

Building Bylaw Information Session

Part 1: Unrestricted Matters & Certified Professionals Program

February 26th, 2025 @ 10.30 am – 12:00pm

Introduction

Melissa Hollis: Building Department Manager, RMOW

Ken Kunka: Bylaw Consultant, Flywheel Building Solutions

Jill Brooksbank: Senior Communications Officer, RMOW

Agenda:

Presentations *(30-40 minutes)*

- Overview of project
- Areas for input
 - Unrestricted matters
 - Certified Professionals Program

Q & A *(1 hour)*

- Comments / Feedback



The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Lil'wat7úl, and the Squamish People, known in their language as Skwxwú7mesh.

We respect and commit to a deep consideration of their history, culture, stewardship, and voice.

Housekeeping

- Technical help: message in the chat box
- Please save questions for after the presentation
- Q&A into the Q&A feature

Building Bylaw – MIABC

Approach

- Update using the Municipal Insurance Association of British Columbia (MIABC) model core bylaw
- Prescriptive bylaw template developed and reviewed legally to provide a base for local governments to adopt

How the MIABC Core Bylaw works

- 80% of the core bylaw is standardized
- 20% of the bylaw is flexible and can be customized to a community's unique needs

In the Sea-to-Sky Corridor, the District of Squamish, Squamish-Lillooet Regional District, and Village of Pemberton have all used the model core bylaw.

Building Bylaw - Why

Construction is regulated through;

- Provincial legislation and codes (BC Building Code)
- Municipal regulations and bylaws

The RMOW's Building bylaw is one part of this regulation system.

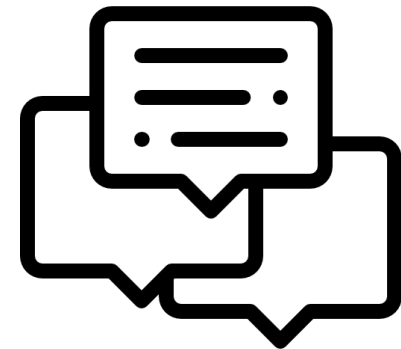
Goals of bylaw update:

1. Improve clarity and consistency about roles and responsibilities of builders and staff through the permit process
2. Improve efficiency for staff with permit processing
3. Improve compliance with the bylaw and support
4. Reduce risk for the municipality and community
5. Support other departmental improvements
6. Provide consistency in permit fees and fiscal sustainability

Areas for Input

We are seeking community input into 3 areas:

1. Fees and charges
2. **Unrestricted matters**
3. **Implementing a Certified Professionals program**



Unrestricted Matters

These are matters regulated in the BC Building Code (or other provincial building regulation) for which local government will have authority to set their own technical building requirements in bylaws.

1. **Local circumstance:** *matter is best regulated by the local government because it relates to a specific location or circumstance*
 - For example: Fire Access Route Design
2. **Non-building code objectives:** *The local government has the authority to achieve non-building code objectives and technical building requirement is incidental to the objective*
 - For example: Wildfire hazard requirements, electric vehicle charging stations
3. **Temporary unrestricted:** *the matter could be the subject of new or revised building code requirements, or a local variation request.*
 - For example: Sprinkler system requirements, accessibility & adaptability requirements

Unrestricted Matter #1

Fire Access Route Design

Propose to Include 

Rationale:

- Properties with challenging access - steepness & topography
- Whistler Fire Rescue Service input
- Support emergency response, safety and emerging wildfire concerns in community



Unrestricted Matter #2

Parking spaces for use by persons with disabilities

Propose to Exclude 

Rationale:

- Covered in RMOW current zoning & parking bylaw
- 2024 BC Building Code updates effective March 2025



Unrestricted Matter #3

District Energy systems and connections

Propose to Exclude 

Rationale:

- Engineering bylaw
- Requirement condition happens at subdivision
- District Energy System: Cheakamus Crossing



Unrestricted Matter #4

Protection of designated heritage properties

Propose to Exclude 

Rationale:

