



Village of
Lytton

Building Bylaw Open House

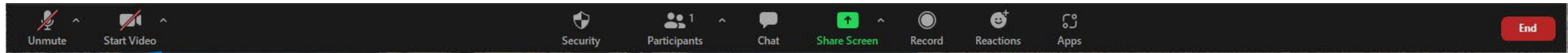
February 16, 2022

Agenda

1. Welcome
2. Bylaw 710 Building Bylaw
3. Bylaw 711 Building Bylaw Amendment
 - Fire Safe Building Requirements
 - Structural Ignition Zones
 - Vegetation Maintenance
 - Safer Home Standards
5. Bylaw 633 Zoning Bylaw
 - Modular Homes and Mobile Homes
 - Setback Requirements
6. Questions

Zoom Instructions

1. Participants will remain muted until asked to unmute
2. This meeting will be recorded for public viewing

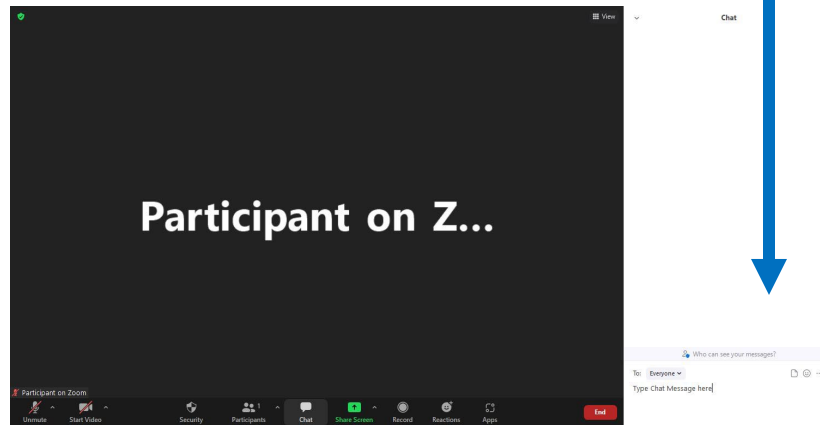


How to unmute
(click here
when asked)

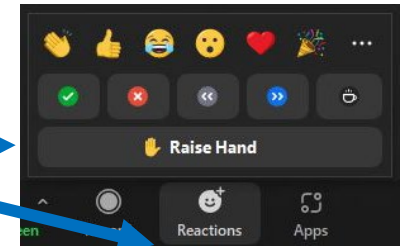
Feel free to
keep your
video on or
off

Click here to
open 'Chat'
function

Click here to
raise or
lower hand
to ask
question
verbally

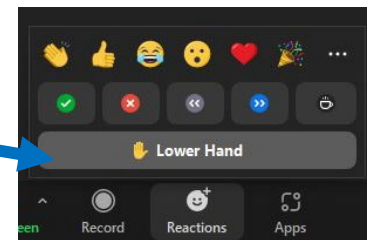


2 (click Raise
Hand)



1 (click Reactions)

3 (click Lower
Hand) after
called upon



3 Bylaws

- Bylaw 710 Building Bylaw
- Bylaw 711 Building Bylaw Amendment
- Bylaw 633 Zoning Bylaw



Bylaw 710

- Step code
- Reduces GHG's
- Lower heating demand
- More comfortable living space with less air leakage



Bylaw 711

- Fire safe building requirements
- Structural ignition zones
- Vegetation maintenance
- Safer Homes Standards



Fire safe building requirements – Applies to all new buildings and all renovations within the Village boundaries

- No Mobile Homes
- Modular Homes only if they are constructed to meet Fire Safe Building Requirements
- No Log Homes
- Roofing material must be Class A Fire Rated
- 1 hour Fire Resistant exterior walls
- Fire rated exterior wall finish material or minimum 1” stucco or brick
- Exterior Door assemblies must be non-combustible and have a 20 minute Fire Resistance Rating
- Window assemblies must have 20 minute Fire Resistance Rating
- Decks, balconies and fences must be Non Combustible
- LPG tanks must be placed outside on concrete pads minimum 33 feet from all buildings

