
NEWSLETTER

August 19, 2019



TO: Certified Professionals Practicing in the City of Vancouver
FROM: Office of the Chief Building Official

1. VBBL 2019 Code and Process Updates for Certified Professionals

When: October 24, 2019
8:00 AM - 1:30 PM (Breakfast at 7:30)
Where: Vancouver City Hall (453 W.12 Ave) - Main Floor (Town Hall)
Cost: \$30/person

Please hold the date for this valuable information session. Online registration will be available via AIBC starting Monday, September 9th, 2019 at;

<https://aibc.memberpro.net/ssl/main/body.cfm?menu=events>

Learning credits/hours will be available by both associations. A light warm breakfast will be available with coffee and muffins or hot breakfast wrap. Jointly hosted by AIBC, Engineers and Geoscientists BC, and the City of Vancouver.

2. New VBBL 2019 (#12511)

On July 23, 2019 City Council passed a new 2019 Building By-law (By-law #12511). This By-law will become effective on November 1, 2019. This was followed by an amendment (By-law #12512) which amends the new 2019 Building By-law to implement the phased implementation of new requirements for Water Systems (January 1, 2020 and July 1, 2020) and Energy Efficiency (June 1, 2021 implementation).

Please note that the Provincial Announcement on August 14th, 2019 regarding free access to BC Building Codes will impact how we roll out the new Building By-law. As the Building Bylaw is tied to licensing agreements that came with the National Code and the Provincial Code, our fee structure has always been tied to these publications. As both the National and Provincial codes will now be permitting free access, the Chief Building Official is likewise pleased to release our new Building By-law for free as well.

View the entire 2019 By-law via the new [CBO \(VBBL\) webpage](#). This new webpage also offers a subscription capability to receive CBO broadcasts - subscribe now.

Electronic and print versions of the new Building By-law will be available from Queen's Printer in the near future. See the [Queen's Printer webpage](#) for updates.

By-law users may also get access to past versions of the VBBL on the Queen's Printer site for free.

Important Notes

- All existing open permit applications that are actively being worked by the applicants or City will automatically carry over under the existing 2014 VBBL. Projects that are stagnant for more than 6 months will be lapsed with no refund although withdrawing the application may enable a partial refund of the fees.
- All issued permits shall show continual progress on site with no discontinuation longer than 6 months or the permit can be expired. A 2014 VBBL permit which has expired cannot be extended over November 1, 2019.
- BP applications can still be made under the VBBL 2014 prior to November 1, 2019 as long as the application is fully complete with a legitimate application and a successful intake meeting on or before Oct.31, 2019.
- Please ensure the submissions will meet these requirements and plan accordingly so that you will be able to meet the cutoff date and staff availability.

3. Generic Alternative Solutions Bulletin 2019-005-BU

Bulletin 2019-005-BU will allow you to incorporate the 2019 VBBL items into present process without having to wait until November 1st, 2019. This bulletin will explain the greatly simplified alternative solution process. [Bulletin for Advance Use of VBBL2019](#)

4. CP Bylaw was Amended (By-Law #12513)

Updates are to reflect the changes to CP1, 2 & 3 per the decisions of the CP Committee. The new forms will be effective November 1, 2019 and will be up on the City website by Oct.15, 2019. Please go to the [CP webpage](#) to access the new By-law.

5. 2019 VBBL Energy Requirements

November 1, 2019 versions of Part 10 and Sections 11.2 and 11.7 of Part 11 have been posted on the [Energy Webpage](#),

Note: New items pertaining to:

- Passive House compliance path acceptance
- Balconies
- New Article - 10.2.2.22 System Requirements for Heating within Exterior Spaces
- Consolidated process for energy upgrade mechanism
- New allowance (with restrictions and limitations) for exterior patio heating of food and beverage establishments

Please advise your project teams of these new items for incorporation into their project designs.

6. Demolition Permits and Abandoned Sites

The City is aware that many projects under construction are suspending operations due to shifting market conditions and other factors. Certified Professionals are asked to notify the City if work on a project under construction is to be halted for an extended period of time. CPs are also asked to provide the City with a list of measures being taken to ensure the site is being kept safe and secure while work is halted and to provide an estimate of when work will recommence.

