

BC's Building Regulatory System

Seismic Risk Reduction for Buildings: A Conversation about Options and Action

September 15, 2020



Codes and Standards Approach

Minimum Acceptable Standard

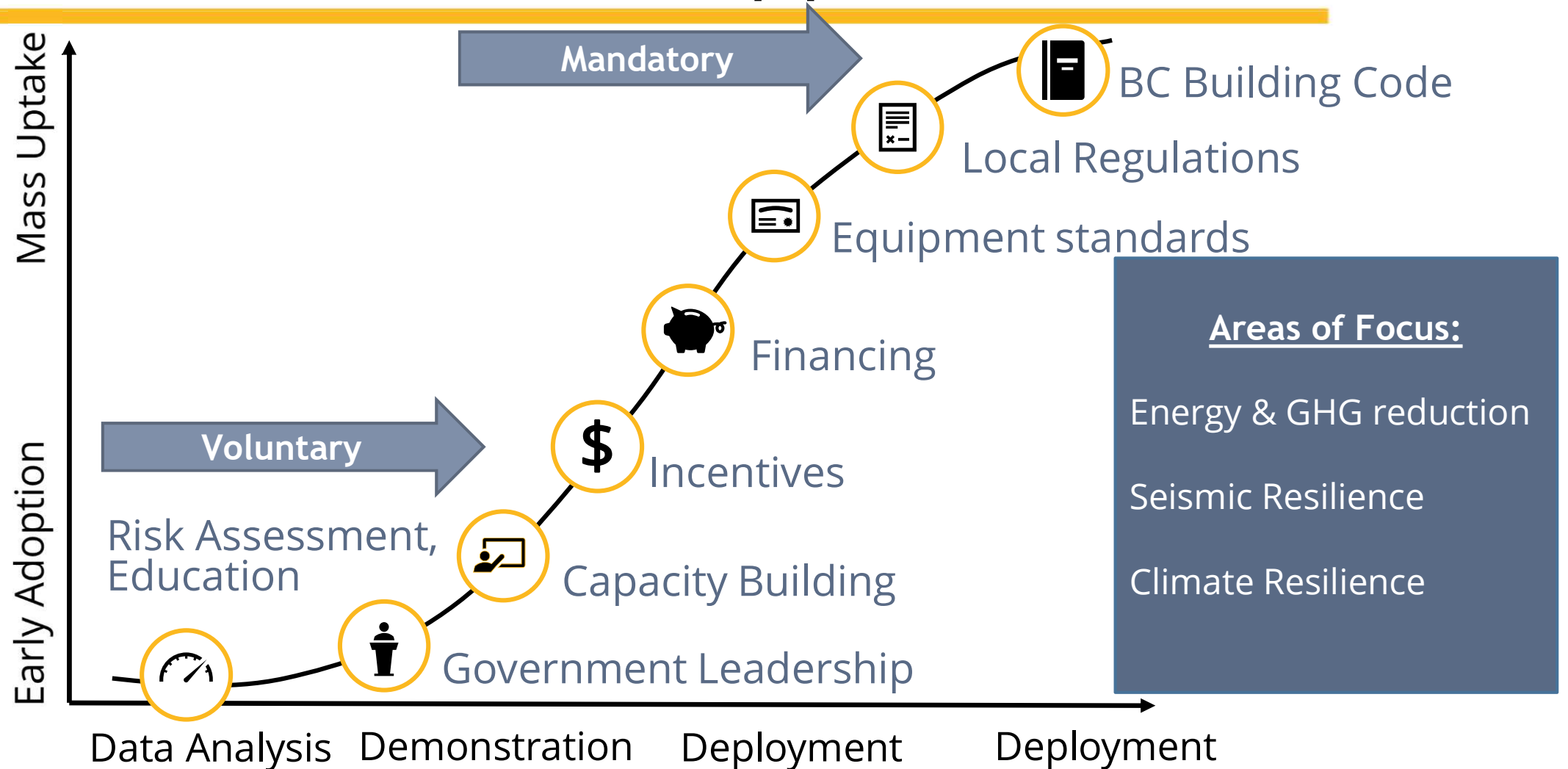
- Prescribed practices to achieve a specific and static standard of living
- Informed by common practice in housing, primarily post-WW2
- Intended to address known external conditions, based on historical and averaged data
- Changes are incremental, intentionally slow and deliberative



