

Building Bylaw Virtual Meeting

Date: Thursday, October 22, 2020

Time: 6:00 p.m. – 7:00 p.m.

Questions and Answer:

1. When it comes to the implementation of the step code, what figures or statistics is the District using when determining what the added cost will be to construct an average starter home in Sooke?
 - Materials are supplied by different organizations, supported by Provincial agencies. Early indicators are showing costs are declining, as demand increases and reports from builders show minimal to moderate cost impact.
 - There will be an integrated design approval, as there will be variations in strategy from builder to builder. The reality is that the options allow for creativity on behalf of the builder.

2. What is the definition of “Other Buildings” as opposed to 6 stories or less?
 - Part 3 – larger building, no wood frame, steel, or concrete. These buildings will have more difficulty meeting the energy target, due to building materials used.

3. Has the District looked at what affects step code will have on the lower price range homes, and the subsequent impact this will have on affordable new housing stock?
 - The District is constantly exploring opportunities to provide affordable housing and ensure the housing stock includes multifamily options. There is currently no data that has been presented which would lead to concerns of adverse effects to housing costs for the consumer.

4. Why has the District chosen to start step code at step 3, instead of step 1?
 - If the District chose to start at step 1, the progressions year to year would have minimal transition time resulting in further confusion for the building community.
 - The plan is to introduce step 3 in a ‘soft’ manner, geared towards education and assist builders to achieve step 3 code compliance for the first phase.

5. What is being done to prevent building permit applications from deviating from the submitted application?
 - The District is trying to ensure the process is clear and easy to understand. One step being taken in the bylaw is a required deposit, which the District retains until all required works are completed. There is a requirement for an energy advisor, which will ensure step code conditions are met and reported correctly.

6. What are the fines and penalties being imposed for deviation and what is the follow-up process?
 - Like all municipalities, the District will abide by the requested fees set out by Provincial legislation, as well as identifying in the fees and charges bylaw any fines and associated penalties.

7. Is there any consumer protection? If a few bigger builders with resources can build to Step 3, that does not protect the consumer, or builder, with fewer resources.
 - There will be several incentives options available, through the District, with the goal of education on the long-term cost savings to the homeowner.

8. How will the District address ensuring that building envelope deterioration will not occur?
 - The requirement for energy advisors to be actively participating will ensure there are more eyes on each project.

9. How will the District conduct step code inspections?
 - The energy advisor hired by the contractor/owner will provide detailed reports to the District for approval. This professional recommendation will act as a successful endorsement of each project.