In accordance with Clause 1.6.7.1.(1)(c) of Division C when the work under the permit has been discontinued for a period of 6 months, the permit lapses and the rights of the

owner under the permit terminate. If work on a project under construction is to be halted for a period of time of longer than 6 months, Certified Professionals are asked to apply for an extension of the permit and pay the requisite extension fee as per Article 1.6.7.2. of Division C. For application of fees, see the [Fee Schedule](#) for Development and Buildings related permits.

All requests for permit extensions must be made in writing to the Chief Building Official with copies sent to the applicable Building Code Specialist and the District Building Inspector. The request should detail the reason for the extension request and a detailed timeline for continuation. District Building Inspectors will no longer accept a verbal request to extend an open permit about to expire with no activity.

7. CP Refunds

As part of the new 2019 VBBL, the CP refund process will be more clearly documented.

- November 1, 2019, a 90 day window will be allowed to apply for the CP refund after full occupancy is received.
- On November 1st, 2019, we will commence a one-time-only 90 day window for **all outstanding** CP refunds to be claimed. These refunds can only go to the entity that paid the fees.
- The fee calculations have also been revised to reflect the Council approved fees schedule for the refund rate calculations. These fees have not been revised for almost 20 years.

It is suggested that if you have outstanding refund applications that these be applied for as long as the company that paid the fee is still active. We cannot refund to a third party.

8. Revisions

Certified Professionals' must be aware that building permit revisions often have implications on the related trades, and must coordinate with their design teams to ensure that all professionals are aware of the changes and that trades permits are revised in a timely manner to avoid delays at the end of a project. Revisions to trades permits cannot be captured via final design drawings.

Reminders that, in general, tenant fit-outs are most appropriately dealt with as independent permits rather than revisions to the base building permit. TI permits can be issued prior to base building occupancy via the CP-3 letter or the CP program. Multiple revisions or late revisions create confusion with overlapping or multiple trades permits; multiple partial occupancy permits; and future file research. While it may seem quick and easy to "tack on" the TI work, we have learned on numerous projects that in the long run, it truly saves everybody time and effort if the independent scopes of work are separated.

9. Existing Buildings

CPs who propose to do alterations to existing buildings under Part 11 are expected to have a thorough understanding of the building and its current condition and level of VBBL compliance (e.g. performs a file research, review drawings for previous permits, visit the building, etc.) so that they can speak to the scope of upgrade work required during the mandatory pre-application meeting. Discussions about Part 11 upgrade triggers must include practical information about the actual non-conformities and the opportunities and hardships for resolving.

10. Alternative Solutions

Proposed alternative solutions (for both existing and new), must have feasible fallback solutions. Permit applications won't be accepted if designs are non-compliant with the VBBL and a reasonable fallback cannot be achieved. If there is no feasible fallback and the project relies entirely on an Alternative Solution, the AL must be accepted prior to Stage 1 of permit issuance for the TI.

11. Monthly Progress Reports and Coordinated Final Inspections

When booking coordinated finals please ensure you contact your district inspector at least one week before your required date so that they can arrange for everyone to be there. Some CP's have taken to trying to book individual finals on line with the building and trades inspectors; unfortunately this does not ensure that the inspectors' appointment times are aligned or that the fire inspector is notified. If you are having difficulty reaching your District building inspector or you are receiving an out of office notification please contact your DBI's district partner or one of The Building Inspections Supervisors:

- Shawn Dyste shawn.dyste@vancouver.ca
- Bruce Peet bruce.peet@vancouver.ca

The Building Inspector's map can be found at this link, <https://vancouver.ca/files/cov/district-building-inspector-map.pdf> and the green arrows show the district partnerships.

Please ensure that you are providing a monthly progress report to the inspections branch every month for every permit, the acceptable form is available here; <https://vancouver.ca/files/cov/CP-monthly-progress-report.pdf>

We are finding that a number of CP's stop providing monthly reports towards the end of projects, this is especially true when projects have received occupancy with work to complete. It is important to keep providing monthly progress reports to your DBI even after occupancy has been granted, they really do want to know the status of your minor amendment, permit revision, landscape changes and when the outstanding building work is completed.

The DBI's are currently working hard to complete a large number of open CP permits that have been open for an extended periods of time with no inspections or monthly reports. Please do take the time to assist them in completing these outstanding permits so that going forward they have more time to dedicate to your current projects.

