



## DISCUSSION

Municipalities are charged with the implementation of the British Columbia Building Code but do not have the authority to require higher standards than the minimum requirements set out in the Code. Accordingly, Building Division staff check plans and perform building inspections to ensure that construction is in compliance with the minimum requirements of the Building Code. While the SAFERhome Standards Society program elements are simple and inexpensive, they are beyond the requirements of the Building Code and, therefore, beyond the City's jurisdiction to require as part of building permits.

Mandatory implementation of the SAFERhome Standards Society program would require that the Province amend the Building Code to include the elements in the program. The Province frequently amends the Building Code to better reflect society's priorities. For example, the Building Code was recently amended to adopt certain energy saving regulations. This particular group of amendments was referred to as the "greening" of the Building Code.

The SAFERhome Standards Society program elements are logical, common sense features that could readily be incorporated into new homes on a voluntary basis without significant additional expense. While staff are supportive of the SAFERhome Standards Society program, the recommended elements are beyond the minimum requirements of the Building Code and, therefore, beyond the jurisdiction of the City to mandate. However, the City can provide information on the SAFERhome program to builders at the time of building permit issuance for their consideration in building new homes. The City can also request that the Province (Ministry of Housing and Social Services) incorporate the SAFERhome program elements in the Building Code.

## CONCLUSION

Based on the above discussion, it is recommended that Council:

- Authorize staff to provide information regarding the SAFERhome Standards Society's program to builders for consideration;
- Authorize the Mayor to send a letter to the Ministry of Housing and Social Services advising that the City of Surrey supports the incorporation of the SAFERhome Standards Society program elements into the Building Code; and
- Authorize the City Clerk to forward a copy of this report and related Council resolution to the representative of the SAFERhome Standards Society who appeared before Council.

*Original signed by*  
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## The SAFERhome Standards Criteria

### For Single Family Detached

1. All exterior thresholds are flush.
2. Interior thresholds meet minimal code constraints.
3. Bath and shower controls off set from centre
4. Pressure/temperature control valves on all shower faucets
5. 2"x12" block lumber in all washroom tub, shower, and toilet locations
6. Waste pipes brought in at 12-14" to the centre of the pipe from floor level
7. Cabinets underneath sinks easily removable.
8. Doors a minimum of 34" wide but should ideally be 36".
9. Hallways and stairways a minimum of 40" wide but should ideally be 42" wide.
10. Light switches 42" to the centre of the electrical box from the finished floor.
11. Receptacles 18" to the centre of the electrical box from the finished floor
12. Electrical receptacles placed as follows:
  - Beside windows, especially where draperies or blinds may be installed
  - Top and bottom of stairways
  - Beside the toilet
  - Above external doors (outside and inside)
  - On front face of kitchen counter
  - At Node Zero Location where all the house wiring meets in one place.
13. Larger grey electrical boxes utilized
14. Four-plex receptacles in master bedroom, home office, garage, and recreation room
15. Level 5 (4 pair) telephone pre-wire to all areas returning to one central area
16. RG-6 coaxial cable runs returning to one central area.
17. All low-voltage runs returning to one central area. Node Zero.
18. Walls at the top of stairs reinforced with 2"x12" at 36" to centre
19. Either: allowance made for elevator in stacked closets or make the staircase 42" wide.



## The SAFERhome Standards Criteria

### For Multi-Family Attached

1. All exterior thresholds are flush.
2. Interior thresholds meet minimal code constraints.
3. Bath and shower controls off set from centre, roughly 1/2 way between the historic centre location and the outside edge of the shower or tub enclosure.
4. Pressure/temperature control valves on all shower faucets
5. 2"x12" block lumber in all washroom tub, shower, and toilet locations
6. Waste pipes brought in at 12-14" to the centre of the pipe from floor level
7. Cabinets underneath sinks easily removable.
8. Doors a minimum of 34" wide but should ideally be 36".
9. Hallways and stairways a minimum of 40" wide but should ideally be 42" wide, passage ways and pinch points like doors should be 36".
10. Light switches 42" to the centre of the electrical box from the finished floor.
11. Receptacles 18" to the centre of the electrical box from the finished floor
12. Electrical receptacles placed as follows:
  - Beside windows, especially where draperies or blinds may be installed
  - Top and bottom of stairways
  - Beside the toilet
  - Above external doors (outside and inside)
  - On front face of kitchen counter
  - At Node Zero Location (the communications control centre for smart home options) where all the house wiring meets in one place.
13. Larger grey electrical boxes utilized
14. Four-plex receptacles in master bedroom, home office.
15. Level 5 (4 pair) telephone pre-wire to all areas returning to one central area. (Node Zero)
16. RG-6 coaxial cable runs returning to one central area. (Node Zero)
17. All low-voltage runs returning to one central area. (Node Zero).
18. Walls at the top of stairs reinforced with 2"x12" at 36" to centre
19. Either: allowance made for elevator in stacked closets or make the staircase 42" wide.