

Nova Scotia Building Code Regulations

made under Section 4 of the *Building Code Act* R.S.N.S. 1989, c. 46

N.S. Reg. 143/2006 (July 13, 2006)

Text does not include amendments made by N.S. Reg. 241/2008

1.2.1.1.

(9) When a *heritage building* or part thereof is undergoing a change in *occupancy* classification the *owner* may choose the “Alternate Compliance Methods for Existing *Buildings*”, contained in Schedule “D” of these *regulations*, or a combination of the “Alternate Compliance Methods for Existing *Buildings*”, and the *Code*.

(10) In a *Heritage Conservation District* any *building* undergoing a change in *occupancy* classification the *owner* may choose the “Alternate Compliance Methods for Existing *Buildings*”, contained in Schedule “D” of these *regulations*, or a combination the “Alternate Compliance Methods for Existing *Buildings*”, and the *Code*.

1.4.1.1.

(6) Where a municipality has so provided by by-law, the *authority having jurisdiction* may withhold the issuance of a *building permit* until satisfied that any and all applicable *regulations* of the *Heritage Property Act*, and the *Municipal Government Act*, including any *Land Use Bylaw*, *Subdivision Bylaw*, lot grading plan or Development Agreement, have been complied with and all required permits have been issued by the Development Officer.

Schedule “D”

Alternate Compliance Methods for Existing Buildings

No.	Code Requirement	Alternate Compliance Method
1	<p><i>Fire Separations</i></p> <p>3.1.3.1. (Part 3, Division B, Volume 1) and Table 3.1.3.1. (Part 3, Division B, Volume 1); 9.10.9. (Part 9, Division B, Volume 1) 2 h <i>fire separation</i> required between some major occupancies.</p>	<p>Except for F1 occupancies, 1 h <i>fire separation</i> is acceptable, if the <i>building</i> is fully <i>sprinklered</i>.</p>
2	<p><i>Fire Separations</i></p> <p>3.1.3. (Part 3, Division B, Volume 1) and Table 3.1.3.1. (Part 3, Division B, Volume 1); 9.10.9. (Part 9, Division B, Volume 1) 1 h <i>fire separation</i> required between some major occupancies.</p>	<p>½ h <i>fire separation</i> is acceptable if the <i>building</i> is fully <i>sprinklered</i>.</p>
3	<p><i>Noncombustible Construction</i></p> <p>3.1.5. (Part 3, Division B, Volume 1) and 9.10.6.1. (Part 9, Division B, Volume 1)</p> <p>All materials used in <i>noncombustible construction</i> must be <i>noncombustible</i> unless otherwise permitted.</p>	<ol style="list-style-type: none"> 1. Roofs may be of <i>combustible construction</i> provided the <i>building</i> is fully <i>sprinklered</i>. 2. Up to 10% gross <i>floor area</i> to a maximum of 10% of any one <i>floor area</i> may be of <i>combustible construction</i> provided the <i>building</i> is fully <i>sprinklered</i>.
4	<p>Fire-resistance Rating</p> <p>3.1.7.1.(1) (Part 3, Division B, Volume 1); 9.10.3.1. (Part 9, Division B, Volume 1)</p> <p>Where a material, assembly of materials or structural member is required to have a <i>fire resistance rating</i> it shall be tested in accordance with CAN/ULC-S101.</p>	<p>A fire-resistance rating may also be used based on:</p> <ol style="list-style-type: none"> 1. HUD No. 8 Guideline on Fire Ratings of Archaic Materials and Assemblies. 2. Fire Endurance of Protected Steel Columns and Beams, DBR Technical Paper No. 194. 3. Fire Endurance of Unit Masonry Walls, DBR Technical Paper No. 207. 4. Fire Endurance of Light-Framed and Miscellaneous Assemblies, DBR Technical Paper No. 222.
5	<p>Rating of Supporting Construction</p> <p>3.1.7.5. (Part 3, Division B, Volume 1); 9.10.8.3. (Part 9, Division B, Volume 1)</p> <p>Supporting assemblies to have <i>fire resistance rating</i> at least equivalent to that of the supported floor.</p>	<p><i>Heavy timber</i> construction is permitted to have a <i>fire resistance rating</i> less than would be required by the <i>Code</i> provided the <i>building</i>;</p> <ol style="list-style-type: none"> (a) is fully <i>sprinklered</i>, and (b) does not exceed 5 <i>storeys</i> in <i>building height</i>.