Structural ignition zones – Applies to all existing buildings and new buildings in the Village Boundaries

- **Zone 1A** - All land within 5ft of the building eave bare soil covered with Non-combustible material
- **Zone 1** Land between 5ft and 33ft less fire prone vegetation, no debris, fire wood furniture, trailers, storage sheds or accessory structures except structures built as per Appendix M
- **Zone 2** From 33ft to 100ft Reduce fire fuel loads remove branches up to 7ft above ground Adjustments may also need to be made where sloping ground is present
- **Zone 3** Vegetation to be continuously thinned and pruned. Adjustments may also need to be made where sloping ground is present

Vegetation maintenance - Applies to all existing buildings and new buildings in the Village Boundaries

- Vegetation management plans shall be submitted to the *building official* for review and approval as part of the plans required for a *building permit*.

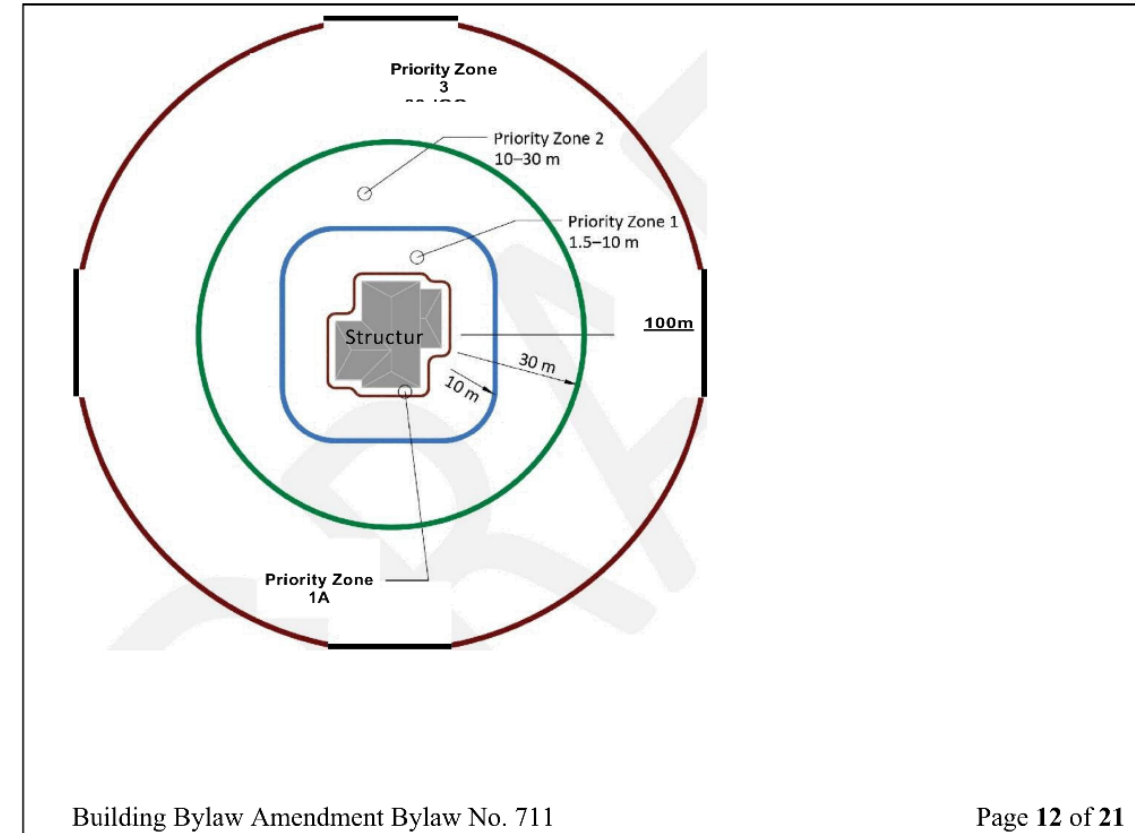
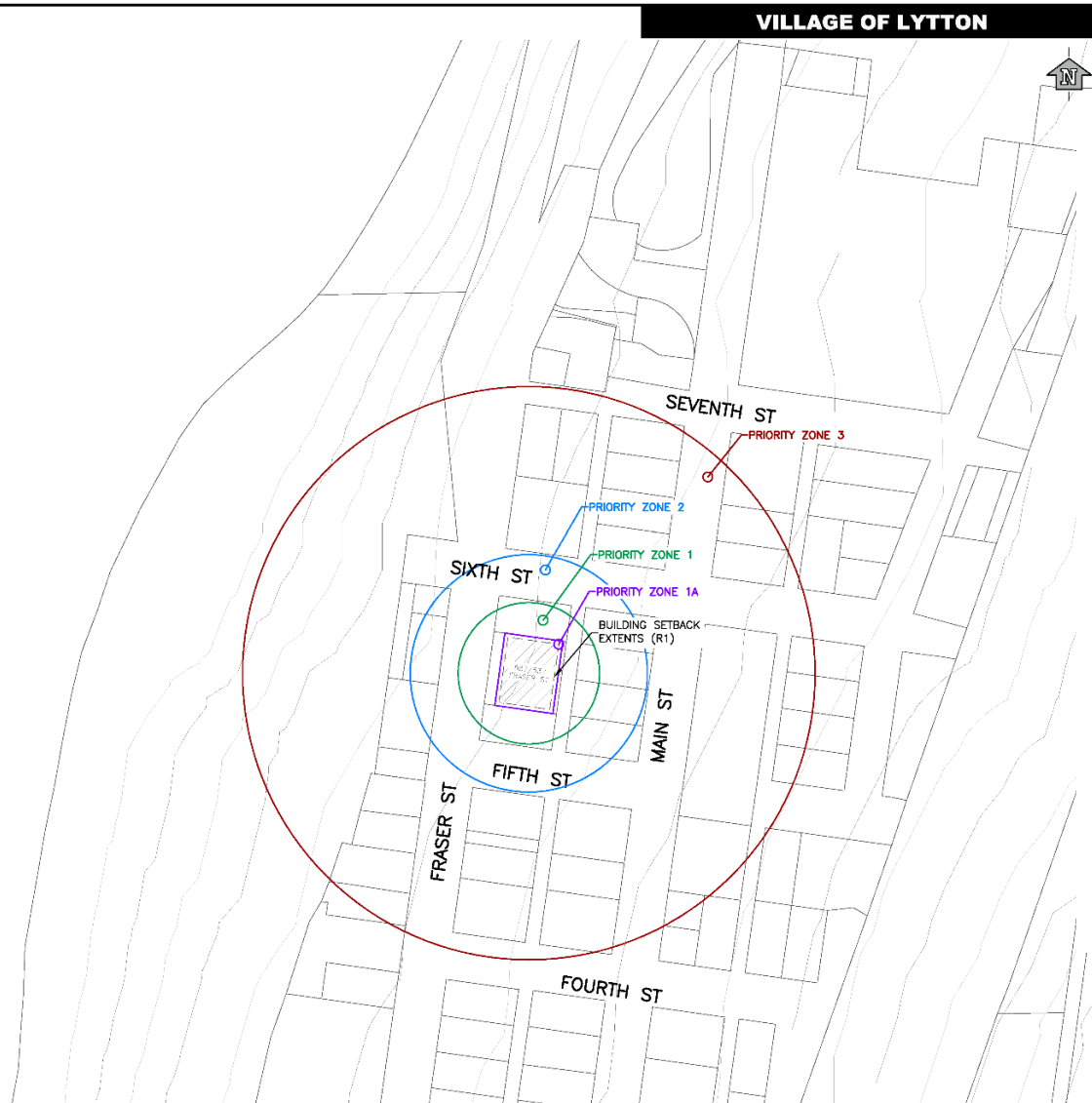
Plan Content

- Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include the following information:
 - (a) a copy of the site plan;
 - (b) methods and timetables for controlling, changing or modifying areas on the property; elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees; and
 - (c) a plan for maintaining the proposed fuel-reduction measures.

