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**BULLETIN 2015-007-BU**

**December 11, 2015**

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## **TIPs Building List Update**

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Effective January 1<sup>st</sup>, 2016, the City of Vancouver will be using a revised list of TIPs buildings to reflect the new building by-law cycle. TIPs (Tenant Improvement Program) recognises newer buildings as being relatively code compliant and as a result allows certain renovation projects within these buildings to be processed in a more expedited manner, as they require a less detailed review.

The City of Vancouver implemented the 2014 Building By-law on January 1<sup>st</sup>, 2015 and as a result, a significant number of buildings recognised by the Tenant Improvement Program are now three code cycles behind the current code. These buildings can no longer be considered current or relatively current and will be dropped from the program.

The revised list of buildings to be recognised by the Tenant Improvement Program generally consists of newly constructed buildings designed and constructed to the more recent Building By-laws. A revised list of TIPs eligible buildings is available on the Tenant Improvement Program web page at:

<http://vancouver.ca/home-property-development/tenant-improvement-program-inspection.aspx>

Buildings that have undergone significant upgrades to meet subsequent Building By-laws may apply for an assessment of TIPs eligibility, on a building by building basis. Any and all correspondence regarding the potential of existing buildings being added to the revised TIPs buildings list must be sent by email to:

[TIPs.Building.List@vancouver.ca](mailto:TIPs.Building.List@vancouver.ca)

Detailed information about the Tenant Improvement Program (TIPs) can be obtained from the TIPs web page but applicants should note that although buildings may be recognised by TIPs, each renovation permit application is reviewed for applicability under the program. Projects pertaining to residential and assembly type uses are typically not eligible under the TIPs review process.

Signed

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P. Ryan, M.Sc., P.Eng.  
CHIEF BUILDING OFFICIAL  
DIRECTOR - BUILDING  
PLANNING & DEVELOPMENT SERVICES