6	<p><i>Continuity of Fire Separations</i></p> <p>3.1.8.3.(1) (Part 3, Division B, Volume 1) and (2); 9.10.9.2. (Part 9, Division B, Volume 1)</p> <p><i>Fire separations</i> are required to be continuous above the ceiling space.</p>	<p><i>Fire separations</i> are not required to be continuous above the ceiling space where:</p> <p>(a) the ceiling space is <i>non-combustible construction</i>,</p> <p>(b) both <i>fire compartments</i> are <i>sprinklered</i>, or</p> <p>(c) the ceiling has a minimum rating of 30 minutes.</p>
7	<p><i>Wired Glass</i></p> <p>3.1.8.5.(1) (Part 3, Division B, Volume 1) and 3.1.8.14.(2, Part 3, Division B, Volume 1); 9.10.13.1. (Part 9, Division B, Volume 1) and 9.10.13.5. (Part 9, Division B, Volume 1)</p> <p>6 mm wired glass in steel frame required in <i>fire separations</i>.</p>	<p>For fixed transoms or sidelights, 6 mm wired glass fixed to a wood frame of at least 50 mm thickness with steel stops is permitted in a required <i>fire separation</i>.</p>
8	<p><i>Mezzanines</i></p> <p>3.2.1.1.(3) to (6) (Part 3, Division B, Volume 1); 9.10.4.1. (Part 9, Division B, Volume 1)</p> <p><i>Mezzanines</i> enclosing more than 10% above the horizontal plane are considered as [a] <i>storey</i> in <i>building height</i>.</p>	<p><i>Mezzanines</i> may enclose up to 20% above the horizontal plane and not be considered a <i>storey</i> in <i>building height</i> if the <i>building</i> is fully <i>sprinklered</i>.</p>
9	<p><i>Building Height</i></p> <p>3.2.2.21. to 3.2.2.84. (Part 3, Division B, Volume 1) <i>Noncombustible construction</i> required for <i>buildings</i> over 4 <i>storeys</i> in <i>building height</i>.</p>	<p><i>Buildings</i> may be of <i>combustible construction</i> up to 5 <i>storeys</i> provided:</p> <p>(a) the <i>building</i> is fully <i>sprinklered</i>,</p> <p>(b) the <i>building</i> contains Group C, D, E, F2 or F3 occupancies, and</p> <p>(c) floor assemblies not required to exceed 1 h <i>fire separation</i> requirements may be of <i>heavy timber</i> construction.</p>
10	<p><i>Spatial Separation</i></p> <p>3.2.3. (Part 3, Division B, Volume 1); 9.10.14. (Part 9, Division B, Volume 1)</p> <p>The maximum area of <i>unprotected openings</i>.</p>	<p>The area of <i>unprotected opening</i> is not limited provided:</p> <p>(a) the exterior walls have a interior thermo barrier of 12.7 mm, thick gypsum board of lath, and plaster in good condition,</p> <p>(b) the <i>limiting distance</i> is a minimum 1 m,</p> <p>(c) the entire <i>building</i> has a supervised sprinkler system in conformance with Sentence 3.2.4.9.(2),(Part 3, Division B, Volume 1) and</p> <p>(d) the sprinkler system is connected to the fire department in conformance with Sentence 3.2.4.7.(4). (Part 3, Division B, Volume 1)</p>

