

Building Maintenance Bylaw Scoping Report

The scope of the Building Maintenance Bylaw is focused on buildings that present the highest risk to the public. The higher the building, the more serious the risk of harm from falling debris. The older the building, the more likely it is to have experienced deterioration that can lead to elements detaching from buildings. As part of the ongoing stakeholder engagement, working groups were formed between stakeholders and Administration to complete an analysis of other building types to see if any other buildings should be added to the scope of the Building Maintenance Bylaw. The conclusions for each of the building types analyzed were as follows:

Three and four-storey buildings

- The building code differentiates between buildings under and over five storeys, as different and more complex construction techniques and materials are needed for taller buildings.
- In other municipalities with similar bylaws, the threshold for building assessments is typically set at five storeys and up. The five-storey threshold also means that implementing the program within existing operational budgets is manageable.
- There is not enough evidence to support including three or four-storey buildings in the bylaw as the scope would stray from the intent of the bylaw.
- Stakeholders agreed that the risk was not commensurate with the overall effort involved with the original scope to protect the public way.
- Part 10 of the Building Maintenance Bylaw *Other Structures* already allows The City to request a Building Exterior Visual Assessment if certain buildings present an issue or becomes known as a possible issue.
- **Conclusion: three and four-storey buildings are out of scope of the bylaw**

Assembly buildings

- Assembly buildings include arenas/aquatic centres, churches, schools.
- Part 10 of the Building Maintenance Bylaw *Other Structures* already allows The City to request a Building Exterior Visual Assessment if certain buildings present an issue or becomes known as a possible issue.
- For buildings that are City owned, Facility Management has a robust Building Condition Assessment process and are reviewed by a qualified Engineer.
- **Conclusion: assembly buildings are unique but are covered under Part 10 of the bylaw as needed; however, recommend developing an informal registry of assembly buildings for monitoring and addressing them on a building-by-building basis, as needed.**

Concrete structures containing unbonded post-tensioned reinforcement

- Part 10 of the Building Maintenance Bylaw *Other Structures* already allows The City to request a Building Exterior Visual Assessment if certain buildings present an issue or becomes known as a possible issue.
- Industry consultants have already investigated protocols for post-tension structures.
- **Conclusion: engage a consultant to advise on mitigation and to develop a best practice guide on how to visually assess, detect, and maintain structural components.**
 - **Refer to the best practice guide from the Building Exterior Visual Assessment.**

Parking structures exposed to moisture and road salts

- Part 10 of the Building Maintenance Bylaw *Other Structures* already allows The City to request a Building Exterior Visual Assessment if certain buildings present an issue or becomes known as a possible issue.
- Industry has a comprehensive guide for assessing parking structures.
- **Conclusion: engage a consultant to advise on mitigation and to develop a best practice guide on how to visually assess, detect, and maintain structural components.**
 - **Include standalone parking structures in the scope of the best practice guide.**
 - **Refer to the best practice guide from the Building Exterior Visual Assessment.**

Wood and steel structures exposed to humid environments

- Part 10 of the Building Maintenance Bylaw *Other Structures* already allows The City to request a Building Exterior Visual Assessment if certain buildings present an issue or becomes known as a possible issue.
- **Conclusion: engage a consultant to advise on mitigation and to develop a best practice guide on how to visually assess, detect, and maintain structural components.**
 - **Refer to the best practice guide from the Building Exterior Visual Assessment.**