

Bulletin: Peer Review – Part 3 Building

In a BCBC Part 3 High Rise Building or Complex Building(s)



Bulletin # 18-02

Updated:

Created: March 26, 2018

This information is provided for convenience only and it should be clearly understood that you must satisfy applicable Zoning Requirements and assure conformity to the BC Building Code and relevant City of Kelowna Bylaws and Regulations.

If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaw and/or code shall be the legal authority.

Purpose:

The City of Kelowna is taking action to strengthen the assurance of compliance to the minimum standards set by the British Columbia Building Code (BCBC) for the safety, health and welfare of the public.

Requirement:

If a peer review is requested at the time of building permit application, the following will apply:

- 1) The City of Kelowna as the *Authority Having Jurisdiction* may require the owner to provide a list of three Engineering firms that are willing to review and provide us a sealed report(s). The report(s) will be based on the issued for construction drawings & specifications by your Engineer of record for the entire building structure (includes the tower, podium, parking structure and foundation). The submitted list of firms to the City of Kelowna will require a resume / professional profile for each firm and the reviewing Engineer indicating their experience in the field of design.
- 2) Once the list is submitted, the City of Kelowna peer review team will select a firm from the list and notify the owner as to the firm chosen. The expenses associated for this peer review consultant will be entirely the responsibility of the Owner.
- 3) The peer review done by the selected firms must be submitted along with individual sealed report to the City of Kelowna, as well as the engineer of record for each engineering discipline. Based on the recommendations/findings in the peer review, we expect that the Engineer of record will make any required design alterations or address the concerns identified. If needed the drawings maybe required to be reissued for construction. Once the drawings are reissued for construction with the revisions (if required), the City of Kelowna will allow the Building Permit to be issued.

It is the direct responsibility of the owner and the Engineer of record to supply all design drawings, specifications, calculations, field reviews and geotechnical reports to the peer review consultant Engineer. The geotechnical engineer is responsible to release any field data collected and the report provided to the structural engineer of record to be released to the peer reviewing engineer.

This is standard practice for all highrises and complex buildings at time of application for building permits within the city limits.

Note: We reserve the right to alter or change these requirements as needed to suit the complexity of the permit application.

Conclusion: This bulletin is effective immediately and is developed to ensure compliance with the requirements of the BC Building Code for relevant applications.