

File: 3760-01

February 1, 2022

Canadian Home Builders' Association – Central Okanagan (CHBA-CO)
216–1884 Spall Road
Kelowna, BC V1Y 4R1

Attention: CHBA-CO Members

Re: February 2022 Update

On January 10, 2022, Council adopted a new Building Bylaw that includes implementation of the BC Energy Step Code (Step Code). Some significant changes to the Building Bylaw include:

- Security Deposit
- Design Modification
- Construction Before Permit Issued
- Sanitary Facilities
- Addressing of Buildings
- Energy Conservation and GHG Emission Reduction (Step Code)
- Access Route for Fire Vehicle

A copy of Building Bylaw #5900 can be found on the City of Vernon website at:
<https://www.vernon.ca/government-services/bylaws/building-bylaw-5900>

Building permit applications for new Part 9 residential buildings are now required to demonstrate compliance with Step 1 of the Step Code. Documentation from an Energy Advisor is required to be submitted as part of a complete application package.

On January 24, 2022, Council supported amendments to the Subdivision and Development Services Bylaw #3843 that reflected the recommendations of the 2021 Development Approval Process Review. The amendments aim to reduce the burden of offsite works on small developments by raising the threshold to trigger offsite requirements, as well as capping the overall value of the offsite works based on the building permit construction value. If the bylaw amendments are adopted on February 28, 2022, as expected, developments with a building permit construction value less than \$200,000 will be exempted from offsite works requirements. For developments with a total construction value greater than \$200,000, the maximum value of offsite improvements will be capped at 5% of the total building permit construction value. Of course, developers will still be required to provide works as necessary to directly service their development, however these changes are expected to mitigate situations where the offsite requirements for City infrastructure are heavily disproportionate to the scale of the onsite works being proposed. The report detailing the amendments can be found at (starting on page 543):
https://www.vernon.ca/sites/default/files/docs/meetings/agendas/220124_REG_Agenda_Pkg.pdf

If you have any questions on the City of Vernon building permit application process, or require any further information, please feel free to contact the undersigned at 250-550-7683 or sknuhtsen@vernon.ca.



Sincerely,



Shawn Knuhtsen
Manager, Building & Licensing/Chief Building Official

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