



Report Number: C2018-0284

Meeting: Regular Meeting of Council

Meeting Date: 2018 March 19

NOTICE OF MOTION

RE: Structural Inspections and the Building Maintenance Bylaw

Sponsoring Councillor(s): Councillor Farrell

WHEREAS the City of Calgary is committed to working with property owners to ensure that buildings are safe for residents, neighbours, businesses, and Calgarians in general;

AND WHEREAS Calgary is experiencing structural failures of older buildings that pose dangers to occupants and put public safety at risk;

AND WHEREAS Calgarians experience significant financial, emotional, and logistical hardships when buildings are evacuated with minimal notice;

AND WHEREAS many buildings of significant scale are reaching ages when structural problems become more likely;

AND WHEREAS the City of Calgary's Building Maintenance Bylaw 33M2016, adopted in June 2016 and implemented in January 2017, requires building owners to maintain the exterior envelopes of their buildings;

AND WHEREAS, over the next two years, the existing Building Maintenance Bylaw will require visual assessment of Calgary's 498 buildings that are five storeys or greater and 25 years old or older;

AND WHEREAS the existing Building Maintenance Bylaw does not regulate the maintenance of building structures;

AND WHEREAS structural failures could be identified and prevented early on through improved property owner responsibility and with proactive third-party inspections;

AND WHEREAS the age, scale, use, and structural design of buildings should determine when and how often buildings are inspected;

NOW THEREFORE BE IT RESOLVED that City Council directs City Administration, through consultation with industry representatives and advocacy organisations, to evaluate expanding the scope of the Building Maintenance Bylaw to include maintenance of building structures;

AND FURTHER BE IT RESOLVED that City Administration returns to City Council through the Standing Policy Committee on Planning and Urban Development, with a scoping report and risk matrix, no later than the end of Q4 2018.