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Proposed Change 1812

Code Reference(s):	NBC20 Div.A 1.3.3. (first printing)
Subject:	Alteration of Existing Buildings
Title:	Application of NBC Part 10 to the Alteration of Existing Buildings
Description:	This proposed change states the application of proposed NBC Part 10 to the alteration of existing buildings.
Related Proposed Change(s):	PCF 1813, PCF 1824, PCF 1839

This change could potentially affect the following topic areas:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Division A | <input type="checkbox"/> Division B |
| <input type="checkbox"/> Division C | <input checked="" type="checkbox"/> Design and Construction |
| <input type="checkbox"/> Building operations | <input checked="" type="checkbox"/> Housing |
| <input checked="" type="checkbox"/> Small Buildings | <input checked="" type="checkbox"/> Large Buildings |
| <input type="checkbox"/> Fire Protection | <input type="checkbox"/> Occupant safety in use |
| <input type="checkbox"/> Accessibility | <input type="checkbox"/> Structural Requirements |
| <input type="checkbox"/> Building Envelope | <input type="checkbox"/> Energy Efficiency |
| <input type="checkbox"/> Heating, Ventilating and Air Conditioning | <input type="checkbox"/> Plumbing |
| | <input type="checkbox"/> Construction and Demolition Sites |

General information

See the summary for subject Alteration of Existing Buildings.

Problem

The National Building Code of Canada (NBC) currently applies to the alteration of existing buildings; however, authorities having jurisdiction may grant relaxations to specific Code requirements that are not practical to apply to existing buildings, relative to the importance of those requirements in meeting the Code objectives.

These relaxations may vary by jurisdiction, leading to confusion among Code users about the degree of work required for the alteration to meet the Code requirements. In order to provide a consistent set of requirements that apply to the alteration of existing buildings in a new Part in the NBC, the application of this set of requirements, including any appropriate relaxations, must be stated.

Given that it may not be practical to apply these requirements to the alteration of all building types, certain building types need to be explicitly excluded from the application of the new Part.

Justification

The voluntary alteration of an existing building presents an opportunity to upgrade the energy performance of the building. When significant repairs or alterations need to be made, the energy performance of the building should be improved at the same time where it is cost-effective to do so, thereby minimizing the incremental cost of the upgrade.

The Code requirements that apply to alterations must be identified, with any permitted relaxations provided where applicable.

The building types that are excluded from the requirements to upgrade during an alteration (e.g., tents) must be stated in order to clarify that the requirements are either impractical to apply to that building type, or that additional consideration should be given to prevent any negative consequences.

Providing a set of consistent, harmonized and cost-effective requirements that apply to the alteration of an existing building would provide Code users, the industry and authorities having jurisdiction with a clear expectation of the degree of work required to improve the energy performance of an existing building.

PROPOSED CHANGE

[1.3.3.] 1.3.3. Application of Division B

[1.3.3.1.] 1.3.3.1. Application of Parts 1, 7 and 8

[1.3.3.2.] 1.3.3.2. Application of Parts 3, 4, 5 and 6

[1.3.3.3.] 1.3.3.3. Application of Part 9

[1.3.3.4.] --- Application of Part 10

[1] --) Except as provided in Sentences (2) and (3), Part 10 of Division B applies to the alteration of existing buildings or parts of existing buildings. (See Note A-1.3.3.4.(1).)

[2] --) Part 10 of Division B does not apply to

[a] --) farm buildings,

[b] --) tents,

[c] --) air-supported structures,

[d] --) relocatable buildings,

[e] --) open-air storage garages,

[f] --) garages or carports described in Sentence 9.35.1.1.(1), or

[g] --) construction camps.

[3] --) Part 10 of Division B does not apply to *heritage buildings* or to parts of a *building* that have been formally recognized by a federal, provincial, territorial or municipal authority as having heritage value.

Note A-1.3.3.4.(1) Application of Part 10.

The requirements in Part 10 are intended to improve the energy performance of existing buildings that are undergoing alteration. However, the application of Part 10 does not preclude the application of the requirements in other Parts of the NBC. Until Part 10 requirements are developed to address all of the Code objectives, or to provide explicit relaxations to certain Code requirements, the requirements of all Parts of this Code continue to apply to the alteration of existing buildings, in accordance with Sentence 1.1.1.1.(1) of Division A.

[1.3.3.5.] 1.3.3.4. Building Size Determination

[1.3.3.6.] 1.3.3.5. Application of Part 2

[1.3.3.7.] 1.3.3.6. Classification of Buildings Containing Agricultural Occupancies

General information

See the summary for subject Alteration of Existing Buildings.

Impact analysis

The proposed changes to Division B that apply to the alteration of existing buildings provide the impact analysis for each technical requirement.

It is expected that the proposed Code requirements that apply to the alteration of existing buildings would provide a benefit to both the industry and authorities having jurisdiction by providing a consistent set of provisions to ensure an acceptable level of

safety and building performance, and to remove ambiguity with respect to the degree of work required to improve energy performance in the unaltered portion of the building.

This proposed change would help reduce the administrative and enforcement costs of assessing the degree to which any particular requirement could be relaxed without affecting the level of performance of the building with respect to the Code objectives.

Enforcement implications

It is expected that a consistent set of provisions that apply to the alteration of existing buildings would help reduce the administrative and enforcement work of assessing the degree to which any particular requirement could be relaxed without affecting the level of performance of the building with respect to the Code objectives. The proposed changes would aid enforcement by identifying the work necessary to improve energy performance in the unaltered portion of the building.

Who is affected

Designers, engineers, architects, building officials, manufacturers, suppliers and energy advisors.