Fuel Modification

- To be considered a fuel modification for purposes of this Bylaw, the *owner* must continuously maintain the clearance.

Structure Ignition Zones



Safer Homes Standards – Structural Design

Criteria	Standard	Description
1	Exterior Thresholds	All exterior thresholds are flush.
2	Interior Thresholds	All interior thresholds meet minimal code constraints (eg. shower entrance).
3	Doors (& pinch points)	All doors and pinch points are a minimum of 34" but ideally 36" wide.
4	Hallways	All hallways are a minimum of 40" but ideally 42" wide.
5	Washroom Wall Reinforcements	Reinforced with 2"x12" solid lumber in all washroom tub, shower, and toilet locations.
6	Wall Reinforcements (Top of the Stairs)	At the top of all stairs, walls are reinforced with 2"x12" solid lumber at 36" to centre.
7	Multistory Connection Provision	Either an allowance for an elevator option in stacked closets or build all staircase(s) with a minimum width of 42".
8	Sink Cabinets	Cabinets underneath each sink are easily removed.

Safer Homes Standards Electrical/Telecom

Criteria	SAFERhome Standard	Description
9	Light Switch Positioning	All switches positioned at 42" to the centre of the electrical box from the finished floor.
10	Electrical Outlet Positioning	All outlets positioned at 18" to the centre of the electrical box from the finished floor.
11	Electrical Outlet Placement Locations	Beside windows, especially where draperies or blinds may be installed; Bottom of staircases; Beside the toilet; Above external doors (inside); On front face of kitchen counter.
12	Four-Plex Outlet Locations	Placed in master bedroom, home office, garage, and recreation room.
	Optional Criteria	A hard-wired low voltage system provides a higher level of security and reliability.
Supplemental	RG-6 Coaxial Cable Runs	All homeruns return to one central area. (Node Zero).
Supplemental	Telephone Pre-Wiring	CAT 5E (4 pair) homerun to all areas and return to one central area. (Node Zero).
Supplemental	Electrical Outlet Placement At Node Zero	At Node Zero Location (the communications control centre for smart home options) where all the house wiring meets in one place.

Safer Homes Standards - Plumbing

Criteria	Standard	Description
13	Bath and Shower Control Positioning	All controls are offset from centre, roughly 1/2 way between the historic centre location and the outside edge of the shower or tub enclosure.
14	Waste Pipes	All pipes are brought in no higher than 14" to the centre of the pipe from floor level.
15	Pressure/Temperature Control Valves	Control valves are installed on all shower faucets.

Zoning

- Modular homes and mobile homes
- Setback requirements



Modular homes and mobile homes

- The Zoning Bylaw continues to allow both Modular and Mobile Homes. However, the Fire Safe Building Requirements in Appendix M do not allow for the CSA Z240 type of construction due to Wild Fire Risks
- Modular Homes Built to the CSA A277 Standard can be moved into Lytton but must have major modifications to meet Appendix M requirements

Setback Requirements

- The Zoning Bylaw provides for the amount of space or “Setback” required between your property line and your building
- Bylaw 711 introduces other “setback” requirements that are necessary to help limit the spread of fire both from the forest interface as well as between buildings themselves
- With the following slides I will try to help describe the various “setback” requirements.