- No heritage designated buildings in Whistler
- Not applicable to Whistler



Unrestricted Matter #5

Backflow prevention device testing

Propose to Exclude 

Rationale:

- Have program administered by Engineering
 - Cross-connection bylaw



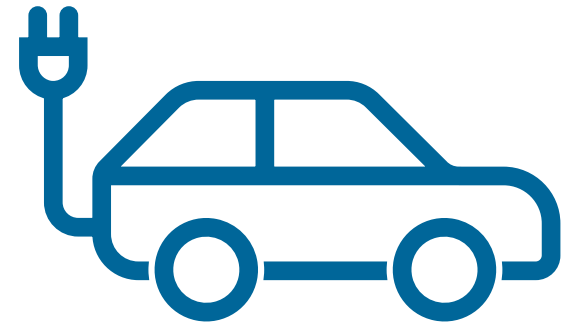
Unrestricted Matter #6

Electric vehicle charging stations / plug ins

Propose to Exclude 

Rationale:

- Covered in RMOW current zoning & parking bylaw
- Emerging Technology adoption



Unrestricted Matter #7

Screening equipment on roof or other structures

Propose to Exclude 

Rationale:

- Industrial zone, or mixed residential not prevalent in Whistler



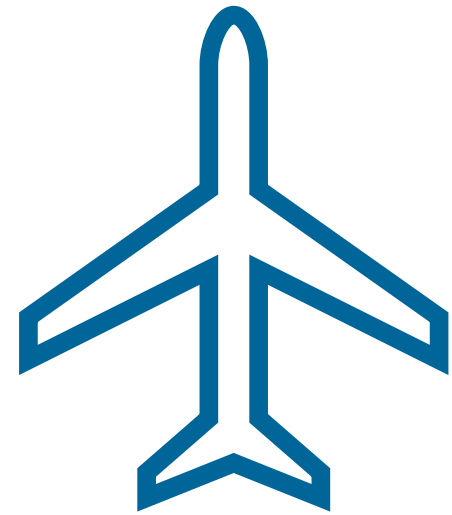
Temporary Unrestricted Matter #8

Noise mitigation/ transmission of sound into a building from external sources

Propose to Exclude 

Rationale:

- Intended for heavy industry or airports
- Not applicable to Whistler



Temporary Unrestricted Matter #9

In-building radio repeaters

Propose to Exclude 

Rationale:

- Whistler Fire Rescue Service decision
- More suited in a fire regulation bylaw



Temporary Unrestricted Matter #10

Wildfire Hazard requirement

Propose to Consideration 

Rationale:

- Consider requirements for exterior cladding non-combustible materials in interface areas & other building standards
- Might be better suited in zoning bylaw



Temporary Unrestricted Matter #11

Firefighting water supply requirements

Propose to Include



Rationale:

- Fire and Engineering include specification of water supply calculations
- Support emergency response, safety and emerging wildfire concerns in community



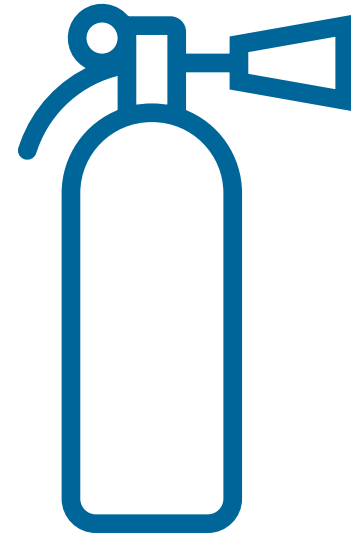
Temporary Unrestricted Matter #12

Fire sprinkler suppression

Propose to Exclude 

Rationale:

- Several subdivisions with a covenant requirement
- Whistler Fire Rescue Service coverage



Temporary Unrestricted Matter #13

Accessibility and adaptable design requirements

Propose to Exclude



Rationale:

- 2024 BC Building Code updates effective March 2025



Unrestricted matters

Whistler can determine which (if any) of the unrestricted matters are applicable and should be included in the building bylaw

