



BOARD REPORT

TO: Chair and Directors

File No: BL660

SUBJECT: Proposed Building Bylaw No. 660 Timelines

DESCRIPTION: Report from Gerald Christie, Manager Development Services, dated October 19, 2017.
Timelines for the establishment of proposed Building Bylaw No. 660 to implement Building Regulation in Electoral Areas B, E and the existing service area of Electoral Area F.

RECOMMENDATION: THAT: the Board receive the report of Gerald Christie, Manager Development Services dated October 19, 2017 re: Proposed Building Bylaw No. 660 Timelines, for information.

SHORT SUMMARY:

As presented at the September 21, 2017 Board meeting, public engagement and open houses are now complete with regard to implementation of building regulation in in Electoral Areas B, E and F. At the September, 2017 meeting the Board then approved a motion confirming the participation of Electoral Areas B, E and the existing service area of Electoral Area F in the new proposed Building Regulation service. This report is to provide an update to the Board with regard to the development of a new CSRD Building Bylaw No. 660 and timelines necessary towards the implementation of the bylaw and enactment of building inspection in the participating Electoral Areas.

VOTING: Unweighted LGA Part 14 Weighted Stakeholder
Corporate (Unweighted) Corporate (*Weighted*)

BACKGROUND:

A Building Regulation Bylaw is required to implement any new building inspection system at the local government level. Currently, the existing CSRD Building Regulation Bylaw No. 630 only applies to the settlement areas of the North Shuswap in Electoral Area F. A new bylaw is therefore necessary to implement building regulation in the new Electoral Areas being brought into the service. The new bylaw is also necessary to incorporate the substantive regulatory changes brought about to the construction industry through the new BC *Building Act*. The new *Building Act* deals with consistency and implementation of the BC Building Code, changes to Building Official qualifications and scope of practice, and what construction related issues can be dealt with by local government and which cannot.

Prior to adoption of the *Building Act* the province consulted with the Union of BC Municipalities (UBCM) and Municipal Insurance Association of BC (MIABC). UBCM and MIABC then sought assistance from a local government law firm in developing a draft template upon which local governments could base new building regulation bylaws in light of the *Building Act* changes. The proposed CSRD Building Bylaw No. 660 is based on this new template but at a much smaller scale and more appropriate to the CSRD.

Due to the clear regulatory requirements now detailed in the Building Act the provincial concurrent authority for the approval of Building Bylaws is removed as of December 15, 2017. Therefore, new Building Bylaws no longer require the approval of the province prior to their adoption by the regional district. For this reason the CSRD has received advice that it would be best to wait until after December

15, 2017 to adopt our new Building Bylaw. Due to the scheduling of Board meetings the earliest that Building Bylaw No. 660 could be adopted would be in latter January, 2018. As it will also be necessary to advertise the adoption of the new bylaw and the pending implementation of the new building inspection service, most notably in the new participating Electoral Areas of B and E, staff recommends that the enactment date for the new bylaw be Monday March 5, 2018.

POLICY:

No new associated policy changes are proposed at this time that would be necessary for the implementation of Building Bylaw No. 660.

FINANCIAL:

In addition to the existing Building Inspector currently working in Electoral Area F, the 2017 CSRD budget allocated funding to hire two additional full time staff in the last quarter of 2017 for the implementation of building inspection in the additional Electoral Area service areas of B and E. With the Board's recent confirmation to move forward with building regulation in these Electoral Areas staff began conducting interviews for a Building Assistant and Building Inspector. Staff anticipate that these positions will be filled shortly and that the new staff will start in their roles in late November/early December to begin their training.

KEY ISSUES/CONCEPTS:

The timeline for the anticipated approval of Building Bylaw No. 660 and implementation of building inspection in Electoral Areas B and E, in addition to the existing service of Electoral Area F, is noted below:

October Board Meeting

- Building Bylaw No. 660 update informational report;
- Sub-Regional Building Inspection Service Establishment Bylaw(s) First/Second/Third Readings;
 - send to Province for Inspector of Municipalities approval.

November Board Meeting

- Service Establishment Bylaw(s) for Adoption (provided bylaw(s) approved by Province);
- Building Bylaw No. 660, First/Second/Third reading;
- Referral of Bylaw;
- Communicate with newspaper advertising and social media that the New Building Service in EA B & E will start on March 5th, 2018 instead of January 1st, 2018 (as previously stated).

January, 2018 Board Meeting

- Building Bylaw No. 660 for Adoption.

February, 2018

- Newspaper advertising commences
- Social media communications
- Signage.

March 5, 2018

- Building Bylaw No. 660 effective date.

SUMMARY:

After receiving confirmation by the Board at the September 21, 2017 meeting staff began drafting a new Building Bylaw No. 660 which would apply to Electoral Areas B, E, and the existing service area of Electoral Area F. Staff also began conducting interviews for the two new positions necessary for the implementation of building inspection in these areas. As the province will no longer be required to approve new local government building bylaws after December 15, 2017, Bylaw No. 660 will be brought forward for consideration for three readings in November but not considered for adoption until the New Year. Given the need to also advertise the implementation of the new service, it is recommended that the enactment date of Building Bylaw No. 660 occur on March 5, 2018. Additional details about the proposed Building Bylaw No. 660 will be provided in a November Board report. At the October 2017 Board meeting Administration is also bringing forward Service Establishment bylaw(s) for Building Inspection. These service establishment bylaws need to be adopted by the Board by December 1st, 2017.

IMPLEMENTATION:

Report is for information only.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2017_09_21_Board_DS_BL660_BuildingRegTimelines.docx
Attachments:	
Final Approval Date:	Oct 17, 2017

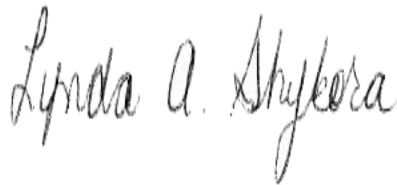
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Oct 13, 2017 - 2:46 PM



Gerald Christie - Oct 13, 2017 - 2:48 PM



Lynda Shykora - Oct 17, 2017 - 10:32 AM



Charles Hamilton - Oct 17, 2017 - 11:03 AM