

Building By-law Fast Facts

BUILDING STANDARDS AND ENFORCEMENT

The City of Yellowknife (the City) is updating the Building By-law. The By-law sets out minimum safety standards for the construction and renovation of buildings in Yellowknife. It also includes updated enforcement processes that will be followed if minimum standards are not met.

Outlined below are key elements of and changes to the Building By-law in relation to building standards and enforcement. Look for this symbol  to identify changes.

What is the Purpose of Enforcement?

Enforcement of the Building By-law ensures that all construction in Yellowknife meets minimum safety and environmental standards.

Under the *Cities Towns and Villages Act*, the City Building By-law provides structure, rules, and standards consistent with the National Building Code. The Building By-law also incorporates requirements related to good building practices for a northern climate. ([See Fast Facts: Construction - Building for a northern climate](#)).

Consistent and effective enforcement of the Building By-law provides Yellowknifers with confidence in construction and peace of mind that buildings meet all safety requirements. Enforcement of the Building By-law ensures that construction that does not meet the minimum requirements is corrected.

Enforcement holds City Administration and Yellowknifers accountable for meeting the standards in the Building By-law.

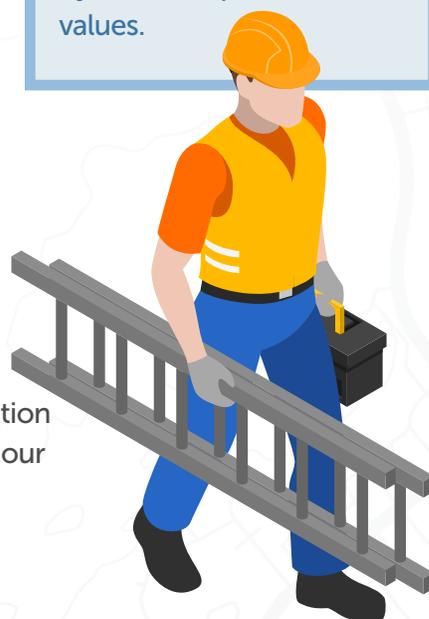
The Big Picture

The Canadian Standards Association (CSA) certifies which building products and systems are safe to use. The National Building Code, the Plumbing Code, the Energy Code and the Government of the Northwest Territories' Electrical Code, all rely on CSA standards. In addition to these Codes, the City enforces more robust standards necessary for our northern climate, such as snow loads and heating device standards.

-  The new By-law is clear, easy to understand, and aims to reduce the cost of building in Yellowknife.
-  The new By-law appends the National Building Codes instead of integrating them. This way, the By-law connects to the latest National Building Codes, while keeping the By-law clear and easy to follow.

2019-2022 GOALS AND OBJECTIVES

City Council committed to focusing on reconciliation, responsiveness, solutions-orientation, responsible decision-making, connection, and being multi-generational in their 2019-2022 Goals and Objectives. The Building By-law incorporates these values.



How Public Safety is Ensured Through Enforcement

The City is committed to ensuring new development is safe and energy efficient. This is a two-step process:

- 1) The City sets clear standards and regulations in the Building By-law; and
- 2) The City ensures that those standards are met in practice.

When a building permit application is received, the plans are reviewed for compliance with the minimum safety and energy efficiency provisions in the By-law. The City's focus on safety continues through the process of building inspections to ensure the minimum standards of the National Building Code, as integrated into the City Building By-law, are met.

The Building By-law clearly outlines the enforcement process to be used if the required standards are not met.

Enforcement is never the first step, but it is always available to ensure the standards set out in the Building By-law are met.

DID YOU KNOW



The Building By-law protects the health and safety of building occupants from catastrophic events. For example, carbon monoxide exhaust and spillage detectors are required under the By-law in rooms with gas combustion equipment or wood burning stoves to protect against carbon monoxide poisoning.

Quick Facts

The Building By-law:

- Provides clear direction with respect to enforcement;
- Adopts the National Building Code of Canada to capture the latest regulations including the National Energy Code which will be enforced by the City;
- Recognizes national certifications for sprinkler designers;
- Integrates with the updated version of CityView, which will assist Administration in enforcing the By-law. Following up on safety issues will be easier as communications will be more efficient;
- Incorporates local building standards for northern construction. ([See Fast Facts: Construction - Building for a northern climate](#));
- Aligns with direction to create a better, modern By-law and aligns with release of the newest version of the NBC;
- Incorporates sound engineering and construction practices comparable with any Canadian jurisdiction; and
- Adopts the suite of National Building Codes, which set minimum standards that must be followed and will be enforced for accessibility and safety with and around buildings.

Find Out More

Review the Building By-law and learn about the changes at www.yellowknife.ca/BuildingBylaw

For subject-specific information, check out these factsheets:

- [Background](#)
- [Construction: Building for a Northern Climate](#)
- [Mechanical Systems](#)
- [CityView: Features and Benefits](#)

Have questions or feedback? Email: BuildingBylaw@yellowknife.ca

