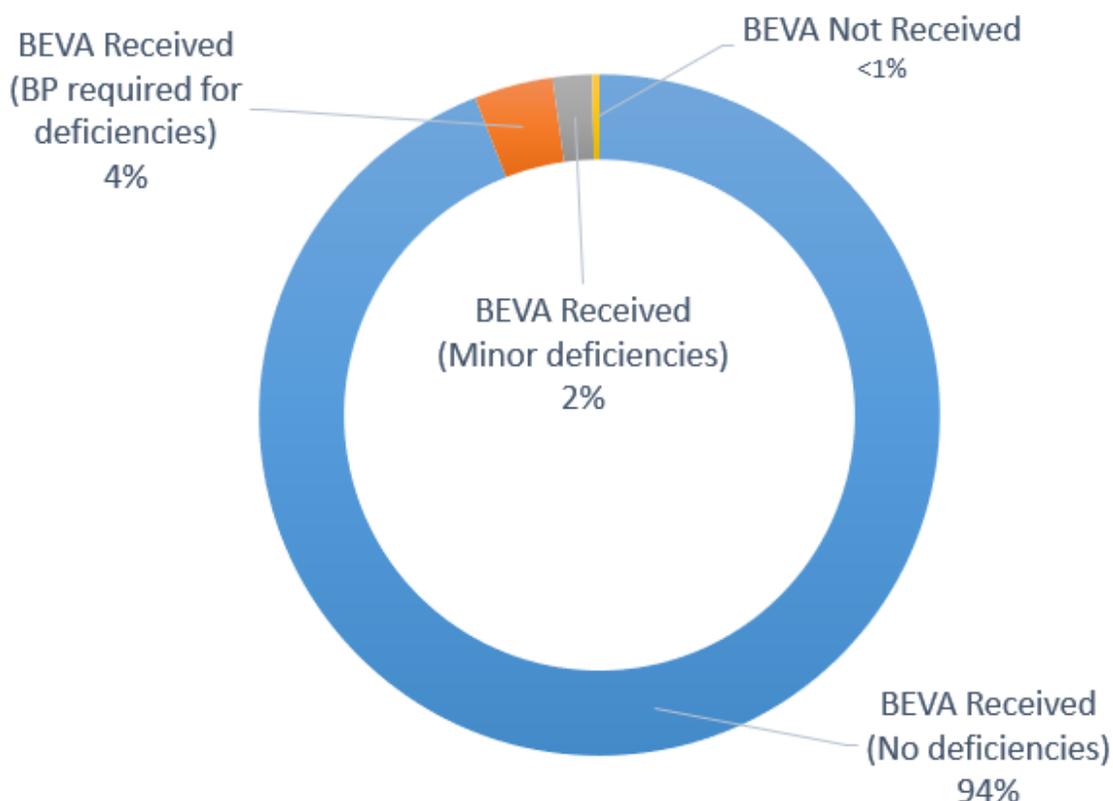


Building Maintenance Bylaw Evaluation Report

Administration is in its fifth year of evaluating Building Exterior Visual Assessments, required as per the Building Maintenance Bylaw. Since the implementation of the bylaw in January 2017, Administration has experienced great support from building owners in submitting their Building Exterior Visual Assessments for structures five storeys or taller and ten years or older.

Building Exterior Visual Assessment (BEVA) Evaluation up to end of 2021



To-date, Administration has requested 588 Building Exterior Visual Assessments and received 586, of which, 553 (94 percent) had no deficiencies identified. Two assessments remain outstanding and Administration is working with the building owners towards compliance. Among the 33 buildings with deficiencies identified, 22 of them required a building permit for the work to correct the deficiencies. All 33 buildings have either now been rectified or are being addressed to make the buildings safer. There were ten instances that needed to move into enforcement because the owners were unresponsive to the request to submit a Building Exterior Visual Assessment. Administration actively worked with those owners towards compliance and were successful in reaching compliance.

The Building Exterior Visual Assessment continues to be a helpful tool to ensure the safety of communities surrounding these buildings by identifying issues prior to an incident occurring, and as a result, reducing the risk of objects falling from buildings. The bylaw needed to be something building owners could comply with and show value in protecting the public by avoiding high consequence events related to material falling off buildings.

The most common issues found across all Building Exterior Visual Assessments were:

Building Material	# Occurrence	Common Issues
Cladding	70	Stucco, siding
Roof	65	Loose flashings, unsecured materials, window cleaning devices
Brick	44	Loose brick, cracked brick, re-pointing mortar
Glazing	36	Windows and patio doors
Balconies	29	Cracked/spalled concrete, waterproof membrane replacement
Guards	22	Loose, repair/replacement of guards
Stone	13	Loose, cracked

From the monitoring and engagement with stakeholders, the following have been evaluated:

- The bylaw is functioning as intended, demonstrated through high compliance rates, and most common deficiencies identified and corrected (such as exterior repair work and cladding replacement).
- Highest risk buildings are performing well, demonstrated by a low number of deficiencies noted on the Building Exterior Visual Assessments.
- Stakeholders have indicated that proactive repair work is being done because of completing the Building Exterior Visual Assessment.
- Education and awareness have helped building owners understand the problems they can avoid by completing the Building Exterior Visual Assessment.