Include	Consider ?	Exclude X
Fire Access Route Design	Wildfire hazard requirements	Parking spaces for use by persons with disabilities
		District energy systems and connections
Firefighting water supply requirements		Protection of Designated heritage properties
		Backflow prevention device
		Electric vehicle charging stations / plug ins
		Screening equipment on roof or other structures
		Noise mitigation / transfer of sound into a building from external sources
		In-building radio repeaters
		Fire sprinkler suppression
		Accessibility and adaptable design requirements

Certified Professionals Program

Program only applies to Part 3 / complex building types



- Program is an alternative to the municipality issuing building permits and monitoring construction.
- Under the program, a Certified Professional, who is an architect or professional engineer, and registered as a certified professional, provides professional assurance for compliance with the Building Code and municipal regulations.

Certified Professionals Program

Benefits

- Certified professional take all liability to ensure compliance to all codes and regulations, including RMOW zoning bylaw
- May expedite the permit process for complex buildings
- Certified professional do all sign offs and inspections

Limitations

- Few Certified Professionals operating in the Sea to sky corridor
- RMOW still requires documentation and records, may choose to complete site monitoring
- **Does not apply to Part 9 (simple) buildings, including single family homes, duplexes and small apartment buildings (most of Whistler's properties)**

Certified Professionals Program

Requirements

Certified professional must:

- Be an architect registered with the architectural Institute of BC (AIBC) or a professional engineer registered with the Engineers and Geoscientists BC (EGBC) Registered with AIBC or EGBC
- Completed a CP course and requirements

B.C. Authority having jurisdiction (AHJ) with CP programs (as of February 2025)

- | | |
|-----------------------------------|-------------------------------|
| • City of Abbotsford | • Squamish Nation – Kitsilano |
| • City of Burnaby | Indian Reserve #6 |
| • Town of Ladysmith | • Tsleil-Waututh Nation |
| • City of Nanaimo | • University Endowment Lands |
| • District of Squamish | • City of Vancouver |
| • City of Surrey | • District of West Vancouver |
| • City of Maple Ridge
(recent) | |

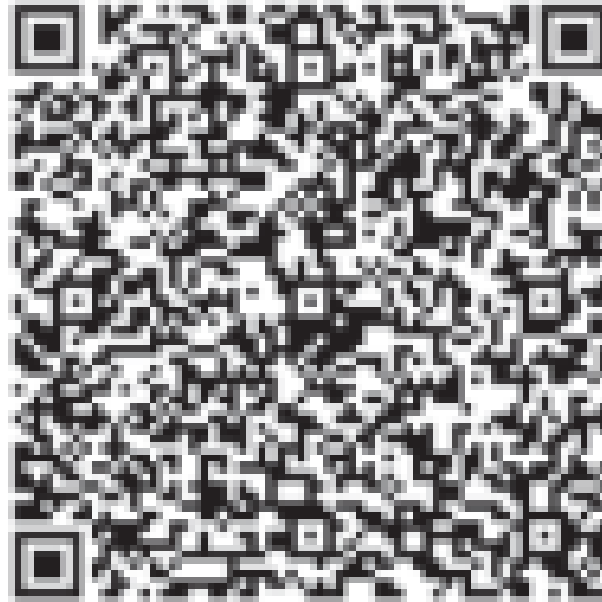
Question & Answer / Comments



How to provide feedback on the bylaw

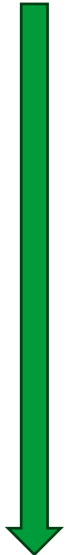
Complete a survey until March 12, 2025:

1. Visit engage.whistler.ca/building-bylaw OR
2. Scan this QR code to access survey



Next steps

Information Session #2: New fees and charges bylaw - Thursday, February 27 at 2:30 p.m.



Staff will incorporate community feedback into draft bylaws

Presentation at Committee of the Whole meeting at end of March/start of April 2025

Bylaw readings and adoption in April 2025

Thank you for attending!