



Building Maintenance Bylaw Final Evaluation– IP2022-0024

Infrastructure and Planning Committee

Date: 2022 February 03

ISC: Unrestricted



Recommendation

**That with respect to Report IP2022-0024, the following be approved:
That the Infrastructure and Planning Committee receive the Report for
the Corporate Record.**



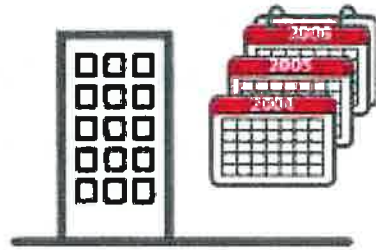
Why is there a Building Maintenance Bylaw?

- There was a legislative gap in the building code regarding long-term maintenance of buildings.
- Calgary's Building Maintenance Bylaw is the first of its kind in Canada to address the lack of proactive long-term maintenance of buildings.
- Intent of the bylaw is to:
 - reduce risk of material / debris falling from tall buildings.
 - improve protection of people and property.

What is the Building Maintenance Bylaw?



Five stories
or greater



AND

10 years
and older

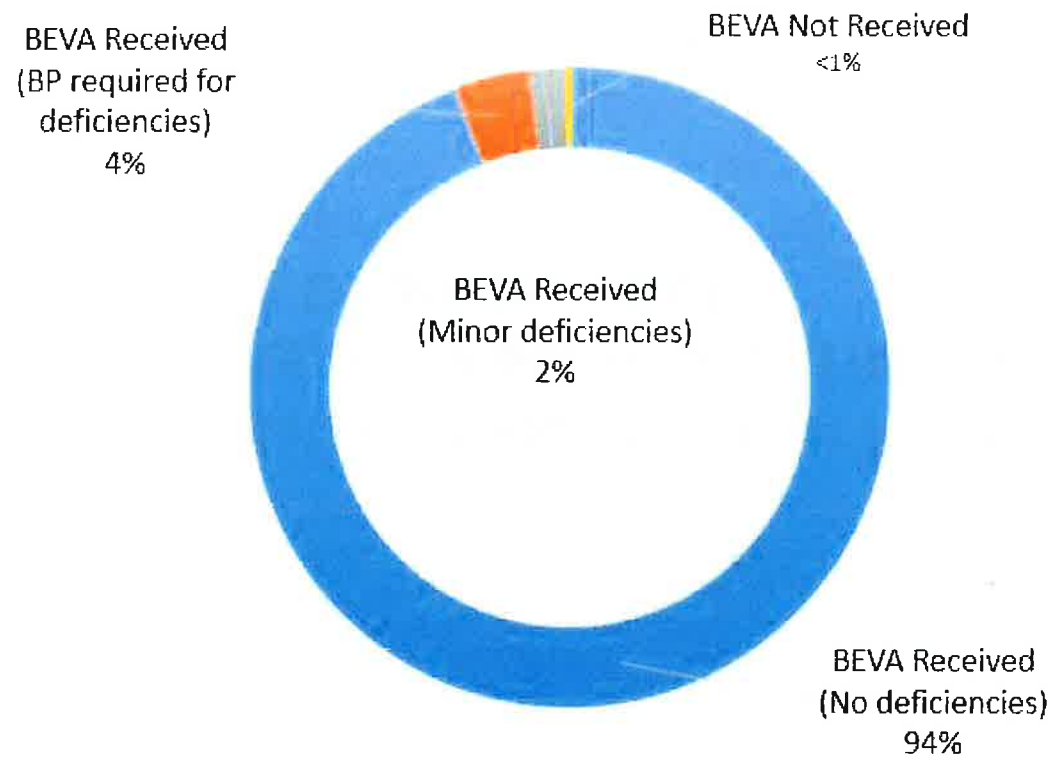
Owners of these buildings are required to have a building exterior visual assessment completed **every five years**.



- Deficiencies must be noted on the building exterior visual assessment form and addressed immediately. Permits may be required.
- Building exterior visual assessment forms must be made available to The City upon request and kept by the owner for the life of the building.

How the Building Maintenance Bylaw is successful

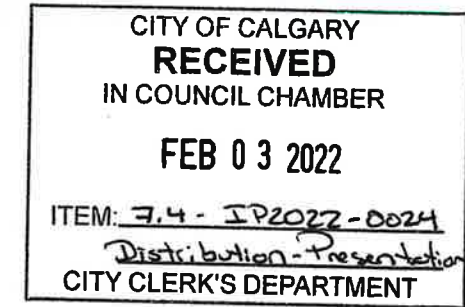
Building Exterior Visual Assessment (BEVA) Evaluation up to end of 2021



- Stakeholders are supportive.
- The bylaw allows Administration discretion to request a Building Exterior Visual Assessment.
- Visual cues help to capture concerns prior to incidents (eg. staining, spalling, delamination).
- Building owners are taking the right steps to maintain their buildings and making them safe.



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