



Attachment 13

Building Bylaw Enforcement Guidelines

BUILDING BYLAW ENFORCEMENT GUIDELINES

The City's Building Bylaw Enforcement Guidelines provide principles and procedures for obtaining voluntary compliance from property owners regarding infractions related to buildings as well as a framework for progressive action when attempts to gain voluntary compliance has failed.

Attempts to gain voluntary compliance include: alerting property owners to violations and providing education regarding resolution of the issues, issuing stop work orders, issuing 30 and 14 day compliance notices, issuing municipal tickets, and engaging in long form information court proceedings.

Stronger enforcement actions all require Council involvement and approval and include: placing a notice on title (aka a "section 57"), issuing an RAR, or seeking a Supreme Court Order. The guidelines identify the following criteria for considering the last two options:

- the life and fire safety of occupants and/or the public;
- structural concerns related to the unapproved work;
- the presence of significant community concerns as demonstrated by complaints;
- improper construction causing the building not to perform properly as mandated by the BC Building Code (non-structural issues); or
- concurrent violations of the Zoning Bylaw.

Life, health, fire safety, and structural concerns are given more weight and require further enforcement action be taken. However, any of the factors could provide the impetus for further action depending on the circumstances