



BUILDING BULLETIN

Building Services

Subject:	Conservation of Heritage Buildings
Building Bulletin No:	BD.BB.18.07
Date Issued:	July 12, 2018
Date Revised:	May 10, 2019
Reference:	s. 1.1(6) <i>Building Code Act</i>

A. Purpose

The purpose of this Building Bulletin is to:

- Clarify the level of upgrading that is required when replacing an existing heritage element (materials, assemblies or details) with a new element which may not meet current standards; or
- Where a new element is proposed to be compatible with a heritage building, or replicates a heritage element, and does not comply with the Ontario Building Code, including assemblies which contain a mix of existing and new materials such as a wall or roof; and
- To clarify and confirm a commitment to work with owners to conserve heritage buildings while maintaining an acceptable level of safety and building performance as outlined in this building bulletin.

B. Background and Definitions

B.1. Collingwood Downtown Heritage District

The conservation of heritage buildings in the Town of Collingwood on an important Town objective. On December 2, 2002, Town Council enacted By-law No. 2002-12 designating the area defined as the Downtown Collingwood Heritage Conservation District. In 2009, Council enacted By-law 2009-020 whereby the Collingwood Downtown Heritage District Plan 2008 was

revised an updated which included a number of immediate and longer term actions to encourage and support heritage conservation in Collingwood. The report, entitled Collingwood Downtown Heritage District Plan 2008, may be found at:
http://www.heritagecollingwood.com/DHCD_Plan/CwoodDHCDPlan.pdf.

B.2. Ontario Building Code

Part 11 of the Ontario Building Code provides an alternate compliance method for heritage buildings and buildings considered to have heritage character merit. The alternate compliance method balances current building code provisions with existing conditions such as exiting, windows, doors, spatial separation, door swing, hardware, etc., in order to make it feasible to retain and to continue to use and maintain heritage buildings. **The intent is to provide flexibility, and to maintain a balance between the health and life safety objectives of the OBC and the heritage and/or character elements of a building.**

Part 11 as an objective requires all new construction to comply with the OBC. The intent of Part 11 is to require upgrades based on changes in use, additions, and levels of work on the building, while providing for the conservation (including retention, repair, replication, and/or replacement) of heritage elements.

The basic approach is that the level of safety or performance in a building cannot be decreased while new work is generally to be in conformance with the current building code requirements. This was meant to apply to completely new construction and not to replacement or replication of heritage elements such as walls, windows and doors.

If the conservation work does not create an unsafe condition, or reduce the level of performance of a building, and it is required to maintain the existing heritage character; then generally, it meets the intent of Part 11 of the OBC for heritage buildings.

C. General Interpretation and Requirements

C.1. Windows, Doors and Skylights

1. Replacement, repaired or replica windows, doors and skylights *will not be required* to comply with “NAFS – North American Fenestration Standard/Specification for Windows, Doors, and Skylights” provided they achieve an acceptable level of performance, contribute to the conservation of the heritage building, and are acceptable to the Chief Building Official.

2. This will require a design professional to sign-off on the design and use of the site-built window requirements for Part 3 Buildings and use of the “site built” requirements for Part 9 buildings.
3. This change was made because it is difficult to comply with NAFS for custom-built windows which are intended to maintain the heritage character of the building.

C.2. Energy Efficiency

1. Energy efficiency requirements of the OBC need not be in full compliance with the current OBC provided it achieves an “acceptable” level of performance. In some situations, upgrading the building envelope may be detrimental to the existing wall assembly.
2. Refer to Section 11.5 of the OBC for specific heritage requirements including alternate acceptable solutions in Table 11.5.1.1.
3. In unique circumstances, the CBO may relax other OBC requirements as necessary to conserve the heritage character of a building provided they do not create an unsafe condition and provided an acceptable level of performance is maintained.

D. Reference Information

- [Collingwood Downtown Heritage District Plan 2008](#)
- The Ontario Building Code

E. Attached

N/A

F. Review Cycle

This building bulletin will be reviewed annually by the Chief Building Official.

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