



Advisory

September 6, 2017

Subject:

New Standing Posted Variance procedure

Background:

Home builders within Calgary are currently constructing residential dwelling units with 1.5 metres between exposing building faces of adjacent houses. This is known as Zero Lot Line construction. One wall of the house is directly on the property line at 0 m limiting distance, while the other wall of the house has a 1.5 m limiting distance. The eaves and the footing of these home extend across the property line of the adjacent lot; therefore, a Private Maintenance & Access Agreement is required to be registered on the title. This type of construction does not conform to Sentence 9.10.15.5.(8) of Division B of the Alberta Building Code 2014, so an alternative solution is required on each building permit issued.

Advisory:

Currently, 26 separate home builders across Calgary are constructing the Zero Lot Line (ZLL) product. From Jan. 1 to Sept. 1, 2017, 382 ZLL alternative solutions requests have been reviewed and accepted. The corresponding amount of variances have been written, issued, processed and forwarded to the Safety Codes Council.

A Standing Posted Variance (SPV), as described below, will be posted on calgary.ca for all home builders to access. It will no longer be necessary for home builders to be pre-approved for ZLL construction prior to applying for a building permit. The permit will be issued with a permit condition which references the SPV. The home builder will stipulate on the building permit application that the house is to be constructed to the specifications outlined in the SPV. They may also submit a letter referencing the SPV, stating that the house is to be constructed to the SPV specifications. This new process will alleviate a substantial amount of work for our customers and reduce the amount of time spent by City staff processing individual variances.

Note:

Variance SPV 2017-001 is the first in a series of Standing Posted Variances. The intent is for home builders to easily access the minimum requirements for the construction of Zero Lot Line homes, as specified in the SPV. The document is comprised of all the elements of a typical variance; however, it gives the home builders the flexibility to pick and choose different methods of construction. This allows them to meet the functional and objective statements attributed to the relevant code article which is to be varied.

SPV 2017-001 is only applicable to communities currently zoned for ZLL construction. It is not intended for use on inner-city or infill developments.