11	<p>Construction of <i>Exposing Building Face</i></p> <p>3.2.3.7. (Part 3, Division B, Volume 1); 9.10.14.5. and 9.10.15.5. (Part 9, Division B, Volume 1) The <i>exposing building face</i> is required to have a <i>fire resistance rating</i> and/or be of <i>noncombustible construction</i>.</p>	<p><i>Exposing building face</i> is not required to have a <i>fire resistance rating</i> if the <i>building</i> is fully <i>sprinklered</i>. Also, the <i>exposing building face</i> if [is] not required to be of <i>noncombustible construction</i> if it is protected by an exterior sprinkler system conforming to NFPA 13 and has a thermo barrier as specified in No.10(a) of these compliance tables.</p>
12	<p>Roof Covering Rating</p> <p>3.1.15.2. (Part 3, Division B, Volume 1)</p> <p>Class A, B or C roof covering in conformance with CAN/ULC-S107 required.</p>	<p>For existing roofs not covered by a Class A, B or C roofing a manually operated deluge system in accordance with NFPA 13 is permitted.</p>
13	<p>Interconnected Floor Space</p> <p>3.2.8. (Part 3, Division B, Volume 1); 9.10.1.2.(6) (Part 9, Division B, Volume 1)</p> <p>Openings that are not protected by shafts or <i>closures</i> shall be protected in conformance with section 3.2. (Part 3, Division B, Volume 1) or Sentence 9.10.1.2.(6) (Part 9, Division B, Volume 1)</p>	<p>1. An open stair in <i>buildings</i> of maximum 3 <i>storeys</i> in <i>building height</i> need not comply with Subsection 3.2.8. (Part 3, Division B, Volume 1) provided:</p> <p>(a) it is not a required <i>exit</i> stair,</p> <p>(b) the <i>building</i> contains a Group C or D <i>occupancy</i>,</p> <p>(c) the <i>building</i> is fully <i>sprinklered</i> with fast response sprinklers,</p> <p>(d) corridors opening into the <i>interconnected floor space</i> are separated from the <i>interconnected floor space</i> by a <i>fire separation</i> with the rating required for the corridor, and</p> <p>(e) <i>smoke detectors</i> are installed in the rooms opening into the <i>interconnected floor space</i>.</p>
14	<p>Separation of <i>Suites</i></p> <p>3.3.1.1. (Part 3, Division B, Volume 1); 9.10.9.13. and 9.10.9.14. (Part 9, Division B, Volume 1), <i>Suites</i> are required to be separated from adjoining <i>suites</i> by 3/4 h or 1 h rated <i>fire separations</i>.</p>	<p>Existing 1/2 h <i>fire separations</i> are acceptable in fully <i>sprinklered buildings</i> not exceeding 5 <i>storeys</i> in <i>building height</i>.</p>
15	<p>Corridor <i>Fire Separation</i></p> <p>3.3.1.4. (Part 3, Division B, Volume 1); 9.10.9.15. (Part 9, Division B, Volume 1)</p> <p><i>Public corridors</i> are required to be separated from the remainder of the <i>building</i> by a <i>fire separation</i> having a <i>fire resistance rating</i> of at least 3/4 h.</p>	<p>Existing corridors with 1/2 h <i>fire resistance ratings</i>, are acceptable in <i>residential occupancies</i> provided the <i>building</i>:</p> <p>(a) does not exceed 5 <i>storeys</i> in <i>building height</i>, and</p> <p>(b) is fully <i>sprinklered</i> with fast response sprinklers.</p>

