

**CITY OF YELLOWKNIFE
BY-LAW NO. 4685**

A BY-LAW of the Municipal Corporation of the City of Yellowknife in the Northwest Territories to amend Building By-law No. 4469, a by-law to regulate the construction, alteration, repair and demolition of buildings, structures and excavations, pursuant to the relevant provisions of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c.22.

NOW THEREFORE THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular session, duly assembled, hereby enacts as follows:

APPLICATION

1. Building By-law No. 4469 is hereby amended by deleting Section 6.1, 6.2 and 6.7 and replacing therewith:

6.1 Residential Minimum Energy Efficient Building Standards

- a. All **single-family** and **two-family** residential *buildings* shall be designed and built to achieve a minimum score on the EnerGuide for New Houses rating system of 80.
- b. All **multi-family** residential buildings shall be considered to be designed and built to achieve a minimum score of 80 on EnerGuide for New Houses rating system guidelines developed by the Federal Government. During a transition period, effective January 1, 2012 to January 1, 2014, it shall not be mandatory to achieve the minimum score on the EnerGuide for New Houses rating system of 80.

6.2 Commercial Minimum Energy Efficient Building Standards

All **commercial, institutional and industrial** buildings shall comply with a minimum energy efficient building standard that is 25% higher than the minimum requirements of the National Model Energy Code of Canada for Buildings 1997.

6.7 Minimum Insulation Values

The following are minimum insulation values for buildings where a permit is issued for additions, alterations, repairs or upgrades to existing houses.

- a. **Wall** assemblies above ground level separating heated space from unheated space or the outside shall be a minimum of R 30 (RSI 5.28).
- b. **Foundation wall** assemblies separating heated space from unheated space, the outside or adjacent ground shall be a minimum of R 15 (RSI 2.64).
- c. **Roof or ceiling** assemblies separating heated space from unheated space, or outside shall be a minimum of R 40 (RSI 7.04).
- d. **Floor** assemblies separating heated space from unheated space or outside shall be a minimum of R 30 (RSI 5.28).
- e. **Concrete slabs** separating heated space from adjacent ground shall be a minimum of R 15 (RSI 2.64).

The above minimum insulation values are mandatory for additions to existing houses and shall not be applied to the entire existing house structure. However if alterations, repairs and upgrades are for the whole house, the insulation values are mandatory for the whole unit.


Exceptions to the above minimum insulation values are accepted by providing a valid energy efficiency audit evaluation signed by a CEA (Certified Energy Advisor) proving the recommended upgrades are sufficient to achieve a minimum EnerGuide score of 70.

Exceptions to the above insulation values are also accepted by providing documentation signed by an architect or engineer proving the upgrades are meeting the intention of achieving a minimum EnerGuide score of 70.

EFFECT

2. This by-law shall come into effect upon receiving Third Reading and otherwise meeting the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First Time this 14 day of MAY A.D., 2012.


MAYOR


CITY ADMINISTRATOR

Read a Second Time this 14 day of MAY A.D., 2012.


MAYOR


CITY ADMINISTRATOR

The unanimous consent of all members voting in attendance having been obtained.

Read a Third Time and Finally Passed this 14 day of MAY A.D., 2012.


MAYOR


CITY ADMINISTRATOR

I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.



CITY ADMINISTRATOR

Docs #298121

