

Previous Council Direction and Background

Previous Council Direction

1. On 2018 March 19, a Notice of Motion was moved by Councillor Farrell (seconded by Councillor Carra). That with respect to Notice of Motion C2018-0300, the following be adopted:
NOW THEREFORE BE IT RESOLVED That City Council directs City Administration, through consultation with industry representatives and advocacy organizations, to evaluate expanding the scope of the Building Maintenance Bylaw to include maintenance of building structures; AND FURTHER BE IT RESOLVED that City Administration returns to City Council through the Standing Policy Committee on Planning and Urban Development, with a scoping report and risk matrix, no later than the end of Q4 2018.
2. Planning and Urban Development report *Building Maintenance Bylaw Update* PUD2018-1369 was moved by Councillor Farrell at the 2018 December 03 Standing Policy Committee (SPC) meeting and recommended that Council:
Allow sufficient time for Administration to review the effectiveness of the Building Maintenance Bylaw and direct Administration to provide a monitoring report to Council through the SPC on Planning and Urban Development no later than Q3 2020 and a final evaluation report with a scoping report, risk matrix and amendments if required through the SPC on Planning and Urban Development no later than Q1 2022.

This report was then on the consent agenda of the 2018 December 17 Regular Meeting of Council and the motion was carried.

3. Planning and Urban Development report *Building Maintenance Bylaw Monitoring Report* PUD2020-0899 was moved by Councillor Farrell at the 2020 September 02 Standing Policy Committee meeting and recommended that Council receive the report for the corporate record. This report was then adopted on the consent agenda of the 2020 September 14 Combined Meeting of Council.

Background

The Building Maintenance Bylaw was developed under the guiding principle of protecting the public from the risk of objects falling off tall buildings and affecting the public realm and members of the public in proximity to the building. This bylaw is a proactive approach to fill the gap after the final inspection when a building is first constructed or renovated, and to address safety issues before they happen. While the building code states that a building owner may not allow an unsafe condition to be sustained, there is no clear requirement to proactively maintain buildings. To address that legislative gap and to enhance safety incident prevention, Calgary Building Services proactively created the Building Maintenance Bylaw 33M2016, the first of its kind in Canada. This bylaw was adopted by Council in June 2016 with an implementation date of January 2017. The bylaw requires the exterior of applicable buildings (five storeys or taller and ten years or older) be visually assessed for necessary repairs every five years. Property owners are required to ensure that buildings are safe for residents, neighbours, businesses, and Calgarians by ensuring minimum levels of building maintenance are occurring on their buildings.

Program Year	Due date of completed assessments	Building age as of 2016 January 1	Number of buildings in this category
1	2018 January 01	> 45 years old	288
2	2019 January 01	> 25 years old and up to 45 years old	215
3	2020 January 01	> 15 years old and up to 25 years old	36
4	2021 January 01	> 10 years old and up to 15 years old	49
5	Starting 2022 January 01 on the 10 th anniversary of the occupancy permit issuance	Up to 10 years old	88
Total:			676