



**Thank you to
Jim Donovan
and Bill
Plaskett for
the use of this
material**

CARTOONSTOCK

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Heritage Conservation, The Building Code, and The Role of the Building Official

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Heritage Property Act 1980

- To enable designation of significant heritage buildings and protect them from demolition or substantial alteration
- To encourage continued use / adaptive re-use
- To encourage restoration & rehabilitation
- To encourage retention of heritage value and character defining elements

NS Building Code Act 1978

- Adopted 1978, initially as straightforward adoption of National Building Code, for
 - Safety
 - Health
 - Accessibility
 - Fire & structural protection
 - But, over time, recognition that prescriptive requirements not well suited to heritage buildings, or to older buildings generally.



Alternative Compliance

- Amendments 1997 to enable alternative compliance methods for heritage buildings and buildings in HCDs
- But general reluctance of officials to use due to lack of clarity and liability issues
- More recent move towards clearer, objective-based solutions, NBC 2005, adopted in NS 2009.

What is an Objective-Based Code?

An Objective-Based Code is a code where every technical requirement fulfills one or more objective.

NBC Objectives:

-Safety

-Health

-Accessibility

-Fire & Structural Protection of Buildings

Objective-Based Codes **2005 National Building** **Code**

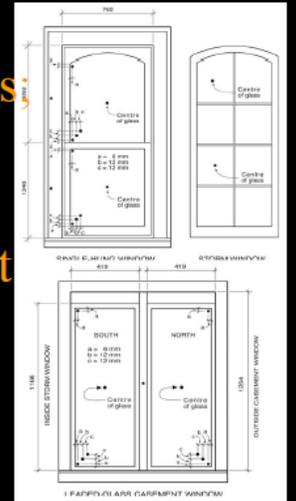
Incentive for Conversion to Objective-Based Codes

- Many renovation of buildings;
- Need to meet current levels of safety;
- New products & technologies continuously introduced – but long time until in Code;
- Delays have economic impacts.



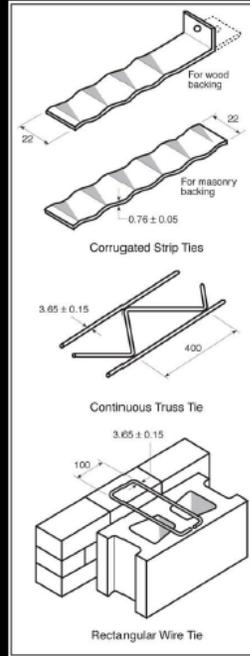
Why Was Objective Based Code Proposed?

- New products & innovative technologies;
- Renovations or changes of use in buildings that do not comply with current Codes;
- Renovations of Heritage buildings.

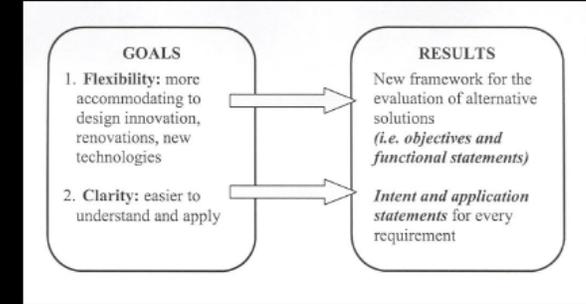


Benefits of Objective-Based Codes

1. Increased understanding of the reasons for Code provisions;
2. More consistent application of the Code;
3. Ability to apply familiar provisions of previous Code.



Benefits of Objective-Based Codes



- Enhanced opportunity for design & technology innovation;
- Increased flexibility to apply Code to existing buildings;
- Consistent format following international code trends.

“Alternative Solutions”

Replaces
“Equivalency”

A proposed alternative solution is any proposed product, material, component, design, system, equipment or procedure that does not comply with the applicable Division B provisions.

HMR BUILDING CODE ALTERNATIVE LINK:

<https://www.halifax.ca/home-property/building-development-permits/building-code-regulatory-information>

Subsection 2.3: Alternative Solutions

2.3.1 Documentation of Alternative Solutions

•2.3.1.1. Documentation

- 1) Documentation conforming to this Subsection shall be **provided by the person requesting the use of an alternative solution** to demonstrate that the proposed alternative solution complies with Code.
- 2) The documentation referred to in Sentence (1) shall include a) a Code analysis outlining the analytical methods and rationales used to determine that a proposed alternative solution will achieve at least the level of performance required by Clause 1.2.1.1.(1)(b) of Division A, and b) information concerning any special maintenance or operational requirements, including any building component commissioning requirements, that are necessary for the alternative solution to achieve compliance with the Code after the building is constructed.
- 3) The Code analysis referred to in Clause (2)(a) shall **identify the applicable objectives, functional statements** and acceptable solutions, and any assumptions, limiting or restricting factors, testing procedures, engineering studies or building performance parameters that will support a Code compliance assessment.
- 4) The Code analysis referred to in Clause (2)(a) shall include **information about the qualifications, experience and background** of the person or persons taking responsibility for the design.
- 5) The information provided under Sentence (3) shall be in sufficient detail to convey the design intent and to support the validity, accuracy, relevance and precision of the Code analysis.
- 6) Where the design of a building includes proposed alternative solutions that involve more than one person taking responsibility for different aspects of the design, the applicant for the permit shall identify a single person to co-ordinate the preparation of the design, Code analysis and documentation referred to in this Subsection.

Application for Objective Based Solution

Application for an Objective Based Solution					
Proponent (Name, company, contact information, company)				Approved/Comments	
Agent:					
Qualifications:					
Summary of Proposed Alternative Solution					
Applicable Division B Provisions					
Sentence		Summary of Provision			
Applicable Objectives and Functional Statements					
Sentence	Functional Statement	Objective	Minimum Performance Level Established in Submission Documentation (yes/no)		
			Division B		Proposed Alternative Solution
Supporting Documentation					

Conclusion: Role of Building Official

- To be fully conversant with objective based code;
- To ensure that applicants understand the prescriptive requirements and the range or type of objective based solutions that may be considered.
- To be open to consider and accept proposed objective based solutions where functional intent of the Code is met.