

Project 4 – Consistent Code Application

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Rationale

There is a need to increase consistency in the application of codes in the building safety regulatory system. The current system creates unpredictability for industry and barriers to streamlined process, ultimately increasing construction costs.

Purpose and Scope

The purpose of this project is to bring more consistency and predictability to the way code provisions are applied to buildings under construction and renovation and address barriers to acceptance of design innovation. The intention is to develop collaborative solutions with industry.

There are three key areas of interest:

- Effective process for equivalencies or alternate solutions to code requirements
- Authoritative and consistent interpretation of code requirements
- Effective application of code requirements to existing buildings including heritage buildings

Overview of Project Plan

Equivalencies or Alternate Solutions to Code Requirements

- Examine and categorize common alternate solutions proposals and local government's current review process
- Develop recommendations for record keeping and consistent process to determine acceptable alternate solutions

Authoritative interpretation of code requirements

- Identify needs and shortcomings of present system of interpretations mechanisms
- Develop recommendations for consistent interpretations through authoritative organizations

Application of structural and architectural code requirements to existing buildings, including heritage buildings

- Examine difficulties associated with application of structural requirements to existing buildings, especially seismic requirements
- Develop process model for risk based application to existing buildings
- Test that process model through pilot projects with local government
- Expand project to architectural code requirements such as fire protection, health and safety, and accessibility

Stakeholder Participation

- Required for project steering committees, working groups and pilot projects with local governments