

Memo

TO: Chis Frotten CAO

From: David Andrews Building/ Fire inspector

Subject: Building Code Changes

Date: August 29th 2019

The proposed amendments will offer additional compliance options to the Nova Scotia Building Code for the construction of tiny homes with a proposed effective date of January 1, 2020. Presently tiny homes are not recognized in the Building Code. These amendments do not address land use or by-laws. Tiny homes built on trailers that have wheels will be treated as trailers under our land use bylaw and the National Building Code will not apply as a trailer body with wheels is a Department of Transportation issue.

The amendments include the following accessibility to lofts, including alternatives to conventional stairs, by allowing the use of ladders or alternative tread devices. Other items regarding tiny homes and recreational cabins include:

- tiny homes will have to comply to part 9, Division B of the National Building Code of Canada. This includes anchorage (foundations or piers)
- allows for use of drainless compostable toilets
- egress from loft areas are still required
- defines the size of tiny homes (thirty-seven square meters or less in building area)
- defines minimum floor area of various rooms within the tiny home

Tiny homes were the most significant change coming in January 2020. The second biggest change is that the scope of when a permit is required is changing. Presently the building code regulations 1.2.1.2(2) states any work over \$5000 or any structural changes whatsoever require a building permit.

***the limit of \$5000 is being removed and no dollar value put in place of it. As long as work being done is with same material no matter the cost no permit is required. If

anything, structural or if doing new plumbing, venting etc. or if changing material then a permit is required. For example, if a house presently has vinyl siding and switching to clad board then a permit is required as there are different requirements for wood siding materials in the building code. So in summary there will be no dollar limit in the building code act of when to get a permit.

All other amendments were just to correct spellings, wording and cross references that were incorrect and the 2017 version of The National Energy code will be adopted. Presently the 2015 version is in place.

I just wanted to summarize the changes and when they may come into effect. Should you have any questions please do not hesitate to contact me.