

## NEWSLETTER

August 15, 2018

TO: Certified Professionals Practicing in the City of Vancouver

FROM: Pat Ryan, Chief Building Official

SUBJECT: CP Newsletter - Summer 2018



### CP SEMINAR / CODE UPDATES

OCTOBER 26, 2018 or alternative date NOVEMBER 8, 2018

Time: 8:00 AM - 4:30 PM

Place: TBD

Attendance: Mandatory by all CPs

Please hold the date for this valuable information seminar jointly hosted by AIBC, Engineers and Geoscientists BC, City of Vancouver and City of Surrey.

#### 1. Japanese Beetle

Japanese beetle is an invasive, regulated pest in Canada. It can cause significant damage to lawns, ornamental landscapes, fruit trees, golf courses and parks and harm British Columbia's agriculture sector. You want to read more go here: <https://vancouver.ca/home-property-development/japanese-beetle.aspx>

The Canadian Food Inspection Agency (CFIA) has put year-round movement restrictions in place for soil and rooted plants to prevent further spread of the Japanese beetle out of the regulated area, which is shown below.

If you are working on a project that will involve excavation of any kind in the regulated area, please advise your client that they must contact the CFIA and obtain a movement certificate prior to proceeding.

- <http://inspection.gc.ca/jb-construction>
- BCPF.japanese.beetle@inspection.gc.ca
- 604-292-5742



## **2. Millennium Line Broadway Extension**

Please refer to the attached handout from Engineering for information on changes to street use availability in anticipation of the Millennium Line Broadway Extension project.

## **3. Digital submission of Final Design Drawings**

We would like to start piloting digital drawing submission in the online permitting system with the Final Design Drawings. **How To Guide for step-by-step instructions**, please refer to the CP webpage link:

Some important notes:

- As always, digital submissions must be signed and sealed by each professional and CP-stamped using Notarius encryption.
- We won't accept a combination of digital and hard-copy drawings. The entire set of Final Design Drawings must be submitted in one format or the other.

## **4. Addressing Clearance**

A reminder to all CPs that addressing clearance for your permit applications is required at Stage 1 of your project. Addressing clearance may not be deferred to subsequent stages. Please coordinate Stage 1 addressing clearance through your **assigned Code Specialist or PC** rather than directly with the Addressing Coordinator or other review groups. If you feel that there is a potential or unique addressing requirement please request a meeting from the CP coordinator via email prior to your submission.

## **5. Staging of Permits**

Permit stages must be logical and able to stand on their own in terms of both review and construction. Individual systems (e.g. kitchen ventilation) should not be submitted as a separate stage.

## **6. Code Compliance Drawings and Reports**

Please remember that the code compliance drawings and report submitted with your Stage 1 application are meant to be representative of the entire completed project and provide the City with assurance that the code concepts for the development are comprehensive and supportable, such that a building permit can be issued. "Draft" drawings and reports do not provide this assurance and are not acceptable. Code reports and drawings\* must demonstrate compliance and must be signed and sealed at Stage 1.

We recognize that project details develop as the design proceeds, and the nature of a staged permit is that not everything is resolved at Stage 1. If the code compliance materials evolve between Stage 1 and Full Construction, they must be updated and resubmitted. Please document a summary of changes for index if they have changed from the initial submission.

***\*Acknowledged that the architect CPs only apply their CP stamp to code compliance drawings. They need not apply their professional seal to their code compliance drawings by direction of the AIBC.***

## **7. Two Copies of Code Compliance Drawings**

The building inspectors have indicated that it would be very useful for them to have access to the code compliance drawings when they're on site. To that end, we would ask that you start submitting two sets of code compliance drawings instead of just one, and including them on

your Staged Construction Authorization drawing list. One set forms part of the Applicant Copy set for onsite reference.

#### **8. Roof Hatches**

The City is no longer accepting sloped, lift-up roof hatches for access to residential rooftop patios that do not demonstrate Code compliance. Hatches must be VBBL-compliant with continuous handrails and a landing or flush curb at the top of the stair.

#### **9. Tenant Improvement Permits - Registered Professionals**

You are reminded that for CP Projects, both the CP and the CRP must determine the appropriate registered professionals that are required for the project. For tenant improvement permits and “over-the-counter” trade permits for TI work, which are processed under the CP Program, this would apply to both the CP and the CRP responsible for the TI.

#### **10. City of Vancouver Energy Modelling Guidelines**

The City of Vancouver has released its [Modelling Guidelines v2.0](#) typically used for projects complying with 10.2.2.5 of the Vancouver’s Building Bylaw, as well as the BC Energy Step Code. This update includes changes to:

- Better align with the Energy Step Code regulation and the NECB, and to improve enforceability;
- Use new 2016 weather file from NRCan using warmer, more recent weather data;
- Updates to simplify infiltration and allow credit for improved airtightness;
- Updates to better include District Energy and Low Carbon Energy Systems;
- Tighten rules on thermal bridging by requiring use of BETBG and spreadsheet where possible;
- Tighten rules on modelling HRVs by referencing new Low TEDI Guide from MH;
- Additional updates and clarifications to mixed-use buildings, passive cooling, etc.

#### **11. New Energy Requirements (Rezoning and Bylaw)**

- The Province of British Columbia and the City of Vancouver have confirmed the next codes will reference ASHRAE 90.1-2016 and NECB 2015,
- The City of Vancouver is expanding its application of 10.2.2.5 in mid-2019,
- The City of Vancouver has released its latest versions of Green Building Policy for Rezoning projects, and General Policy for Higher Buildings projects

For specifics regarding rezoning and bylaw amendments affecting energy requirements for 2019 and 2021, refer to Vancouver’s [Energy Webpage](#).

