

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC and BOABC

File No: 18-0037

INTERPRETATION

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Interpretation Date:	March 10, 2020
Building Code Edition:	BC Building Code 2018
Subject:	Upgrade of existing building to Part 10 of BCBC
Keywords:	Alteration, rehabilitation, renovation, change in occupancy, NECB, ASHRAE 90.1, Step Code
Building Code Reference(s):	1.1.1.1.(1)(d), 1.5.1.2.(1), 10.2.2.1., 10.2.2.2.

Question:

Will the requirements of NECB be triggered by building envelope improvements to an existing Part 3 building that was designed to comply with NECB?

Interpretation:

Maybe

Division B, Part 10, Article 10.2.2.2. requires that alteration, rehabilitation, renovation or change in occupancy of an existing building the energy performance of the works shall comply with the original building design such as ASHRAE A90.1, NECB or the Energy Step Code. If the original building was designed to comply with NECB then the energy performance of the works shall comply with NECB.

NECB 2015, Division A, Part 1, Sentence 1.1.1.1.(1) states that this code applies to the design and construction of all new buildings and to additions. Technically NECB does not apply to alteration of an existing building. Since Sentence 10.2.2.2.(2) of BCBC has the "notwithstanding Article 1.1.1.1. of Division A of the NECB" clause that means NECB can be applied to alteration of an existing building.

If the existing building was not designed to any of the standards mentioned above then the improvements shall comply with any one of those standards.

The extent of upgrades required will depend on the scope of the works and this should be discussed with the AHJ at the earliest stage of the project taking Sentence 1.1.1.2.(1) and the Notes A-1.1.1.2.(1) into consideration.



Patrick Shek, P.Eng., CP, FEC, Committee Chair

The views expressed are the consensus of the joint committee with members representing AIBC, EGBC and BOABC, which form the BC Building Code Interpretation Committee. The Building and Safety Standards Branch, Province of BC and the City of Vancouver participate in the committee's proceedings with respect to interpretations of the BC Building Code. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as the official interpretation of legislated requirements based on the BC Building Code, as final responsibility for an interpretation rests with the local *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.