

- **Appendix A – Summary of Substantive Changes in the 2019 Building By-law from the 2018 BC Building Code**

Item	Proposed Change
Delivery of Legal Orders	Minor changes related to the mechanisms of the delivery of a legal order have been revised as recommended by legal services to reduce the City risk exposure.
Work without Permit (Minimum and Maximum Penalties)	To promote compliance with safety and administrative requirements, penalties have been revised. The minimum and maximum fines to be raised to \$500 and \$20,000 respectively as contractual penalties often exceed the fines or penalties that can be assessed under the Building By-law.
Vestibule Requirements	Exclude the vestibule requirement from within the newest NECB energy performance standard so as to not conflict with the harmonization of the existing vestibule requirement within the building by-law.
	Add an appendix note to clarify maximum depth for vestibules, and the process in place for determining possible relaxations to the requirement.
Recognizing Passive House	Officially recognizing Passive House within the Building By-law making things much easier for applicants and permit reviews.
Exterior Space Heating Restrictions & Allowances	To alleviate one of the more misunderstood areas, the proposed clarification confirms that balconies are exterior spaces and are to be unconditioned in accordance with Planning's long-time intention.
	For food and beverage establishments the proposed options are alternative paths to plumbed and portable fossil-fuel exterior heating systems.
Balcony Gas Connections	To balance fire safety with cultural norms, proposed language allows gas connections to serve open balconies of One and Two Family Dwellings but not balconies of other archetypes, such as residential towers.
Consolidate 1&2 Family Housing Renovation Requirements	Consolidate renovation requirements for 1- and 2-family dwellings into a single section for clarity and easy-of-use.
	Energy Upgrade triggers based on cost of construction will be revised upwards and consolidated to reduce the impact on builders, and simplify the application
Update the Upgrade Trigger Mechanism	Reclassify the relocation of demising walls from a Major Renovation status to a Minor Renovation status, incurring far less onerous upgrade requirements.
	Update the structural 'S3' upgrade level to add a performance based structural improvement option to the prescriptive option.
	Add energy and emissions upgrade options to encourage existing exterior space heating systems to become more efficient and less detrimental to the environment.
Expand Alternative Acceptable Solutions	Create a new path to allow existing stairs in a building to be retained with limited life safety improvements.
	Create an additional new pathway to assist designers & builders to retain existing windows which vary slightly from the original configuration.

Harmonize Renovation Language	Provide renovation language to support the newest NECB energy standard and ZEBP compliance pathway, where presently none exists, and in such a way as to be consistent with the renovation language already in place and in use by industry and enforced by the City since January 2015.
Construction on Sloped Sites	Add new option to consider the height of physically separated components of a building separately.
	Add new alternative option to high building measures on sloped sites where buildings are nominally six storeys but exceed 18 m in height.
Fire Containment in Combustible Buildings	Add Encapsulated Mass Wood option for the separation of residential components of the building from the remainder of the building.
	Increase compartmentation to increase fire and life safety for occupancies other than residential or office use in combustible construction.
Dwelling Unit Egress	Add new option to allow two storey suites with a single means of egress if travel distance is limited.
	Add new option to allow three storey suites with a single means of egress with direct access to the ground level
Exit Exposure	General use of sprinkler protection for all exit exposure conditions.
Door Jamb Reinforcement (Detached Residential Garages)	Expand existing requirements for door jamb reinforcement to detached storage garages to resist break and entry.
Mailbox Construction Requirements (Multi-Family Residential Buildings)	New minimum construction requirements for common mailboxes serving 20 residential suites or more to resist theft.
Revised Exterior Lighting	Revisions to exterior lighting requirements to facilitate design and enforcement of the exterior lighting of residential buildings.
Revised Exterior Vent Discharge Locations	Revisions to exterior appliance vent locations based on recent technical information.
Maintain Accessibility Requirements	The existing accessibility requirements will be maintained, but will be harmonized with the new BC Building Code voluntary adaptability requirements to increase the degree of uniformity.