

A growing trend is the use of **digital security devices** for homes, such as **security cameras, smart doorbells and smart locks**. These can be installed within an individual townhouse but must comply with privacy issues and strata bylaws. Given that there are personal Smartphones and vehicle Dashcams that have video cameras, there has to be a **balance between security and privacy**. *The document "Security Cameras, Smart Locks & Smart Doorbells" addresses in overall terms what is and not allowed at a strata community such as Stonebrook. In all cases, prior strata corporation approval is required and subject to strata review for compliance.* This document further details Smart Doorbells specifically.

Standard Doorbell:

Figure 1 below shows the standard pushbutton doorbell as supplied when Stonebrook was built in 2003. Owners can replace a broken pushbutton doorbell by themselves *as long as it matches the style, size & colour of the original one*. Alternately, if a request is made to the property manager, then the strata will replace a broken one at no charge.

Smart Doorbells:

These include an integrated video camera which must comply with the same rules for **Security Cameras** to issues of PIPA and Bylaw #9 (*as described below*). Traditionally, doorbells used at Stonebrook have been White in finish, so there is some flexibility if the Smart Doorbell is Silver, White or Black in colour. The key is that it blends as much as possible into the overall "look and feel" of the nearby front door deadbolt and handle: **discrete and non-distracting**.

Some examples of acceptable smart doorbells allowed at Stonebrook are shown in Figures 2 to 5 below. Note in the examples how the doorbell is installed to minimize privacy issues to only the front door view and not directly into common property outside and beyond the front yard. **For such doorbell changes, be sure to get strata council approval beforehand. Each case is reviewed by our PIPA officer to check for compliance to privacy issues as required by law.**

Not Allowed:

Smart devices *such as the RING Door View Camera* that use the door peephole are not permitted as these violate Bylaw -9- uniform "look and feel" of townhouse front doors. Door ornaments are already not allowed.

Precaution:

Doorbells & chimes generally use 16+ VAC. *Be sure to use a qualified electrician if you are not sure how to handle it.*

Examples of Acceptable Doorbells as per Stonebrook Bylaw -9- & PIPA Approval



1: Standard pushbutton

2: August smart doorbell

3: Nest smart doorbell

4: Ring smart_doorbell

5: Telus smart_doorbell

References:

Guide to B.C.'s Personal Information Protection Act

Page 19: *PRIVACY ISSUES RELATING TO AUDIO OR VIDEO SURVEILLANCE AND MONITORING SYSTEMS*

<https://www.oipc.bc.ca/guidance-documents/1455>

BCS367 Bylaw 9. Obtain Approval Before Altering a Strata Lot

1. An owner must obtain the written approval of the Strata Corporation before making an alteration to a strata lot that involves any of the following:
(a) **the exterior of a building**; ... (i) Sunscreens, greenhouses, and satellite dishes are not allowed.