

## **Schedule "A"**

### **Amendment to the *Nova Scotia Building Code Regulations* made by the Municipal Affairs under Section 4 of Chapter 46 of the Revised Statutes of Nova Scotia, 1989, the *Building Code Act***

- 1** Part 1 of the Regulation is amended by repealing Sentence 1.1.2.1.(1) and Sentence 1.1.2.1.(2) and replacing it with the following Sentences:

  - (1) 1.1.2.1.(1)** These regulations adopt the *National Building Code of Canada*, 2015, including all revisions, errata and corrections to the errata made by that body on or before March 1, 2019, which together with these regulations shall be known as the "Nova Scotia Building Code" and may be referred to as the "*Code*".
  - (2) 1.1.2.1.(2)** These regulations adopt the *National Energy Code of Canada for Buildings*, 2017, including all revisions, errata and corrections to the errata made by that body on or before March 1, 2019, and shall be known as part of the "Nova Scotia Building Code" and may be referred to as part of the "*Code*".
  
- 2** Part 1 of the Regulation is amended by repealing Clause (b) of Sentence 1.2.1.2.(2) and replacing it with the following Clause:

**1.2.1.2.(2)**

  - (b)** for *buildings* under the scope of Part 9 (Part 9, Division B, NBC), interior and exterior non-structural material *alterations* and material repairs for any or all of the following:

    - i) removing and replacing roofing with similar materials,
    - ii) removing and replacing cladding with similar materials,
    - iii) replacement or repair of drywall or other interior finish,
    - iv) installation of additional insulation or replacement of insulation,
    - v) replacement of a furnace or boiler,
    - vi) installation or replacement of an air-conditioning unit or heat pump,
    - vii) replacement of windows or doors provided there is no change in location or size of the window or door and the structural support for the opening is not affected,
    - viii) installation or replacement of cabinets, shelving, millwork or flooring,

- ix) waterproofing or damp proofing of foundation walls or repair/replacement of foundation drainage,

(See Appendix note A-1.2.1.2.(2))

- 3 Part 1 of the Regulation is amended by adding immediately after clause (b) of Sentence 1.2.1.2.(2) the following clause:

- (ba) for *buildings* under the scope of Part 3 (Part 3, Division B, NBC), interior and exterior non-structural material repairs or maintenance with a monetary value of \$10,000.00 or less.

- 4 Part 1 of the Regulation is amended by adding the following definitions to Sentence 1.3.1.3.(1):

"*Alternating tread device*" means a device that has a series of steps between 50 and 70 degrees from the horizontal, usually attached to a centre support rail in an alternating manner so the user does not have both feet on the same level at the same time.

"*Egress roof access window*" means a skylight or roof window.

"*Landing platform*" means a landing provided as the top step of a stairway accessing a *loft*.

"*Loft*" means a floor level located directly above and accessed from a floor level with direct access to an exit door and open to the floor level below on at least one side.

"*Tiny house*" means a dwelling unit which is 37 m<sup>2</sup> or less in *building area*.

- 5 Sentence 1.3.1.3.(1) of Part 1 of the Regulation is amended by:

- (a) striking out "October 31, 2016" in the definition of "*National Building Code of Canada*" and substituting "March 1, 2019."

- (b) repealing the definition of "*National Energy Code of Canada for Buildings*" and replacing it with the following definition:

"*National Energy Code of Canada for Buildings*" means the National Energy Code of Canada for Buildings, 2017 as issued by the Canadian Commission on Building and Fire Codes, National Research Council of Canada, NRCC No.

56215, including all revisions, errata and corrections to errata made by that body on or before March 1, 2019.

- (c) striking out "October 31, 2016" in the definition of "*National Farm Building of Canada*" and substituting "March 1, 2019."
- (d) striking out "October 31, 2016" in the definition of "*National Plumbing Code of Canada*" and substituting "March 1, 2019."

6 Part 3 of the Regulation is amended by adding immediately after Article 3.1.1.26A. the following article:

**3.1.1.26B.** **Section 9.39. (Part 9, Division B) added.** (Part 9, Division B) of the *National Building Code of Canada* is amended by adding immediately after Section 9.38. the following section:

**Section 9.39. Tiny Houses**

**9.39.1. Scope**

**9.39.1.1. Application**

(1) This Section applies to a *tiny house* used as a single *dwelling unit*.

**9.39.1.2. Construction Requirements**

(1) A *tiny house* shall comply to the requirements in Part 9, Division B of the *National Building Code of Canada* and in Part 3 of the Regulation except as provided in this Section.

(2) A *tiny house* is exempt from the adaptability requirements of subsection 3.8.4. (NSBCR)

**9.39.2. General Requirements**

**9.39.2.1. Ceiling Heights of Rooms or Spaces**

(1) The ceiling height of rooms or spaces in a *tiny house* shall conform to Table 9.39.2.1.

**Table 9.39.2.1.**  
**Forming part of Sentence 9.39.2.1.(1)**

Room or Space	Minimum Ceiling Heights
Bathrooms, toilet rooms and kitchens	1 930 mm
All other living space except <i>lofts</i>	2 030 mm
<i>Lofts</i>	As per Article 9.39.2.2.

**9.39.2.2. Lofts**

- (1) A *loft* with a ceiling height of less than 2 030 mm and used as a sleeping or living space shall meet the minimum area and dimension requirements of this Article.
- (2) A *loft* shall have a floor area of not less than 3.25 m<sup>2</sup>.
- (3) A *loft* shall be not less than 1 525 mm in any horizontal dimension.
- (4) Except as provided in Sentence (5), portions of a *loft* with a sloping ceiling measuring less than 915 mm from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.
- (5) Under finished sloped ceilings with a minimum slope of 6:12, portions of a *loft* with a sloping ceiling measuring less than 405 mm from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.
- (6) The access to and primary egress from a *loft* shall be
  - (a) of any type described in Articles 9.39.2.3., 9.39.2.4., 9.39.2.5., or 9.39.2.6.,
  - (b) securely attached to the *loft*, and
  - (c) the required handrails shall extend to the height of the *loft guard*.