Parcel Setbacks



Slope Structure Ignition Zones

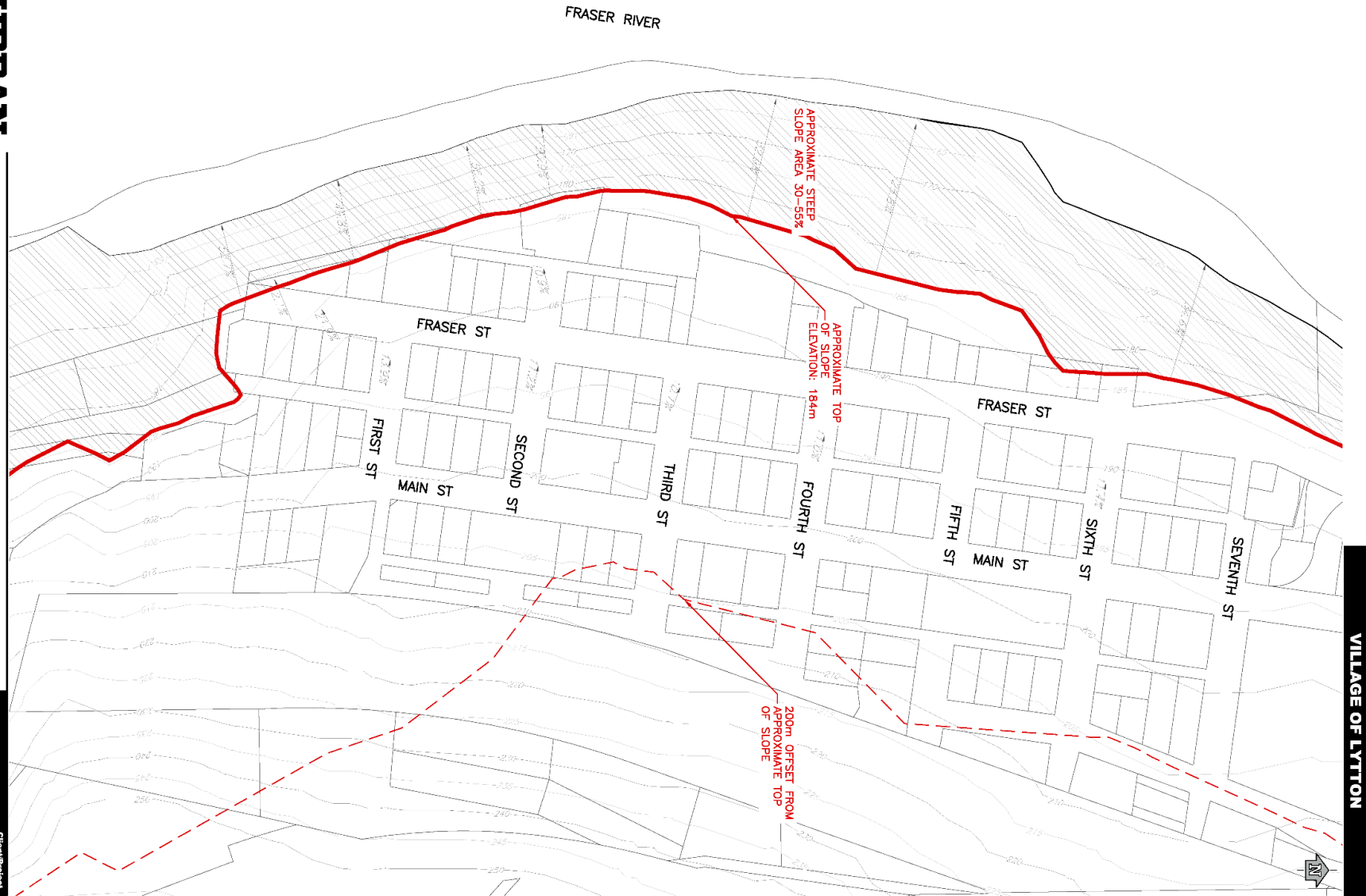
URBAN
SYSTEMS

ISSUED FOR -



Revision Date

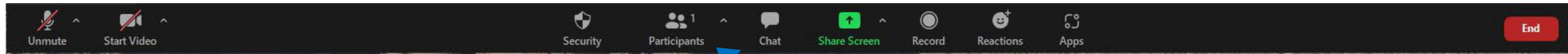
Client/Project
VILLAGE OF LYTON
BYLAW DEVELOPMENT
Figure



VILLAGE OF LYTON

Questions

Raise your hand or put your questions, comments or feedback in the **chat box**.



Click here to open 'Chat'
function

Click here to raise or
lower hand to ask
question verbally

Thank you!

If you have any additional questions or comments about the building bylaws, please email **building@lytton.ca**.