Weaknesses

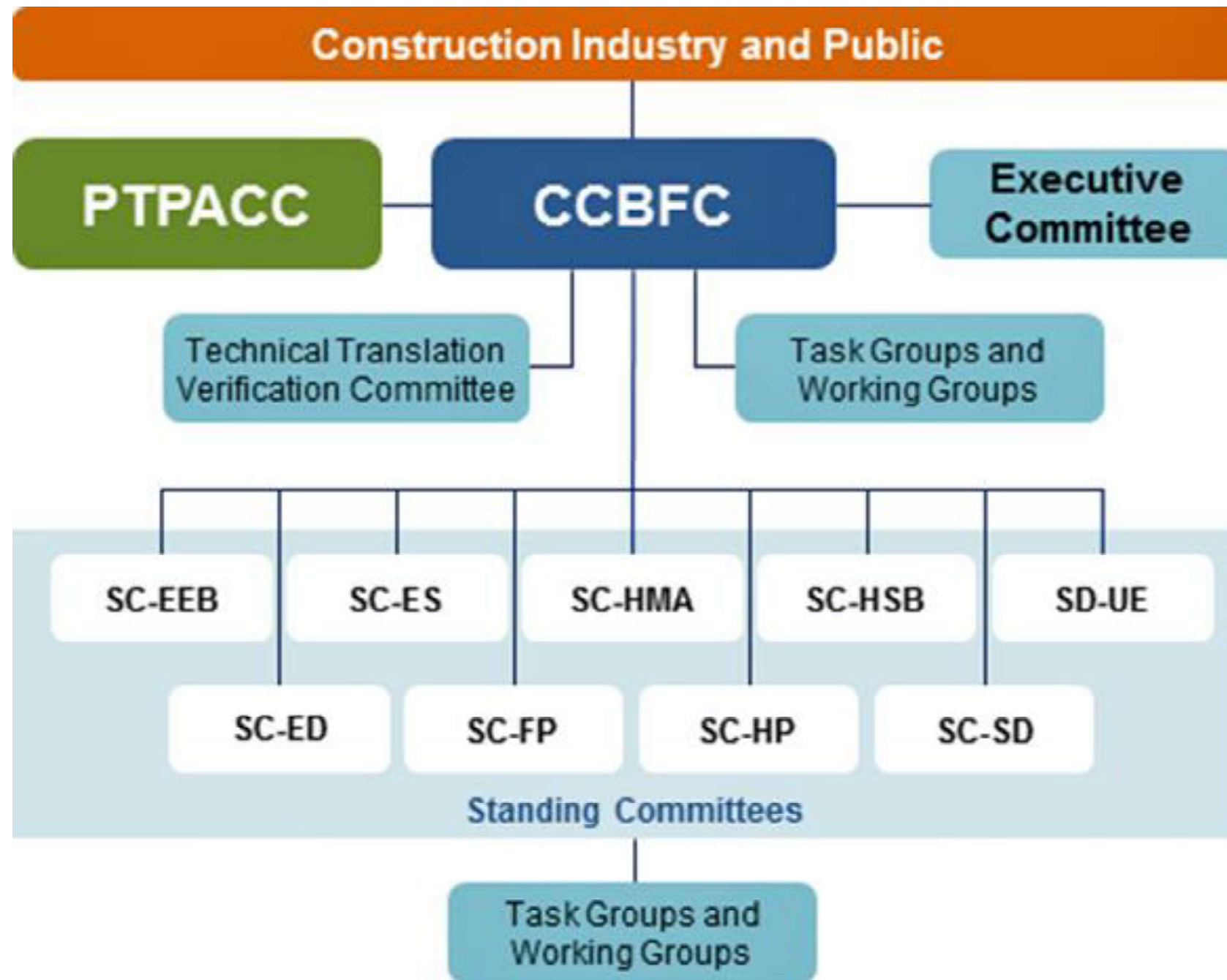
- Unresponsive to significant or rapidly evolving conditions
- Limited ability to address unique local conditions and needs
- Does not consider impacts of enforcement or enable measurable outcomes

Market Transformation Approach



B.C.'s Modern Building Regulatory System: *The Relationship between Governance, Goals & Building Act*

Decision Maker	PROVINCE					LOCAL AUTHORITY				Out of Scope
Leadership	Independent Provincial Leadership			Partnership/Collaboration			Independent Local Authority			
Goal	Maximize Consistency			Manage Inconsistency			Accept Inconsistency			Not imposed via an enactment.
Objectives	Maintain Status Quo	National Harmonization	Address Province Wide Conditions & Priorities	Recognize unique circumstances and foster Innovation	Allow local government discretion in recognition of regional differences, servicing standards and other factors		Local solutions work best because of complexity, servicing standards, rural/urban, or other factors.			Not a matter.
Primary Building Act Tool	No action or restrict matter	NBC Change (can lead to BCBC change)	BCBC Change (including adoption by reference)	Jurisdictional or Site-Specific Regulation (s. 3 of BA)	Alternative Solutions Under BCBC	Sub-delegation	Unrestricted with conditions	Temporary Unrestricted Matter - Province may regulate in future	Unrestricted	Not a technical requirement or local building requirement.
Owner of Standard	Province	National	Province	Province	Province	Province	Local Authority +/- BCBC	Local Authority + BCBC	Local Authority +BCBC	Within City of Vancouver.
Determines Application of Standard	Province	Province (by adoption)	Province	Province	Province/Local Authority	Local Authority – selects standard	Province sets conditions	Local Authority (if it exceeds BCBC)	Local Authority (if it exceeds BCBC)	Not enacted under <i>Local Government; Community Charter;</i>



Standing Committees

- Energy Efficiency in Buildings (SC-EEB)
- Earthquake Design (SC-ED)
- Environmental Separation (SC-ES)
- Fire Protection (SC-FP)
- Hazardous Materials and Activities (SC-HMA)
- Housing and Small Buildings (SC-HSB)
- HVAC and Plumbing (SC-HP)
- Structural Design (SC-SD)
- Use and Egress (SC-UE)