

**TO:** MAYOR & COUNCILLORS  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **PROPOSED BUILDING BYLAW AMENDMENTS –  
QUALIFICATIONS FOR BUILDING ENVELOPE PROFESSIONALS**  
**PURPOSE:** To propose amendments to the Burnaby Building Bylaw to comply with EGBC and AIBC requirements for qualifications for Building Envelope Professionals.

## RECOMMENDATION

**THAT** the City Solicitor be authorized to bring forward a bylaw to amend the Burnaby Building Bylaw to remove City qualification requirements for building envelope professionals and replace Schedules E-1 and E-2, in accordance with section 3.0 of the report titled “Proposed Building Bylaw Amendments – Qualifications for Building Envelope Professionals” dated July 8, 2024.

### 1.0 POLICY SECTION

The proposed amendments to the Building Bylaw and Schedules E-1 and E-2 align with and relate to:

- Burnaby Building Bylaw No 13658 (2016),
- Provincial Government Bill 21 – Provincial Governance Act (2022)
- APEGBC – Firm Regulation Backgrounder (March 2021)

### 2.0 BACKGROUND

Under the authority of the *Professional Governance Act*, Engineers and Geoscientists BC (EGBC) and Architectural Institute of British Columbia (AIBC) have the enhanced responsibility and authority to “establish, monitor and enforce standards of practice”, and their professional practice guidelines are now formally recognized as the standard through their quality management bylaws.

Having the City of Burnaby set its own qualification requirements for Building Envelope professionals is in conflict with the *Professional Governance Act*. EGBC and AIBC have expressed concerns about this conflict and requested that the City amend its Building Bylaw to remove the City’s qualification requirements.

### 3.0 GENERAL INFORMATION

Under the Burnaby Building Bylaw, the City currently defines Building Envelope Professionals as a member of AIBC or EGBC who has the following additional qualifications:

- (a) completed a program in building envelope studies offered by AIBC or EGBC or endorsed by AIBC or EGBC;
- (b) not less than five years of previous working experience in the design of building envelopes and field review of building envelope construction; and
- (c) not less than one year of previous working experience in the design of building envelopes and field review of building envelope construction in the Province of British Columbia.

EGBC and AIBC have expressed that the City establishing these qualification requirements in the Burnaby Building Bylaw is in conflict with professional practice guidelines established by these two professional governing bodies. They have asked the City to amend its Building Bylaw and Schedules E-1 and E-2 (which are forms of letters of assurance for Building Envelope Professional Design Review and Field Review) to remove these qualification requirements. The revised Schedules (see Attachment 1) have been reviewed and approved by EGBC and AIBC.

In order to implement the change, the proposed amendments to the Building Bylaw are as follows:

- amend the definition of “building envelope professional” to add the underlined text and remove strikethrough text as follows:

“building envelope professional” means a member of the Architectural Institute of British Columbia (AIBC) or the Association of Professional Engineers and Geoscientists of British Columbia (EGBC) ~~who has~~, qualified by virtue of training or experience to provide building envelope services.

- ~~(a) completed a program in building envelope studies offered by that Institute or endorsed by that Institute or that Association;~~
- ~~(b) not less than five years of previous working experience in the design of building envelopes and field review of building envelope construction~~
- ~~(c) not less than one year of previous working experience in the design of building envelopes and field review of building envelope construction in the Province of British Columbia; and~~
- ~~(d) provided to the Building Inspector documentary proof of the completion of the program referred to in subsection (a) and the design and field review experience referred to in subsections (b) and~~

- repeal Schedules E-1 and Schedule E-2 and replace with the revised Schedules E-1 and E-2 included as Attachment 1 to this report. The change to the current schedules is as follows:

- Deletion of reference to City education and experience requirements for a Building Envelope Professional.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

The Information Guide titled *Building Envelope Design and Field Review* has been updated to reflect these changes. This Information Guide can be found on our website.

**5.0 FINANCIAL CONSIDERATIONS**

There are no financial considerations related to the proposed Building Bylaw amendments.

Respectfully submitted,

Ed Kozak, General Manager Planning and Development

**ATTACHMENTS**

Attachment 1 – Revised Building Envelope Professional Schedule-E-1 and E-2

**REPORT CONTRIBUTORS**

This report was prepared by Jason Watt, Chief Building Inspector and reviewed by May Leung, City Solicitor.