
BULLETIN 2003-008-BU

APRIL 19, 2007
(Revised)

EXTENT OF BUILDING ENVELOPE REVIEW

The intent of this bulletin is to clarify when a Building Envelope Professional (BEP) is required and the scope of services required to be provided by the BEP under the Vancouver Building By-law (VBBL).

Sentence 1.3.3.2.(3) of Division A identifies that Part 5 of the VBBL applies to:

- a) all Part 3 buildings regardless of occupancies, and
- b) all Group C *multi-family buildings*, and *Artist Live/Work Studios*, where the building is:
 - i) more than 2 *storeys* in *building height* or
 - ii) more than 600 m² in *building area* regardless of *firewalls*.

Article 5.1.2.2. of Division B outlines where a Building Envelope Professional is required in addition to a Registered Professional. A BEP can be either a Professional Architect or a Professional Engineer. [see Bulletin 2000-071-BU/AD for qualifications and experience of a BEP]

The appendix note A-5.1,2,2,(1) further clarifies that Letters of Assurance B1 and B2 are required for the Architectural items under a Part 5 design and field review, and they must be submitted by the Registered Professional. Where a BEP is required as outlined in the above paragraph, Schedules D1 and D2 must also be signed and sealed by the BEP.

The extent of work by the BEP was originally based on a joint AIBC and APEGBC guideline, and is referenced currently in AIBC's Bulletin 34. [http://www.aibc.ca/resources/doc_index/practice/Bulletin34_web%20version.pdf]. APEGBC has a similar document "Guideline for Building Envelope Engineering Services for Building Projects" that is currently under revision. To avoid any confusion and potential differences between these two standards, we would confirm that the BEP review shall include, at the minimum, walls, windows (and glazing elements), roofs, balconies, decks, and typical interface details between elements of the building envelope.

Accordingly, the City requires all services provided by the BEP to meet the requirements outlined above. By submitting the schedules D1 and D2, the Building Envelope Professional is assuring the City that they are providing the design review and enhanced field review for components and assemblies for the above elements. It should be noted that there may be higher expectations by the insurance companies on BEP review than what have been outlined above.

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