

14. Re: Letter from Minister of Municipal Affairs
Uniform Building Regulations for the Province

Appearing on the Agenda for the April 24, 1972 meeting of Council is a letter dated March 1, 1972 from the Honorable Dan Campbell, Minister of Municipal Affairs regarding the above.

The Chief Building Inspector has reviewed this material and comments as follows:

1. Item (a), the paper on standardization, attached hereto, is self-explanatory. This paper recounts the reasons and actions leading to present legislation and the proposal to enact a Provincial Building Code based wholly on the National Building Code of Canada 1970.
2. Item (b), the Regulations, and Item (c), the draft proposed municipal by-law, together closely represent the administration material contained in the draft building by-law endorsed by the Board of the Greater Vancouver Regional District in July 1971, and the draft uniform building by-law produced by the Building Inspectors' Association in May 1971.

In order to attain the greatest degree of uniformity of administration of the Provincial Code, matters common to all areas have been placed in Regulations. Other matters of a local nature have been left in the form of a proposed municipal by-law to allow latitude to local jurisdictions to shape climatic data requirements and supervision or inspection procedures to local needs.

One area of the National Building Code 1970, which does not appear to have been considered in either the Regulations or the by-law, is in Part 9 of the N.B.C.'70. Due to amalgamation of house and apartment building standards of Central Mortgage and Housing Corporation with the housing part of the National Building Code, the 1970 Code now makes mandatory many requirements of a purely quality control nature. Such controls go beyond the traditional fundamental intent of a local building by-law, i.e. structural, fire and public health sufficiency. Building departments are not now staffed to handle the degree of inspection if full application of the National Building Code is expected. Nevertheless, the Provincial Building Code as proposed and circulated in draft for comment intends that application shall be by cities, municipalities or regional districts, and therefore the cost of application of the proposed Code falls on the local jurisdiction without choice or option.

In the writer's opinion the sudden impact of the National Building Code 1970 could be lessened without any detriment to the overall aim of uniform building standards by deletion of certain sections of Part 9. By addenda to this report are listed various clauses and sections of Part 9 of N.B.C. '70 recommended for deletion or change to correct ambiguities or errors in the National Building Code.

...continued

14. Re: Letter from Minister of Municipal Affairs (cont'd)

3. Item (d), the proposed code for plumbing services, follows closely the format and content of the Lower Mainland Uniform Plumbing Code, adopted widely throughout the Metropolitan area in past years and originally drawn to a large extent from the Plumbing Part of the National Building Code.

It is recommended the proposed code for plumbing services be endorsed for inclusion in the Provincial Building Code. "

Basically, the Chief Building Inspector approves of the proposed legislation but he does feel that certain sections of Part 9 of the National Building Code 1970 should be deleted or changed to correct ambiguities or errors in the Code. He also approves of the proposed plumbing code for inclusion in the Provincial Building Code.

We can sincerely say that we very much appreciate the opportunity given by the Honorable Minister to comment on these matters. We feel strongly that this type of approach to problem solving should be used more often and we stand ready and willing to work in this fashion at any time.

RECOMMENDATION:

THAT a copy of this Report Item be referred to the Minister of Municipal Affairs in response to his letter of March 1, 1972; and

THAT he be requested to take the points raised into consideration before finalizing the Provincial Building Code.

LIST OF CLAUSES OR SECTIONS OF PART 9, N.B.C. '70 RECOMMENDED
FOR DELETION OR CHANGE AS NOTED

- (1) Table 9.4.2.A. of the Building Code is amended by changing the figure "30" in the first line of column 2 to "40".
- (2) Article 9.4.3.1.- After the word "than" in the first line delete "60 per cent" and substitute therefor "80 per cent".
- (3) Article 9.5.7.1.- After the word "bathtub" add the words "or shower".
- (4) Article 9.6.4.1.-Delete.
- (5) Article 9.6.4.2.-Delete.
- (6) Article 9.7.2.1.-Delete.
- (7) Article 9.7.2.3.-Delete.
- (8) Article 9.7.3.1.-Delete.
- (9) Article 9.7.4.1.-Delete.
- (10) Article 9.7.5.1.-Delete.
- (11) Article 9.7.5.2.-Delete.
- (12) Article 9.8.6.1.-After the word "exterior" add the word "pedestrian".
- (13) Article 9.8.7.10.-Delete and substitute therefor the following:

"Balustrades around roofs as required in Article 9.8.7.3. shall be at least 4 ft. in height. Balustrades for single and two-family dwellings, including those for balconies, shall be at least 3 ft. in height, except as permitted in Article 9.8.7.8. and 9.8.7.9. All other balustrades, including those for balconies, shall be 3 ft. 6 ins. in height, except as permitted in Articles 9.8.7.8. and 9.8.7.9."
- (14) Article 9.8.8.5.-Delete.
- (15) Subsection 9.14.6.-Delete.
- (16) Table 9.23.3.A. of the Building Code is amended by changing in the 22nd line of column 2 the figure "4" to "3½".
- (17) Article 9.27.15.2.-Delete.
- (18) Article 9.28.2.2.-After the word "than" delete "8 in." and substitute therefor "6 in.".
- (19) Article 9.29.1.4. - After the word "than" delete "8 in." and substitute therefor "6 in.".
- (20) Section 9.30 - Delete.
- (21) Section 9.31 - Delete.
- (22) Article 9.34.2.6. - After the word "January" delete "2½ per cent" and substitute therefor "1 per cent".
- (23) Section 9.35 - Delete.
- (24) Article 9.36.3.3. - Delete.