#### **12. Passive House Projects**

The City of Vancouver supports and encourages the design of projects with the intention of Passive House certification. For information pertaining to Passive House design and process requirements, visit Vancouver’s [Passive House](#) webpage.

#### **13. Professional Practice Guidelines for Energy Modelling (AIBC & EGBC)**

AIBC and EGBC have released newly developed professional practice guidelines pertaining to whole building energy modelling. These guidelines apply to all registered professionals on

projects with whole building energy modelling for compliance, alterations, or assessments. Access the guidelines at AIBC or [EGBC](#) websites.

#### 14. **Updated Forms**

Please check for the updated following forms on the CP website marked New.

- Schedule B - error corrected - the Building Permit number box to repeat on all pages and the date box as well.
- Attachment 11 - Occupancy Checklist Updated  
(This was covered in Oct 2017 CP Seminar - form finally updated.)  
Please refer to the revised legend on top of page for clarification of to whom to submit to.
- Item 2  
Ensure that DE Compliance Letter is complete and correct so that there no surprise minor amendments required during the final inspection by PUI.
- Item 8  
Deleted Energy Utilization wording and replace with ASHRAE 90.1  
- Changed item 8 target dates and to whom to submit to.
- Items 2,4,6,7,8,9,10,11  
All submission dates have changed.  
Some items have new or added person to submit to.

#### 15. **Existing Fire Alarm Systems & Elevator Recall**

Bulletin [2018-004-BU/EL](#) “Modification or Upgrade of Existing Fire Alarm System / Automatic Emergency Recall of Elevators” has been posted.

This bulletin:

- Clarifies the application of the Vancouver Building By-law (VBBL) with respect to modification or upgrade of existing Fire Alarm System (FAS) in buildings;
- Clarifies and establish the consistent requirements for the automatic emergency recall operation of elevators mandated by the VBBL;
- Explains the requirements and administrative processes for permit application submissions, plan reviews, electrical and building permits; and inspections for such regulated work;

This bulletin replaces the prior bulletins 2006-004-BU/EL “Voluntary Upgrade of Existing Fire Alarm Systems in Buildings” and 2008-002-BU/EL “Automatic Emergency Recall of Elevators”.

#### 17. **Reminder**

We have been addressing a number of issues that have arisen during the occupancy approval stage of CP projects. In order to avoid hold ups of occupancy clearances and issuance, it is important to coordinate with your design team and to perform a final check of all drawings to ensure that all applicable drawings revisions are captured, including Development Permit related items. The City has received improperly executed DP Confirmation Letter and resulted in a minor amendment at the 11<sup>th</sup> hour and places an unreasonable demand on staff and further exacerbates the permit review times.

## 18. Flood Plains

The following guidance is provided when buildings are constructed on a designated flood plain and is regulated under Division C, Subsection 2.2.9. of the Vancouver Building Bylaw. The Bylaw requirements are further supplemented by the Council adopted Flood Plain Standards & Requirements, which can be found via this link:

<http://former.vancouver.ca/commsvcs/guidelines/F014.pdf>.

Specific provision under this Subsection of note and have an effect on building design are:

Sentence 2.2.9.3.(2) stipulates that “No person shall install furnaces, electrical switchgear, electrical panels, fire protection systems or other fixed [building services susceptible to flood damage](#), below the [flood construction level](#), unless such services are protected from flood damage and accessible for servicing during a flood, to the satisfaction of the [Chief Building Official](#).”

This means that service rooms located below the required flood construction level is permissible provide that there is a physical access to these spaces and be situated at or above the required FCL. It is also important to note that there may also be area specific FCL elevations such as East Fraser Lands and False Creek Flats as determined by the City Engineering or Planning Departments.

Sentence 2.2.9.6.(1) stipulates that “The [Chief Building Official](#) may relax the [flood construction level requirements](#) in this By-law in accordance with Article 1.5.2.11., if

- a) the [owner](#) demonstrates to the satisfaction of the [Chief Building Official](#), that, due to existing site characteristics and the location of existing infrastructure, it is impractical to meet the [flood construction level requirements](#),
- b) the [owner](#) demonstrates to the satisfaction of the [Chief Building Official](#), the proposed [construction](#) methods are designed to mitigate flood damage, and
- c) the [owner](#) provides a report, to the satisfaction of the [Chief Building Official](#), stamped by a professional engineer, certifying that the habitable space in the [building](#) will be safe during a flood if a lower [flood construction level](#) is applied.”

This engineering report is required to accompany a project in which spaces are located below the Flood Construction Level and not exempted under Article 2.2.8.1. As part of this review, a comprehensive flood safety plan for the building occupants, like a fire safety plan at final inspection, shall be developed and outlines the required safety protocols for occupancy during a flood event and to establish a threshold where occupancy is no longer viable. A post-event plan is also necessary to inform and direct the owners/building strata of the building components or area that requires investigation and potential restoration work.

## 19. Consolidated VBBL 2014 Amendments

Review the consolidate version of amendments for the VBBL2014 (Aug 13, 2018) by clicking on this link: <https://vancouver.ca/your-government/vancouver-building-bylaw.aspx>  
Scroll down to the heading “VBBL 2014 Consolidated Amendments”.