

The Building Bylaw No. 2003-7			Action	Existing Language:	Proposed Language:	Rationale:
Part	Section Header	Section Reference				
Section 1 Administrative Requirements and Statutory Authority	Subsection 1.2 Scope and Definitions	1.2.2.3	Amend	<u>Grade Elevation or Grade Line</u> means the elevations of the finished ground surface at a specific point on a lot or the finished ground elevation at any point on the required slope or slopes between two specific elevations at any given location on a lot.	<u>Grade Elevation</u> means as defined by <i>The Wastewater And Storm Water Bylaw, 2016.</i>	This was placed in the Wastewater and Storm Water Bylaw and should now refer to it.
Section 1 Administrative Requirements and Statutory Authority	Subsection 1.2 Scope and Definitions	1.2.2.3	Amend	<u>Lot</u> means a piece, plot or parcel of land or an assemblage of contiguous parcels of land in one ownership having a frontage on a public <u>street</u> .	<u>Lot</u> means as defined by <i>The Regina Zoning Bylaw 2019.</i>	This is defined in the Zoning Bylaw.
Section 1 Administrative Requirements and Statutory Authority	Subsection 1.2 Scope and Definitions	1.2.2.3	Amend	<u>Street</u> includes all or any part of a culvert or drain or a road allowance, public highway, road, lane, bridge, place, alley, square, thoroughfare or way intended for or used by the general public for the passage of vehicles or pedestrians.	<u>Street</u> shall have the meaning as stated in <i>The Cities Act.</i>	Changed to ensure consistency and reference to the governing Act.
Section 2 Special Requirements	Subsection 2.8 Control of Grade Elevations	2.8.1 (1)	Delete	The owner of a lot is responsible for obtaining from the developer of the land the following grade elevations. (If the lot has no grades assigned, the authority having jurisdiction shall supply the grades at a cost to the applicant (Section 4 Fees):	Repealed.	Moved to <i>Wastewater and Storm Water Bylaw, 2016.</i>

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				<p>(a) the required finished ground elevation at the front corners of the dwelling (excluding garages);</p> <p>(b) the finished grade elevation of both side lot lines at the midpoint of the side lot line;</p> <p>(c) the required finished ground elevation at each corner of the lot along the rear lot line;</p> <p>(d) the required finished grade elevation on the flankage side of a corner lot. This elevation shall be 12m back from the front lot line;</p> <p>(e) All the elevations as indicated in (a) to (d) shall relate to the nearest bench mark as supplied by the Planning and Sustainability Department; and</p> <p>(f) Special grading situations shall be approved individually by the authority having jurisdiction. The owner of a lot is responsible for obtaining the grade elevations from the developer of the land.</p>		
Section 2 Special Requirements	Subsection 2.8 Control of Grade Elevations	2.8.1(3)(a)	Delete	<p>(i) Prior to occupancy, the owner shall ensure that the rear of lot elevations are the same as the rear of lot elevations provided in clause 2.8.1(1)(c).</p> <p>(ii) A tolerance of the designed rear of lot elevations of no more than 75 millimetres below the designed elevation will be allowed. No tolerance will be allowed for any elevation being over the designed elevation.</p> <p>(iii) Prior to occupancy, the owner shall submit a certificate prepared by a registered land surveyor showing final grading elevations of the lot at the following locations:</p>	Repealed.	Moved to <i>Wastewater and Storm Water Bylaw, 2016.</i>

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				<p>a) the left rear corner of the lot;</p> <p>b) the right rear corner of the lot;</p> <p>c) the center of the lot along the rear property line; and</p> <p>d) the lowest opening point on the exterior of the dwelling;</p> <p>with references to right and left being taken as if viewing the lot from the street looking toward the rear property line.</p> <p>(iv) The owner shall ensure that the grading is done in such a manner so as to maintain a continuous slope along the rear property line, allowing water to flow unobstructed from the highest to the lowest corner of the rear of the lot.</p>		
Section 2 Special Requirements	Subsection 2.8 Control of Grade Elevations	2.8.1(3)(b)	Delete	In a case where the owner wishes to occupy the dwelling before a rear of lot elevation certificate is issued a letter of commitment shall be submitted by the home owner indicating that no fence will be constructed within 0.5 m of the rear of the property until such time as the required rear lot elevation certificate has been submitted. In the case of winter construction the required certificate must be submitted prior to June 30 of the ensuing year.	Repealed.	Moved to <i>Wastewater and Storm Water Bylaw, 2016.</i>
Section 2 Special Requirements	Subsection 2.8 Control of Grade Elevations	2.8.1(4)	Delete	<p>The owner of the lot shall at all times be responsible for keeping and maintaining the given grade elevations as set out in clause 2.8.1(1) and the following conditions also apply:</p> <p>(a) finished grade elevation around buildings shall provide continuous slopes away from foundation walls;</p>	Repealed.	Moved to <i>Wastewater and Storm Water Bylaw, 2016.</i>

