


# Building By-law Fast Facts

## BACKGROUND

The current Building By-law, adopted by the City of Yellowknife (the City) in 2008, is being updated. The City is bringing forward a new Building By-law that references the National Building Codes rather than rewriting them within the By-law. The By-law is clear, easy-to-follow and will remain up to date. As National Building Codes are updated, the changes will automatically flow through to the City's Building By-law.

Explore the key elements of and changes to the Building By-law. Look for this  symbol to identify changes.

### About the Building By-law

The NWT *Cities, Towns and Villages Act* gives the City authority to regulate construction practices and standards in Yellowknife. The City does this through the Building By-law.

When planning its 2019 – 2022 Goals and Objectives, City Council identified mitigation of and adaption to climate change, along with streamlining administrative processes, as priorities. The Building By-law incorporates these values.

National Building Codes and industry standards are continually changing and have evolved beyond what is included in the 2008 Building By-law. The proposed By-law incorporates historical changes and references the National and Territorial Building Codes to ensure the latest Codes apply even when they evolve in the future. The By-law reflects the building realities and requirements associated with our local, northern climate.

The By-law is straightforward, easy for the development community to follow, and will reduce the cost of building in Yellowknife.



### The Big Picture

Construction practices and techniques have evolved since the 2008 Building By-law was adopted. One of the biggest influences affecting safe and effective construction is climate change. The proposed Building By-law prioritizes mitigation of and adaptation to climate change now and in the future.



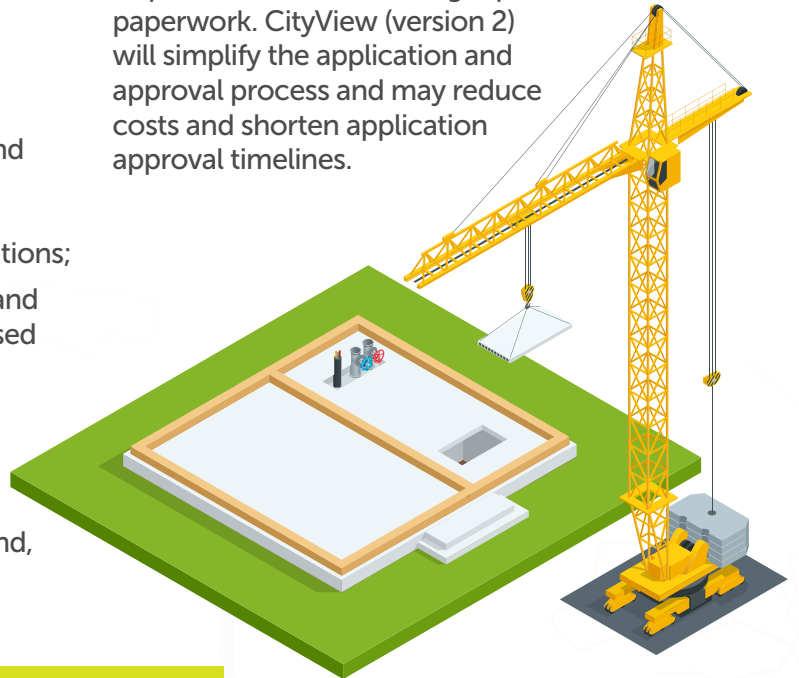
### KEY FEATURES

The Building By-law is:

- Developed in two distinct parts. The first section focuses on processing building permit applications and the adoption of the National Building Code. The second section explores the standards required for northern conditions and offers pre-engineered models for some structural elements;
- Clear and directive. It is organized to make it easy for Yellowknifers to find the information they need to comply with building requirements;
- Reflective of sound northern engineering and construction practices; and
- Inclusive of high standards for accessibility and safety within and around buildings.

## Why is an Update Needed?

- The 2008 Building By-law is outdated. The new By-law clarifies information and simplifies the By-law application for Yellowknifers, construction workers, and City Administrators;
- The By-law is modern, will remain current and align with the direction of the latest National Building Codes;
- The City By-law adopts the regulations of the National Building Code as the minimum construction requirements. By adopting the National Codes rather than integrating them directly into the By-law, the By-law is clear and easy to follow. It also includes requirements that address the specific needs of building accommodations suitable for northern conditions;
- Energy efficiency science and best practice, and the impacts of climate change, have progressed since 2008. Energy efficiency supports the Council's Goals and objectives related to mitigating and adaptation to climate change. The By-law reflects current data and has the flexibility to integrate updates to national energy efficiency standards as they evolve; and,
- Changes to the Building By-law coincide with the planned launch of CityView (version 2), which is scheduled to be released in summer 2022. CityView makes it easier to complete administrative processes associated with construction online, including applications and approvals of building permits, scheduling inspections, and submitting reports and paperwork. CityView (version 2) will simplify the application and approval process and may reduce costs and shorten application approval timelines.



## Quick Facts

The By-law:

- Incorporates the most current regulations of the National Building Code, including the National Energy Code;
- Recognizes national certifications for sprinkler designers;
- Provides clear design and construction standards for all types of signs;
- Makes it easy to find and understand the administrative requirements of applying for permits;
- Integrates with CityView, an online portal that powers permitting and applications, to simplify, streamline, and speed administration of construction permits and approvals;
- Supports Council's 2019-2022 Goals and Objectives to streamline administrative processes and mitigate climate change;
- Incorporates local requirements relevant for northern construction ([See Fast Facts: Construction - Building for a Northern Climate](#));
- Includes minimum energy efficiency requirements that respond to climate change and mitigation; and
- Is modern, and aligns with the release of the latest National Building Code.



## Find Out More

Review the Building By-law and learn about the changes at [www.yellowknife.ca/BuildingBylaw](http://www.yellowknife.ca/BuildingBylaw)

For subject-specific information, check out these factsheets:

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

Have questions or feedback? Email: [BuildingBylaw@yellowknife.ca](mailto:BuildingBylaw@yellowknife.ca)

