



Presentation Overview

- **General Overview of Act**
- **Review of Three Main Changes**
 - Consistency | Competency | Innovation
- **Final Points**



The Building Act

- **What?** B.C.'s first Act dedicated solely to building and construction
- **When?** Comes into force in phases, starting no sooner than Fall 2015, with transition periods



The Building Act

- **Where does it apply?** Throughout B.C. except City of Vancouver and federal lands
- **Who's affected?**
 - All local authorities that enforce BC Building Code
 - Building officials
 - Construction sector



Main Changes Under the Building Act - #1

Consistency: Streamlining the 'Rules'

- Only province can set building requirements
- **Timeline:** Two years from time sections come into force, after which, no legal effect
- **Variations:** Local governments can apply to province



Main Changes Under the Building Act - #2

Competency: Building Official Qualifications

- Membership, exams, continuing professional development, register, annual report
- **Timeline:** Six months + 3.5 years = 4 years total from time sections come into force
- **Administrative authority:** Intended as BOABC



Main Changes Under the Building Act - #3

Innovation: Support the Construction Sector and Local Governments

- **Innovative Proposals:** Provincial review process
- **Building Code Appeal Board:** Expanding scope



Consistency



Consistency: Local Building Requirements 1

Policy Intent

- Greater consistency in building requirements across the province
- Province does not intend to regulate how local governments administer and enforce the Building Code



Consistency: Local Building Requirements 2

What are building requirements?

- Technical requirements that concern methods, materials, products, assemblies, dimensions or performance for buildings that are being constructed, altered, repaired or demolished



Consistency: Local Building Requirements 3

What local building requirements are being eliminated?

- Any that concern or necessitate a change to a requirement that is in the Building Code or another provincial building regulation



Consistency: Local Building Requirements 4

Where are building requirements that are being eliminated found?

- Any local government bylaw – not restricted to building bylaws
 - E.g., building bylaws, zoning bylaws, fire-sprinkler bylaws, green-roof bylaws, etc.



Consistency: Other Local Authority Tools

Policies, Agreements and Other Tools

- Building Act does not apply to policies, negotiated agreements or other such tools
- But intent is increased consistency



Consistency: Restricted and Unrestricted Matters

What are they?

- **Unrestricted** matters – local authorities retain authority to establish own building requirements
- **Restricted** matters – local authorities don't have authority to establish own building requirements = **none to start**



Consistency: Local Variations

Applying for Local Variations

- Can apply in limited circumstances
- Needs approval from Minister
- Enacted as provincial building regulation



Consistency: Working Groups

Objective

- Balance consistency with local need

Example: Fire Sprinklers Working Group

- First group established for this purpose
- Developing recommendations for the Minister



Competency



Competency: Building Official Qualifications

Who must be qualified?

- Not dependent on job title – do they make informed judgement about compliance with BC Building Code?

Exemptions

- AIBC and APEGBC members employed as building officials



Innovation



Innovation: Innovative Proposals and BCAB Complex Appeals

Cost Recovery Model

- Fee + cost recovery of expenses

Innovative Proposals Examples

- Wood Innovation and Design Centre

Timeline: Later in 2016



Building Act: Final Points

- **BC Building Code:** Not changing under the Act
- **Building Officials:** Work for local governments
- **Details:** Answered as regulations developed
- **Stakeholder Education:** Being planned for



Building Act: How You're Affected

- **Local Governments**
- **Building Officials**
- **Industry**



Summary

Building Act

- First such Act in B.C.
- Sets framework for today and future
- Now at implementation phase
- Welcome your feedback



Building and Safety Standards Branch

building.safety@gov.bc.ca

www.gov.bc.ca/buildingact



Office of Housing and
Construction Standards