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				<p>(b) finished ground elevation along the side lot line shall not exceed the specified side lot elevation;</p> <p>(c) any terracing shall be approved by the authority having jurisdiction;</p> <p>(d) driveway, walks, terraces or retaining walls shall be so constructed so as not to interfere with surface drainage and the owner whose land is retained by a retaining structure shall be responsible for the erection and maintenance of the retaining structure;</p> <p>(e) all intermediate grade elevations on the rear lot line shall be such as to provide continuous drainage; and</p> <p>(f) the grade elevation of the rear of lot property line shall also extend 0.5 m into the property with no obstruction to restrict the flow of water.</p>		
Section 2 Special Requirements	Subsection 2.8 Control of Grade Elevations	2.8.2	Delete	<p>The control of grade elevations for all buildings not regulated by subsection 2.8.1 shall be as follows:</p> <p>(1) The drawings and specifications filed with the authority having jurisdiction prior to the issuing of a building permit shall, for all new construction or alterations involving new foundations, show the following:</p> <p>(a) the elevation of the first floor of the building;</p> <p>(b) the grade elevation or grade elevations at the perimeter of the building and the perimeter of the lot, where the latter abuts on a City easement or a public street or lane and the said elevations is as established by the Director of Development Engineering. The cost to the</p>	Repealed.	Moved to <i>Wastewater and Storm Water Bylaw, 2016.</i>

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				<p>owner for the supplying of these elevations by the Director of Planning and Sustainability is as per Section 4;</p> <p>(c) the paved and grassed areas of the lot;</p> <p>(d) the location and rim elevations of the catch basins and the location, size, slope and invert elevations of storm and sanitary sewers required, and the point at which said sewers exit from the lot and connect to the sewer main;</p> <p>(e) the proposed method of draining roof areas; and</p> <p>(f) the grade and drainage of the lot and the drainage from roof areas all of which shall meet with the approval of the authority having jurisdiction.</p>		
Section 2 Special Requirements	Subsection 2.9 Drainage into Storm Sewers	2.9.1	Delete	The owner of any building shall ensure that the building is equipped with eavestroughs and downspouts or other systems approved by the authority having jurisdiction for handling roof runoff of water. This requirement does not apply to detached accessory buildings.	Repealed.	Moved to <i>Wastewater and Storm Water Bylaw, 2016.</i>
Section 2 Special Requirements	Subsection 2.9 Drainage into Storm Sewers	2.9.2	Delete	<p>Where eavestroughs are used on any building, downspouts from the eavestroughs shall be installed and shall be affixed vertically to buildings. The downspouts shall be constructed so as to discharge water to ground level and the discharged water shall fall no farther than 500mm through an elbow at 45 degrees to the vertical onto either:</p> <p>(a) a paved parking lot or driveway; or</p> <p>(b) a splash pad at ground level which directs water to either a front or rear yard, and which discharges water no less than 1 meter from the building.</p>	Repealed.	Moved to <i>Wastewater and Storm Water Bylaw, 2016.</i>

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Section 2 Special Requirements	Subsection 2.9 Drainage into Storm Sewers	2.9.3		<p>(1) Subject to clause 2.9.3(2), every person owning property in the City of Regina shall construct on his or her property a system for runoff of storm water that is directly connected to a storm sewer.</p> <p>(2) Notwithstanding clause 2.9.3(1), storm water drainage, including that from roofs and driveways, from detached and semi detached dwelling units with lot grades controlled as described in Section 2.8 may drain onto a street or lane.</p> <p>(3) Storm water drainage from all other lots not described in clause 2.9.3(2), including that from buildings, driveways, parking lots and other hard surface areas must be approved by the Director of Development Engineering.</p>	Repealed.	Moved to <i>Wastewater and Storm Water Bylaw, 2016.</i>
Section 2 Special Requirements	Subsection 2.9 Drainage into Storm Sewers	2.9.4	Delete	<p>Roof drainage may be designed and sized for controlled flow and temporary storage of storm water on the roof. Such roof drainage system shall meet the following requirements:</p> <p>(a) design shall be based on the maximum storm of twenty five (25) years or longer frequency;</p> <p>(b) drain down time, after design storm cessation, shall not exceed twenty four (24) hours;</p> <p>(c) the water depth on a flat roof shall not exceed 75 mm during design storm, and 75mm average depth on sloped roofs;</p> <p>(d) control of run off shall be by weirs with flow rates directly proportional to the hydraulic head and protected by a dome strainer; no valves or mechanical devices shall be permitted;</p>	Repealed	Moved to <i>Wastewater and Storm Water Bylaw, 2016.</i>

