



SPC on Planning and Urban Development

Building Maintenance Bylaw Monitoring Report

September 2, 2020



Agenda



- Purpose of report and background
- Building Maintenance Bylaw review
- Monitoring metrics and successes
- Stakeholder feedback and future development considerations



Purpose and Background

RECOMMENDATION: That the SPC on Planning and Urban Development recommends that Council receive this report for the corporate record.

- PUD2018-1369 (2018 December 17) required updates to Council
- Administration to:
 - **provide a monitoring report by Q3 2020**
 - review effectiveness of the Bylaw
 - provide a final evaluation report through SPC by Q1 2020



Building Maintenance Bylaw Review

- Building Maintenance Bylaw formally sets the schedule and mechanisms (BEVA) for monitoring existing tall buildings to improve safety of the public
- Intent of the Building Maintenance Bylaw is :
 - Reducing risk of material / debris falling from buildings
 - Improving protection of people and property
- Bylaw came into effect 2017 January 1. A phased approach was used where the oldest buildings were assessed first.



Building Exterior Visual Assessment

Owners of buildings 5 stories or greater are expected to submit a Building Exterior Visual Assessment (BEVA) report once every five years

- BEVAs are performed by qualified persons
- Collected and reviewed by Calgary Building Services
- Items identified as a concern are to be corrected



Building Maintenance Bylaw Success

The Building Maintenance Bylaw is deemed to improve public safety and meet stakeholder objectives through;

- High rate of BEVA submissions / compliance
- Building owners proactively correcting issues
- Stakeholders remain supportive of the bylaw



Monitoring and Successes

All information as of 2020 May 31	# of Buildings Requiring a BEVA	BEVA's Requested	BEVA's Received (No Deficiencies Identified)	BEVA's Received (Deficiencies Identified & BP Required)	BEVA Received (Minor Deficiencies Identified & BP Not Required)	BEVA Forms Not Received	Enforcement Required for Ongoing Non-Compliance
Greater than 45 years *	289	289	258	3	14	11	3
25 - 45 year old	215	215	158	0	29	28	0
15 - 25 year old **	36	36	31	0	4	1	0
10 - 15 year old	46						
Less than 10 year old	88						
TOTALS	674	540	447	3	47	40	3
Files for first 3 years completed and without deficiencies			83%			Forms not received are actively being followed up by CBS staff	

BEVA = Building Exterior Visual Assessment

Buildings to have assessments completed and BEVAs available on request
Notification to be sent by end of 2020
Notification to be sent by end of 2021

Common issues found across all BEVAs received

		Description
Glazing	27	Windows and patio doors
Brick	24	Loose brick, cracked brick, re-pointing mortar
Balconies	18	Cracked/spalled concrete, waterproof membrane replacement
Guards	13	Loose, repair/replacement of guards
Cladding	43	Stucco, siding,
Stone	5	Loose, cracked
Roof	49	Includes loose flashings, unsecured materials, window cleaning devices



Stakeholder feedback:

- The Building Maintenance Bylaw is working well

Future considerations:

- Increase scope (building types, building systems, etc.)
- Alternative tools to assess building exteriors
- Guidelines and educational materials on benefits of BEVA

Next steps:

- An update on the above points will be provided in the final evaluation report through PUD by Q1 2022



Monitoring Report Recommendation

RECOMMENDATION: That the SPC on Planning and Urban Development recommends that Council receive this report for the corporate record.