16	<p>Corridor Width</p> <p>3.3.1.9. and 3.4.3.1. (Part 3, Division B, Volume 1) ; 9.9.3.3. (Part 9, Division B, Volume 1) <i>Public corridors</i> and <i>exit</i> corridors are permitted to have a minimum width of 1100 mm.</p>	<p><i>Public corridors</i> and <i>exit</i> corridors are permitted with a minimum width of 800 mm provided:</p> <p>(a) the <i>occupant load</i> of the <i>building</i> is maximum 20 people, and</p> <p>(b) the <i>building</i> does not exceed 3 <i>storeys</i> in <i>building height</i>.</p>
17	<p>Door Swing</p> <p>3.3.1.11. and 3.4.6.11.(Part 3, Division B, Volume 1) ; 9.9.6.5. (Part 9, Division B, Volume 1) Doors required to swing in the direction of <i>exit</i> travel.</p>	<p>2nd egress door from a room is not required to swing in the direction of <i>exit</i> travel provided:</p> <p>(a) the <i>building</i> is fully <i>sprinklered</i> and the system is supervised in conformance with Sentence 3.2.4.9.(2), (Part 3, Division B, Volume 1) and</p> <p>(b) the <i>occupant load</i> of the <i>building</i> is maximum 100 people.</p>
18	<p>Stairs, Ramps, Handrails and <i>Guards</i></p> <p>3.3.1.14., 3.3.1.16., 3.3.1.18., 3.4.6.4 to 3.4.6.8. (Part 3, Division B, Volume 1); 9.8. (Part 9, Division B, Volume 1)</p>	<p>Existing conditions that do not comply fully with the requirements are permitted if they do not create a hazardous condition and are acceptable to the <i>authority having jurisdiction</i>.</p>
19	<p>Transparent Doors and Panels</p> <p>3.3.1.19. (Part 3, Division B, Volume 1); 9.6.6.2. (Part 9, Division B, Volume 1)</p> <p>Glass in doors and sidelights are [is] required to be protected by <i>guards</i> and to be safety glass.</p>	<p>Existing glass or transparent panels that do not comply fully with the requirements are permitted if sufficiently discernible or <i>guards</i> are provided in hazardous situations.</p>
20	<p>Dead-end Corridors</p> <p>3.3.1.9.(7) (Part 3, Division B, Volume 1); 9.9.7.3. (Part 9, Division B, Volume 1) Dead-end corridors are permitted to a maximum length of 6 m.</p>	<p>1. Dead-end corridors are permitted to a maximum length of 10 m in Group C occupancies provided:</p> <p>(a) the <i>building</i> is fully <i>sprinklered</i> with fast response sprinklers, and</p> <p>(b) <i>smoke detectors</i> are installed in the corridor system.</p> <p>2. Dead-end corridors are permitted to a maximum of 15 m in length in Group D, E, F2 and F3 occupancies provided:</p> <p>(a) the <i>building</i> is fully <i>sprinklered</i> with fast response sprinklers, and</p> <p>(b) <i>smoke detectors</i> are installed in the corridor system.</p>

