

Attachment A: Key Differences: Building Bylaw No. 1319 and Building Bylaw No. 1677

Topic	Summary
Limited Application to Existing Buildings	<p>The proposed bylaw recognizes that many older buildings do not comply with current standards due to age and/or unpermitted alterations. The bylaw includes wording to mitigate risks associated with non-compliance with existing buildings including:</p> <ul style="list-style-type: none"> • New construction on existing buildings must comply with current codes in areas directly impacted by the addition or renovation. • Buildings undergoing a change of use (e.g. from office to residential) may require substantial upgrades to achieve Building Code compliance and adhere to District zoning regulations. • Unauthorized renovations must either be corrected or removed to meet current standards.
Powers of a Building Official	<p>The proposed bylaw consolidates the responsibilities of the building official including the addition of a section which provides clarity on the conditions under which the building official may refuse or revoke permits.</p>
Owner's Responsibility	<p>The proposed bylaw consolidates responsibilities of the property owner and permit requirements in one section. This section includes:</p> <ul style="list-style-type: none"> • Clarification on the owner's responsibility to pay for the cost to repair any damage to municipal property. • New section that details the requirements for obtaining a demolition permit. • Clarification on all instances in which the owner is required to provide notice to the building official for various activities.
Obligations of Owner's Contractor	<p>The proposed bylaw includes a section that clearly defines the obligations of the owner's contractor to ensure compliance with municipal regulations.</p>
Registered Professional's Responsibilities	<p>This existing requirement has been expanded to align with the Building Act and to reduce exposure from liability claims.</p>

<p>Partial Construction</p>	<p>The proposed bylaw outlines the owner’s responsibility for remediating and screening a site with unfinished construction if a building permit expires to ensure safety and aesthetic standards.</p>
<p>Permit Expiration, Extension, Revocation, Cancellation</p>	<p>The proposed bylaw consolidates and clarifies the conditions and process for permit expiration, extension, revocation, and cancelation.</p> <ul style="list-style-type: none"> • Permit extension – permit can be extended up to one years if the application is made at least 30 days prior to the date of expiration. • Permit revocation – permit may be revoked if there was a violation of a condition of the permit or of the building code or another District bylaw. • Permit cancellation – permit can be cancelled by the owner or be canceled by the building official if the owner submits changes to the application that substantially alter the scope of work and the design or intent of the exiting application.
<p>Building Move</p>	<p>The proposed bylaw clarifies requirements for moving buildings, ensuring they comply with the current vision of the building code.</p>
<p>Addressing of Buildings</p>	<p>The proposed bylaw consolidates the requirements for posting addresses as well as outlines the District’s authority to renumber or alter address numbers.</p>
<p>Energy Conservation and GHG Emissions</p>	<p>The proposed bylaw includes wording to reflect the Council’s adoption of the BC Energy Step Code and the local government’s authority to regulate energy conservation and greenhouse gas emissions in construction.</p>
<p>Access Route for Fire Vehicles</p>	<p>The proposed bylaw outlines the access route parameters for fire vehicles for buildings under Part 9 of the building code that are 45 metres from a highway. Parameters reflect the District of Invermere Fire Department needs based on fire equipment and vehicles.</p>