The DBI's will no longer accept a verbal request to extend an open permit about to expire with no activity. All requests must go in writing to the CBO, copied to the plan checker as well as the DBI. The request should detail the reason for extension along with a detail timeline for continuation.

12. Updated Forms for 2019 VBBL

Will be available on the city website **October 15th, 2019** and will take effect **November 1st, 2019**. Please access the updated forms on the following webpages;

- [CP webpage](#) - Under heading **Forms for 2019 VBBL**
- [Building and renovation forms, checklist and bulletins](#) webpage

13. Broadway Subway Extension Project

The Ministry of Transportation and Infrastructure has invited three pre-qualified bidding teams to participate in the Request for Proposals (RFP) stage to design, build and finance the Broadway subway project. Construction is expected to begin in 2020 and be completed in 2025.

Early works construction began earlier this year. During construction, there will be changes to street-use availability in the vicinity of the project and any work within the Province’s work zone will be coordinated by the Province’s contractor as the designated Worksafe BC Prime Contractor of the site.

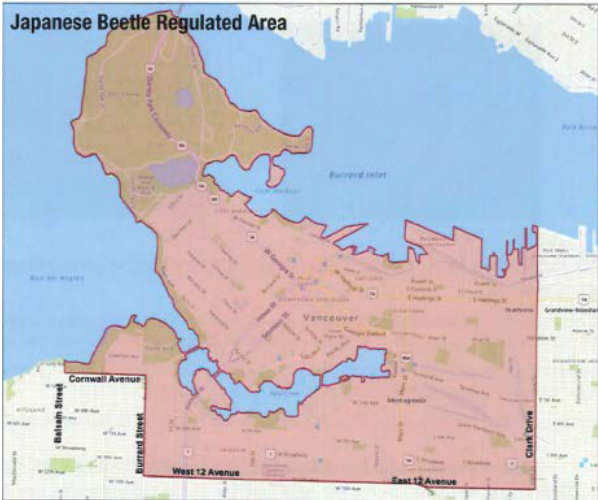
In addition, there will be additional review and potential limitation on the use of soil anchors fronting the Project alignment. More information can be found on our website at Vancouver.ca/broadwaysubway or by contacting us at rapidtransitoffice@vancouver.ca.

14. Japanese Beetle Update

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. Previous notification went out last year and we want to share the area that has since been expanded. Should you want to read more, click the following link:

<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. Unauthorized movement of soil can result in penalties of up to \$10,000 per offence.

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

15. Congratulations to all the new CPs from the 2019 class

- Heidi Nesbitt, Architect AIBC
- Michael Watts, Architect AIBC
- Michael Ferber, Architect AIBC
- Andrei Filip, Architect AIBC
- Jan Madura, P.Eng.
- Kevin Guenette, P.Eng.
- Marc Aguanno, P.Eng.
- Tsvetanka Nedyalkova-Dimova, Architect AIBC
- S. Pouriya Hosseini, P.Eng.
- Wentao Zhou, Architect AIBC
- David Cook, Architect AIBC
- Jun Hyung Kim, P.Eng.
- Pooyan Tajadod, Architect AIBC
- Patrick Yue, Architect AIBC



16. Certified Professional Course 2020

Engineers and Geoscientists BC and the Architectural Institute of British Columbia (AIBC) are once again planning to offer the popular Certified Professional Course. The 2020 CP Course schedule consists of 12 full-day sessions from Wednesday, January 8 to April 8, 2020. The CP Course concludes with two full-day exams on April 22 and April 29, 2020. There are 45 spots available—35 at AIBC's office in Vancouver, and 10 via webcast. The CP Course cost is \$4,900 until October 15, 2019, and \$5,300 after October 15, 2019.

[CP course registration](#) is now open.

Potential participants are encouraged to explore the possibility of partial grant funding for the course, through the BC Employer Training Grant. To learn more, visit www.workbc.ca and search for *Workforce Training Stream*.

Although anyone may take the course, only architects and engineers may practice as CPs. Intern Architects AIBC and engineers-in-training who meet all course requirements and pass the exams will be able to practice as CPs when they become BC registered Architects or professional engineers.

To learn more about the CP program, or to register for the 2020 CP Course, visit egbc.ca/Certified-Professional, or contact CP Program Manager Teresa Coady FRAIC Architect AIBC AIA LEED Fellow, at tcoady@egbc.ca or 604.639.8185. Registration for the course closes on December 3, 2019.