

THE CORPORATION OF THE CITY OF ENDERBY

**BYLAW NO. 1734**

A BYLAW TO AMEND BUILDING BYLAW No. 1582, 2015

---

WHEREAS Council of the City of Enderby has adopted “City of Enderby Building Bylaw No. 1582, 2015”;

NOW THEREFORE Council of the City of Enderby, in open meeting assembled, enacts as follows:

**CITATION**

1. This bylaw may be cited as the “City of Enderby Building Bylaw No. 1582, 2015 Amendment Bylaw No. 1734, 2021”.

**RETITLING OF AMENDMENT BYLAW No. 1713**

2. City of Enderby Building Bylaw No. 1582, 2015 Amendment Bylaw No. 1713, 2021 is hereby retitled to the “City of Enderby Building Bylaw No. 1582, 2015 Amendment Bylaw No. 1713A, 2020”.

**AMENDMENTS**

City of Enderby Building Bylaw No. 1582, 2015 is hereby amended as follows:

3. By adding the following Definitions to Section Two – Interpretation, in alphabetical order:
  - **BC ENERGY STEP CODE** means the requirements set out in Section 614 of this Bylaw and Division B, Part 9 and 10 of the Building Code;
  - **BUILDING ENERGY LABEL** means information about a building’s energy use, efficiency ratings, how the rating was calculated and where energy is consumed in the building which is posted in a location that is protected from moisture and damage;
  - **ENERGY ADVISOR** means a person who is registered as an energy advisor with Natural Resources Canada;
  - **GHG** means greenhouse gas, as defined by the Climate Change and Accountability Act.
4. By replacing the Definitions of “Building Code”, “Construction Value”, “Official Community Plan” and “Zoning Bylaw” in Section Two – Interpretation with the following:
  - **BUILDING CODE** means the British Columbia Building Code as adopted by the Minister responsible under Provincial legislation, as amended or re-enacted from time to time.
  - **CONSTRUCTION VALUE** means the total cost of a proposed building or structure determined by an estimated value of the building or structure established by the Building Official, or otherwise by the owner’s declared value

on the permit application, for which the Building Official may require proof in the form of an executed construction contract and, at the Building Official's discretion, a certificate of construction costs provided by an independent qualified professional registered to practice in British Columbia.

- **OFFICIAL COMMUNITY PLAN** means a bylaw adopted by the City pursuant to Section 472 of the Local Government Act.
- **ZONING BYLAW** means a bylaw adopted by the City pursuant to Section 479 of the Local Government Act.

5. By adding the following as Section 402.10:

10. may require the owner to retain an independent qualified professional to certify the total costs of construction prior to final inspection or any occupancy of the building and, if the certified total cost of construction exceeds the value used for the Building Permit fee, the difference will be recalculated and owing to the City as the extra value of construction.

6. By adding the following as Section 613:

**613 ENERGY CONSERVATION AND GHG EMISSION REDUCTION**

1. In relation to the conservation of energy and the reduction of greenhouse gas emissions, the City incorporates by reference the British Columbia Energy Step Code in accordance with subsections 2 and 3.
2. All new Buildings regulated by Part 9 or Part 3 of the Building Code must be designed and constructed to meet the minimum performance requirements specified in Step One of the BC Energy Step Code for any permit application received on or after January 3, 2022.
3. All construction that is subject to subsection 2 must include a Building Energy Label posted prior to issuance of an occupancy permit.
4. Any Energy Advisor providing the required documentation set out in the BC Energy Step Code must provide evidence to the Building Official that they are an Energy Advisor registered and in good standing with Natural Resources Canada.

7. By replacing Section 805.2 as follows:

2. Except as provided in Section 802.2, no fees shall be returned where a Building Permit has expired.

8. By replacing Section 807.1 as follows:

1. Where a Building Permit has expired and the owner wishes to have the permit reissued, the owner must submit a new application, including a new Application Fee, including all documents and permits as prescribed in Sections Six and Seven of this Bylaw. The fee for a permit to complete work previously authorized by permit which has expired shall be based on the cost of work remaining to be completed.

9. By deleting Section 807.2 and renumbering the remainder of the section.

10. By replacing Section 807.4 as follows:

4. Where construction has not commenced or has been discontinued due to adverse weather, strikes, material or labour shortages or similar hardship beyond the owner's control, a Building Official may extend the valid Building Permit period upon any terms and conditions specified by the Building Official.
10. By adding the following as Section 903.2.f.1:
- f.1 "Infloor Heating Inspection" after completion of under slab preparation, but before pouring of concrete topping or slab.
11. By replacing the table in Schedule "A" – Climate Values as follows:

Elev., m	Design Temperature (°C)				Degree Days Below 18°C	15 Min. Rain, mm	One Day Rain, 1/50, mm	Ann. Rain, mm	Moist. Index	Ann. Tot. Ppn., mm	Driving Rain Wind Pressure s, Pa, 1/5	Ground Snow Load kPa		Hourly Wind Pressures	
	January		July 2.5%									S <sub>S</sub>	S <sub>R</sub>	1/10 kPa	1/50 kPa
	2.5%	1%	Dry	Wet											
425	-19	-24	-33	21	3650	13	48	400	0.47	525	80	3.5	0.1	0.30	0.39

READ a FIRST time this 6<sup>th</sup> day of December, 2021.

READ a SECOND time this 6<sup>th</sup> day of December, 2021.

READ a THIRD time this 6<sup>th</sup> day of December, 2021.

ADOPTED this 20<sup>th</sup> day of December, 2021.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER