

Building Maintenance Bylaw background

The City of Calgary's Building Maintenance Bylaw protects the public by requiring the exterior of Calgary's buildings to be visually assessed for necessary repairs every five years. This bylaw came into effect January 1, 2017. 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.

The bylaw applies to buildings that are five storeys or greater and over 10 years old. These buildings will require visual assessments on exterior walls and roofs, allowing The City to focus on the highest risk issues on the highest risk buildings.

There is a phased approach to bylaw implementation, where the oldest buildings must complete their visual assessments first, since these are typically a higher risk.

- For buildings under 10 years old as of January 1, 2016, The City will require a completed visual assessment as of the 10th anniversary of the date when the occupancy permit was issued.
- Building owners will be advised by mail when a Building Exterior Visual Assessment is required in the following year.
- After the initial visual assessment, each building should be on a schedule where the visual assessment is less than five years old.
- The owner is obligated to retain all the assessments for the life of the building. If the building is sold, the former owner must provide all assessments for the building to the new owner.

Audit Process

In an effort to ensure building owners are completing their Building Exterior Visual Assessment and to carry out a comprehensive review of the risks to buildings in Calgary, we will audit all buildings who are required to have completed a Building Exterior Visual Assessment. Safety Codes Officers will make a written request to building owners or operators requesting copies of the Building Exterior Visual Assessment documents, which would then be reviewed. The owner must provide all building assessments to The City within 14 days of a written request.

If the completed report shows the building "needs attention," the safety codes officer may ask for more information or for an anticipated timeline to address the issue.

If any item is "not acceptable":

- The City may request further information.
- The building owner must immediately advise The City of any hazards observed.
- The building owner must remedy the hazards. Please note that remediation work may require a permit and inspection.
- The City will follow up to ensure corrective action was taken.

The City may make further inquiries about any building, regardless of the assessment results.

Building exterior visual assessments

Calgary's new **Building Maintenance Bylaw** will help building owners reduce the risk of debris falling from buildings.



It applies to buildings that are:



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**.



Assessors must verify their qualifications at the bottom of the form and must have the education, training, skills and experience sufficient to carry out the visual assessment.



There is a form for both walls and roofs.

Components of the roofs and walls will be given a rating of green, yellow or red.



Green: Good condition and fully functional.



Yellow: May require attention; additional investigation required.



Red: Components need to be addressed immediately and reported to The City. 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.