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				<p>(e) no less than two roof drains shall be provided in areas of 1000 m² or less, and at least four roof drains in areas over 1000 m²;</p> <p>(f) design and sizing of roof drainage piping shall prevent flooding of control weirs;</p> <p>(g) scuppers shall be provided in parapet walls at an invert location 10 mm above the maximum designed water level;</p> <p>(h) the roof structure shall be adequate for the maximum possible load resulting from accumulation of storm water. The roof design for controlled flow roof drainage shall be based on a minimum of 960 Pa loading, to provide a safety factor above the 3620 Pa represented by the 75 mm design water depth;</p> <p>(i) the following data shall be included on the drawings:</p> <p>(i) roof area in m², served by every drain;</p> <p>(ii) roof drain manufacturer, model number, and number of weirs;</p> <p>(iii) maximum water flow, maximum water head and drain down time;</p> <p>(iv) slope of all nominally horizontal piping;</p> <p>(v) invert elevations on main nominally horizontal piping; and</p> <p>(vi) location, size and elevation of scuppers in parapet walls;</p>		

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				<p>(j) the roof shall be equipped with forty five degree cuts, installed at all walls or parapets;</p> <p>(k) flashing is to extend a minimum of 75 mm above the maximum designed water level; and</p> <p>(l) controlled flow drainage, which is based on litres per second of flow, shall be converted to equivalent square feet of roof or paved area, on the basis of each litres per second of flow shall be equivalent to 35 m2 of area. Drains not equipped with weirs, such as area or plaza drains, may be connected to the controlled flow system provided the areas, including litres per second flow converted to area, are added together and the piping is sized to convey the sum of all loads.</p>		
Section 4 Fees	Subsection 4.5 Grades	N/A	Delete	The fees for issuing finished grade elevations as required by subsection 2.8 shall be as follows:	Repealed.	No longer required. Council directed this to be a fully funded service. A return report in 2024 will provide any proposed fees for cost recovery.

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Section 4 Fees	Subsection 4.5 Grades	4.5.1	Delete	4.5.1 <u> </u>	For the supply of finished grade elevations as required by Subsection 2.8.1 (1) in City owned subdivisions.	Nil	Repealed.	No longer required. Council directed this to be a fully funded service. A return report in 2024 will provide any proposed fees for cost recovery.
Section 4 Fees	Subsection 4.5 Grades	4.5.2	Delete	4.5.2	For the supply of finished grade elevations as required under Subsection 2.8.1. (1) in private subdivisions where the developer has by agreement with the City provided the required grades for each site.	Nil	Repealed	No longer required. Council directed this to be a fully funded service. A return report in 2024 will provide any proposed fees for cost recovery.

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Section 4 Fees	Subsection 4.5 Grades	4.5.3	Delete	<p>4.5.3 For the supply of finished grade elevations as required under subsection 2.8.1 in all other instances.</p> <p>(#2005-92, s. 9, 2005; #2006-88, s. 9, 2006; #2009-74, s. 9, 2009; #2011-6, s. 10, 2011)</p>	\$109.00 + GST	Repealed.	No longer required. Council directed this to be a fully funded service. A return report in 2024 will provide any proposed fees for cost recovery.
Section 4 Fees	Subsection 4.5 Grades	4.5.4	Delete	<p>4.5.4 For the supply of finished grade elevations as required under clause 2.8.2(1)(b).</p> <p>(#2004-21, s. 7 and 8, 2004, #2004-106, s. 9 and 10, 2004, #2005-92, s. 10, 2005; #2006-88, s. 10, 2006; #2007-92, s. 10, 2007; #2009-74, s. 10, 2009; #2011-6, s. 11, 2011)</p>	\$129.42 + GST	Repealed.	No longer required. Council directed this to be a fully funded service. A return report in 2024 will provide any proposed fees for cost recovery.