21	<p>Exits</p> <p>3.4.2.1. (Part 3, Division B, Volume 1); 9.9.8.2. (Part 9, Division B, Volume 1) <i>Floor areas</i> shall be served by not fewer than 2 <i>exits</i> except as permitted by 3.4.2.1.(2) (Part 3, Division B, Volume 1).</p>	<p><i>Floor areas</i> may be served by a single <i>exit</i> within the limits of 3.4.2.1.(2) (Part 3, Division B, Volume 1) provided:</p> <p>(a) the <i>building</i> does not exceed 3 <i>storeys</i> in <i>building height</i>,</p> <p>(b) the <i>building</i> is fully <i>sprinklered</i> with fast response sprinklers, and</p> <p>(c) the <i>building</i> contains an approved fire alarm system with <i>smoke detectors</i> located in accordance with Sentence 3.2.4.11. (Part 3, Division B, Volume 1)</p>
22	<p>Reduction of Exit Width</p> <p>3.4.3.4.(3) (Part 3, Division B, Volume 1); 9.9.6.1. (Part 9, Division B, Volume 1) Swinging doors in their swing shall not reduce the effective width of exit stairs and landings to less than 750 mm.</p>	<p>Existing swinging doors in their swing are permitted to reduce the effective width of <i>exit</i> stairs and landings to a minimum of 550 mm provided:</p> <p>(a) they serve Group C or D occupancies,</p> <p>(b) the <i>building</i> does not exceed 5 <i>storeys</i> in <i>building height</i>, and</p> <p>(c) the <i>building</i> is fully <i>sprinklered</i>.</p>
23	<p><i>Fire Separation of Exits</i></p> <p>3.4.4.1. (Part 3, Division B, Volume 1); 9.9.4. (Part 9, Division B, Volume 1) <i>Exits</i> are required to be separated from the remainder of the <i>floor area</i> by a <i>fire separation</i> having a fire-resistance rating of not less than 3/4 h.</p>	<p>1. Existing <i>fire separations</i> of 1/2 h, are acceptable provided the <i>building</i> is fully <i>sprinklered</i> with fast response sprinklers and does not exceed 3 <i>storeys</i> in <i>building height</i>.</p> <p>2. <i>Buildings</i> not exceeding 5 <i>storeys</i> in <i>building height</i> may have <i>exits</i> that are separated by a 3/4 h <i>fire separation</i> provided the <i>building</i> is fully <i>sprinklered</i>.</p>
24	<p>Exits Through Lobbies</p> <p>3.4.4.2. (Part 3, Division B, Volume 1); 9.9.8.5. (Part 9, Division B, Volume 1) Rooms adjacent to the lobby are required to be separated by a <i>fire separation</i>.</p>	<p>Rooms adjacent to the lobby are not required to be separated by a <i>fire separation</i> provided:</p> <p>(a) the <i>floor area</i> is <i>sprinklered</i> with fast response sprinklers, and</p> <p>(b) <i>smoke detectors</i> are installed in the adjacent rooms</p>
25	<p>Rooms Opening into an <i>Exit</i></p> <p>3.4.4.4.(7) (Part 3, Division B, Volume 1); 9.9.5.9. (Part 9, Division B, Volume 1) <i>Service rooms</i> and ancillary rooms are not permitted to open directly into an exit.</p>	<p><i>Service rooms</i> and ancillary rooms may open directly into an <i>exit</i> provided:</p> <p>(a) the <i>building</i> is fully <i>sprinklered</i>,</p> <p>(b) the room is <i>sprinklered</i> with fast response sprinklers,</p> <p>(c) the door assembly has a <i>fire protection rating</i> of at least 20 min.,</p> <p>(d) the <i>building</i> does not exceed 3 <i>storeys</i> in <i>building height</i>, and</p> <p>(e) weatherstripping is installed on the door to prevent the passage of smoke.</p>

26	<p>Illumination of Exit Signs</p> <p>3.4.5.1.(2) (Part 3, Division B, Volume 1); 9.9.10.5. (Part 9, Division B, Volume 1)</p> <p>Exit signs are required to be illuminated continuously while the <i>building</i> is occupied.</p>	<p>In provincial or municipal designated heritage <i>buildings</i> where exit signage may compromise historic appearances, or authenticity of displays, exit signs may be installed to light only on an emergency condition, such as by the fire alarm system or due to power failure.</p>
27	<p>Clearance from <i>Exit Doors</i></p> <p>3.4.6.10. (1) (Part 3, Division B, Volume 1); 9.9.6.6. (Part 9, Division B, Volume 1) Stair risers shall not be closer than 300 mm from an <i>exit door</i>.</p>	<p>Except as permitted in Sentences 3.4.6.10.(2) or 9.9.6.6.(2), existing <i>exit doors</i> shall not extend beyond the first riser.</p>
28	<p>Fire Escapes</p> <p>3.4.7. (Part 3, Division B) (Volume 1); 9.9.2.1. (Part 9, Division B, Volume 1)</p> <p>Fire escapes are required to conform to Article 3.4.7. (Part 3, Division B, Volume 1).</p>	<p>Existing fire escapes that do not completely conform to Article 3.4.7.1. are acceptable provided:</p> <p>(a) they are acceptable to the <i>authority having jurisdiction</i>, and</p> <p>(b) the <i>building</i> is fully <i>sprinklered</i>.</p>
29	<p>Fire Escape Construction</p> <p>3.4.7.2. (Part 3, Division B, Volume 1); 9.9.2.1. (Part 9, Division B, Volume 1)</p>	<p>Existing <i>combustible</i> fire escapes are permitted if the <i>building</i> is permitted to be of <i>combustible construction</i> by Part 3, (Part 3, Division B, Volume 1) Part 9 (Part 9, Division B, Volume 1) or by these compliance tables.</p>
30	<p>Protection of Fire Escapes</p> <p>3.4.7.4. (Part 3, Division B, Volume 1); 9.9.2.3. (Part 9, Division B, Volume 1)</p> <p>Openings in the exterior wall adjacent to the fire escape are required to be protected by <i>closures</i>.</p>	<p>Existing openings in the exterior wall adjacent to the fire escape are not required to be protected by <i>closures</i> provided:</p> <p>(a) the <i>building</i> is fully <i>sprinklered</i>, and</p> <p>(b) a sprinkler head is located within 1.5 m of the opening required to be protected by Article 3.4.7.4. (Part 3, Division B, Volume 1)</p>
31	<p><i>Vertical Service Space</i></p> <p>3.6.3.1. (Part 3, Division B, Volume 1)</p> <p><i>Vertical service spaces</i> are required to be separated from the adjacent <i>floor area</i> by a rated <i>fire separation</i>.</p>	<p>Existing <i>vertical service spaces</i> that do not completely conform to the rated <i>fire separation</i> requirements are acceptable provided the <i>building</i> is fully <i>sprinklered</i>.</p>
32	<p>Height and Area of Rooms</p> <p>3.7.1. (Part 3, Division B, Volume 1); 9.5. (Part 9, Division B, Volume 1) The height and area of rooms are required to comply to minimum dimension requirements.</p>	<p>Existing rooms are not required to comply to the minimum dimension requirements of Subsection 3.6.1. (Part 3, Division B, Volume 1) or Section 9.5. (Part 9, Division B, Volume 1).</p>

