall be discharged into an *acceptable sanitary sewer*.
- 3) Every owner or operator of a *marina* with more than 10 moorage spaces shall provide an easily accessible *pump-out connection* for visiting vessels and non *liveaboard vessels*.
- 4) *Pump-out facilities* shall be discharged into the *sanitary sewer*, and shall be designed, operated, and maintained to prevent any discharge of *sewage* onto docks or into the adjacent water.
- 5) A *sewer pipe* shall be located beside or underneath the surface of any *marina walkway* and in a manner that it is at no time submerged below water.
- 6) A *marina* shall meet the requirements of Part 7 regarding sewage discharge.

11.2.2.4. Lighting for Marinas

- 1) All areas throughout a *marina* shall be illuminated to a minimum average level of 50 lux at the level of all *marina walkways*.

11.2.2.5. Marina Walkways and Ramps Serving Float Homes and Marinas

- 1) A floating *marina walkway* which provides access to the upland area shall be at least 2 m wide.

2) A floating *marina walkway* which provides direct access to *water craft* shall be at least 750 mm wide.

3) An inclined *marina walkway* shall have a non skid surface and handrails on both sides conforming to Article 9.8.7.4.

4) Life rings, assist poles, and ladders from docks into the water shall be provided at intervals not exceeding 30 m along the length of all *marina walkways*.

11.2.2.6. Washroom Facilities for Marinas

1) Separate washroom facilities shall be

a) provided for each sex, and

b) located within a 300 m walking distance from any *watercraft* moored at the *marina*.

2) The washroom facilities in Sentence (1) shall consist of a minimum of one water closet and one hand basin for males and one water closet and one hand basin for females for each 100 moorage spaces or part thereof, except that

a) up to one half of the total number of water closets required for males may be substituted with urinals, and

b) a marina with less than 10 moorage spaces shall be provided with one universal washroom having one water closet and one wash basin.

11.2.2.7. Shower Facilities for Marinas

1) A *marina* providing moorage space to *water craft* which are not *liveaboard vessels* or *float homes* shall provide separate shower facilities for each sex in accordance with Sentence (2).

2) A minimum of one shower for males and one shower for females shall be provided for each 100 moorage spaces or part thereof.

11.2.2.8. Laundry Facilities for Marinas

1) Every owner or operator of a *marina* providing moorage space to *water craft* which are not *liveaboard vessels* or *float homes* shall provide a laundry room in accordance with Sentences (2) and (3).


2) Laundry facilities in a marina shall include at least a washing and drying machine.

3) Laundry facilities in a marina shall not be located in a washroom.”.


8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

9. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 2nd day of October, 2007



Mayor



City Clerk