



CITY OF YELLOWKNIFE

Have questions or feedback?

The City is asking for your comments and feedback prior to 2 pm, March 30th.

- Email your comments for feedback to BuildingBylaw@yellowknife.ca ; and
- The following information quickly explain the new items and highlight unchanged items in the draft By-law; and
- For more information on the draft Building By-law, visit www.yellowknife.ca/BuildingBylaw.

Background

The City of Yellowknife adopted the current Building By-law in 2008. The new proposed By-law adopts the National Building Codes rather than rewriting them within the By-law. As a result, the National Building Codes automatically flow through to the City's Building By-law, resulting in a shorter, clearer, easier-to-follow By-law. It is developed in two distinct parts – Part 1 an administration section to create regulation procedures and adopt the Codes. Part 2 combines the elevated standards specific to building in the north. It's important to note the energy efficiency section remains unchanged from the current By-law. Two key areas of change are.

- Clearer design and construction standards for all types of signs; and
- Instructions to obtain an occupancy via a refundable deposit.

Mechanical Systems

Heating, ventilation, air conditioning (HVAC), plumbing and sprinkler systems are mechanical systems in a building that keep it safe, comfortable, and affordable.

The mechanical systems of a building are key components in ensuring its safety and energy efficiency. Building owners are responsible for ensuring their building is safe and reducing operating costs.

- Certified Sprinkler System Designer or a Registered Design Professional may design a sprinkler system for a small residential building;
- Per the 2015 NBC, a solid fuel boiler system is an acceptable solution when connected to a heat distributing system thought-out the whole building; and
- Mechanical is otherwise unchanged.

Local Construction Requirements- Building in the North Part 2

Building in the north requires elevated standards to ensure safety, energy efficiency, and residents' health in our northern conditions.

- Part 2 standards following sound engineering and northern best practices;
- Unchanged Energy efficiency prescriptive detail specifications for insulation, wall construction, windows, and other factors or prescribed methods that promote reducing overall carbon footprint – each requiring the oversight of an Energy Advisor; and
- Highlights acceptable foundations found in the 2015 NBC. Eg:
 - Surface-mount foundation woodblocks, concrete pads or 100 mm thick concrete floor slab foundation if it supports small one-story accessory buildings with a floor area less than 55 m²;
 - Design of concrete piers used for foundations directly pinned to bedrock may be approved without requiring a professional designer; and
 - Acceptable design standards for retaining walls between 600 mm and 1.2 m. Walls over 1.2 m or supporting any structure above to be designed by a Registered Design Professional.

Building Standards and Enforcement

The new Building By-law sets out minimum safety standards for construction and renovation of buildings to protect public safety. Where regulations are not followed, the By-law includes the enforcement process. Of course, education remains the first step in enforcement.

For subject-specific information, check out these factsheets

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

