



City of Port Moody

Report/Recommendation to Council

Date: April 28, 2020
Submitted by: Planning and Development Department – Building, Bylaw, and Licensing Division
Subject: Tall Wood Early Adoption Initiative

Purpose

To seek Council support for registering with the Province of BC to be included in the second round of intake for jurisdiction-specific regulations for Tall Wood Buildings in the BC Building Code.

Recommended Resolution(s)

WHEREAS Council is aware that the Province is considering changing the regulation pursuant to section 3 of the *Building Act*, SBC 2015, c. 2, which will authorize and regulate the construction of encapsulated mass timber buildings 7-12 stories in height (the “Tall Wood Early Adoption Initiative”);

AND WHEREAS Council, together with the Planning and Development Department and Port Moody Fire-Rescue, support participation in the Province of BC’s Tall Wood Early Adoption Initiative;

THEREFORE BE IT RESOLVED THAT staff be directed to submit a request to register the City of Port Moody with the Province of BC to include the City of Port Moody as a participating local authority in the regulation for the Tall Wood Early Adoption Initiative as outlined in the report dated April 28, 2020 from the Planning and Development Department – Building, Bylaw and Licensing Division regarding Tall Wood Early Adoption Initiative.

Background

The 2020 National Building Code is targeted to contain provisions for the construction of encapsulated mass timber wood building up to 12 storeys in height. The province of B.C. will provide opportunities to build taller buildings with engineered wood products (encapsulated mass timber) in advance of provincial adoption of the 2020 National Building Code.

The Office of Housing and Construction Standards is inviting expressions of interest from local governments to participate in such an opportunity. This early adoption will allow participating local governments to enable innovative tall wood buildings in their communities two years before adoption in the BC Building Code in 2022.

The current edition of the BC Building Code includes a list of 13 municipalities that have the tall wood regulations available to them. If approved by Council, Port Moody would be seeking to be considered in the second round of approvals.

Discussion

Construction technologies have advanced and modern mass timber products such as glued-laminated timber, cross-laminated timber, and structural composite lumber, make the construction of tall wood buildings an important, new, and safe construction choice. The reduced carbon footprint and operational energy performance of these buildings is appealing to communities that are committed to sustainable development and climate change mitigation.

Tall wood buildings, built with renewable wood products from sustainably managed forests, have the potential to revolutionize a construction industry increasingly focused on being part of the solution when it comes to urban intensification and environmental impact reduction.

Extensive studies and testing have taken place in relation to the fire safety of tall wood buildings. Additional information on fire safety is provided from the Province as **Attachment 1**.

To qualify for this jurisdiction-specific regulations, local governments must meet minimum criteria. The criteria include:

- The planning, building, and fire departments are comfortable with the proposed building form;
- The lead Building Official holds a Level 3 Certification from the Building Officials' Association of BC; and
- The jurisdiction's land use bylaws support buildings greater than six storeys in building height.

The City of Port Moody meets these criteria and is therefore eligible for consideration.

The City's OCP has many opportunities with land use designation where tall wood buildings could showcase the City as a leader in innovative design. Staff recommend that Council support participation in the Province of B.C.'s Tall Wood Early Adoption Initiative. The recommended resolution has been provided by the province to ensure clarity of the motion.

Other Option(s)

THAT the report dated April 28, 2020 from the Planning and Development Department – Building, Bylaw and Licensing Division regarding Tall Wood Early Adoption Initiative be received for information.

Financial Implications

There are no financial implication associated with this report.

Communications and Civic Engagement Initiatives

There are no external communications or civic engagement initiatives associated with this report. Should Port Moody be given jurisdiction regulations, staff would communicate this with the local development industry.

Council Strategic Plan Objectives

The recommendation in this report aligns with Council's Strategic Priority of Environmental Leadership and, more specifically, supports the Objective of providing leadership in climate change by thinking globally and acting locally.

Attachment(s)

1. Tall Wood Mass Timber Early Adoption Initiative – Fire Safety Questions and Answers.

Report Author

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Report Approval Details

Document Title:	Tall Wood Early Adoption Initiative.docx
Attachments:	- Attachment 1 - Tall Wood Early Adoption Initiative - Fire Safety Questions and Answers.pdf
Final Approval Date:	May 18, 2020

This report and all of its attachments were approved and signed as outlined below:

Dorothy Shermer, Corporate Officer - May 11, 2020 - 9:52 AM

Rosemary Lodge, Manager of Communications and Engagement - May 11, 2020 - 10:19 AM

Paul Rockwood, General Manager of Finance and Technology - May 11, 2020 - 10:52 AM

André Boel, General Manager of Planning and Development - May 13, 2020 - 4:06 PM

Tim Savoie, City Manager - May 18, 2020 - 2:24 PM