33	<p>Window Areas</p> <p>9.7.1.2. (Part 9, Division B, Volume 1)</p> <p>Windows in <i>dwelling units</i> are required to comply to minimum dimensions.</p>	<p>Existing windows are not required to comply with the minimum dimensions of Article 9.7.1.2. (Part 9, Division B, Volume 1).</p>
34	<p>Washrooms Required to be Barrier-Free</p> <p>3.8.2.3.(1) NSBCR Except as permitted by Sentence (2), a washroom in a storey to which a barrier-free path of travel is required in accordance with Article 3.8.2.1., shall be barrier-free in accordance with the appropriate requirements in Articles 3.8.3.8. to 3.8.3.12. NSBCR.</p>	<p>Except in <i>Assembly occupancies</i> and Group D <i>Business and personal services occupancies</i> intended to offer medical or therapeutic services, a barrier free washroom need not be provided in an existing building with a building area less than 120 m².</p>
35	<p>Entrances</p> <p>3.8.1.2.(1) NSBCR</p> <p>(1) In addition to the barrier-free entrances required by Sentence (2), not less than 50% of the pedestrian entrances of a building referred to in Sentence 3.8.1.1.(1) shall be barrier-free and shall lead from</p> <p>a) the outdoors at sidewalk level, or</p> <p>b) [a] ramp that conforms to Article 3.8.3.4. and leads from a sidewalk.</p>	<p>Where an existing building has:</p> <p>(a) a building area less than 120 m², (1292 sq. ft.), and</p> <p>(b) the slope from the entrance level floor at the entrance door to a street or public way is greater than 1 in 10, and</p> <p>(c) no entrance is more than 1 m to the property line, and</p> <p>(d) no alternate access to an entrance from a street or public way is possible; (see appendix note No. 36)</p> <p>the owner may use a stair with</p> <p>(a) a maximum rise of 150 mm (6"), and</p> <p>(b) a minimum run of 280 mm (11"), and</p> <p>(c) tactile landings, and</p> <p>(d) contrasting colour nosings, and</p> <p>(c) [(e)] and [an] unobstructed width of 1 m.</p>
36	<p>Mechanical Systems</p> <p>Part 6 and Part 7</p>	<p>Existing mechanical systems in <i>buildings</i> are not required to fully comply to the requirements of Parts 6 or 7 provided:</p> <p>(a) it is not an <i>unsafe condition</i>, and</p> <p>(b) it is acceptable to the authority having jurisdiction.</p>