Division B, NBC).

**9.39.2.4. Ladders for Lofts**

- (1) A ladder accessing a *loft* shall have 305 mm minimum rung width and 255 mm to 355 mm spacing between rungs.
- (2) The rung spacing shall be uniform within 9.5 mm.
- (3) A ladder accessing a *loft* shall be capable of supporting 1000 N load on any rung.
- (4) A ladder accessing a *loft* shall be installed at 70 to 80 degrees from horizontal.

**9.39.2.5. Alternating Tread Devices (See Appendix A 9.39.2.5. NSBCR)**

- (1) An *alternating tread device* accessing a *loft* shall comply with this Article.
- (2) The clear width at and below the handrails shall not be less than 510 mm.
- (3) An *alternating tread device* shall have
  - (a) a tread depth of not less than 125 mm,
  - (b) a projected tread depth of not less than 215 mm,
  - (c) a tread width of not less than 180 mm, and
  - (d) a uniform riser height of not more than 240 mm.
- (4) The tread depth shall be measured horizontally between the vertical planes of the foremost projections of adjacent treads.
- (5) The riser height and tread depth provided shall result in an angle of ascent from the horizontal of between 50 and 70 degrees.
- (6) The initial tread of the *alternating tread device* shall begin at the same elevation as the platform, landing or floor surface.
- (7) A handrail shall be provided on both sides of an *alternating tread device* and shall comply with Articles 9.8.7.2. (Continuity of Handrails), and 9.8.7.5. (Ergonomic Design) (Part 9, Division B, NBC).

- (8) The height of a handrail shall be not less than 765 mm and not more than 865 mm high measured in accordance with Sentence 9.8.7.4.(1) (Part 9, Division B, NBC).

**9.39.2.6. Ships ladders**

- (1) A ships ladder accessing a *loft* shall comply with this Article.
- (2) A handrail shall be provided on both sides of a ships ladder and shall comply with Articles 9.8.7.2. (Continuity of Handrails), and 9.8.7.5. (Ergonomic Design) (Part 9, Division B, NBC).
- (3) The height of the handrail shall be not less than 765 mm and not more than 865 mm high measured in accordance with Sentence 9.8.7.4.(1). (Part 9, Division B, NBC)
- (4) The clear width at and below the handrail of a ships ladder shall not be less than 510 mm.
- (5) The tread on a ships ladder shall have a depth of not less than 125 mm.
- (6) The tread shall be projected such that the total of the tread depth plus the nosing projection is not less than 215 mm.
- (7) The riser height shall be uniform and not more than 240 mm.

**9.39.2.7. Loft guards**

- (1) A *loft guard* shall be located along the open side of *loft* which is located more than 600 mm above the floor.
- (2) A *loft guard* shall be the lesser of
  - (a) 915 mm in height, or
  - (b) one half the clear height to the ceiling.
- (3) A *loft guard* is permitted a maximum opening of 610 mm to allow for access to the *loft*.

**9.39.3.1. Egress Openings**

- (1) An egress roof access window in a tiny house shall meet the requirements for an egress opening from a bedroom contained in Article 9.9.10.1. (Part 9, Division B, NBC).
- (2) An egress roof access window in a loft which is used as a sleeping room shall be installed with the bottom of the window opening not more than 120 mm above the loft floor.

Table 9.37.1.1. (Part 9, Division B) of the *National Building Code of Canada* is amended by adding immediately after the functional statements and objectives for Article 9.38.2.2., the following functional statements and objectives.

<b>Functional Statements and Objectives</b>	
<b>9.39. Tiny Homes</b>	
<b>9.39.2.1. Ceiling heights of Rooms or Spaces</b>	
(1)	[F30-OS3.1] [F10-OS3.7]
<b>9.39.2.2. Lofts</b>	
(2)	[F10-OS3.7]
(3)	[F10-OS3.7]
<b>9.39.2.3. Stairways</b>	
(2)	[F30-OS3.1]
(3)	[F30-OS3.1]
(4)	[F30-OS3.1] [F10-OS3.7]
(5)	[F30-OS3.1] [F10-OS3.7]
(6)	[F30-OS3.1]
(7)	[F30-OS3.1]



<b>9.39.2.4. Ladders for Lofts</b>	
(1)	[F30-OS3.1]
(2)	[F30-OS3.1]
(3)	[F20-OS2.1]
(4)	[F30-OS3.1]
<b>9.39.2.5. Alternating Tread Devices</b>	
(2)	[F30-OS3.1]
(3)	[F30-OS3.1]
(5)	[F30-OS3.1]
(6)	[F30-OS3.1]
(7)	[F30-OS3.1]
(8)	[F30-OS3.1]
<b>9.39.2.6. Ships Ladders</b>	
(1)	[F30-OS3.1]
(2)	[F30-OS3.1]
(3)	[F30-OS3.1]
(4)	[F30-OS3.1]
(5)	[F30-OS3.1]
(6)	[F30-OS3.1]
(7)	[F30-OS3.1]
<b>9.39.2.7. Loft Guards</b>	
(1)	[F30-OS3.1] [F10-OS3.7]
(2)	[F30-OS3.1] [F30-OS3.7]

(3)	[F30-OS3.1] [F10-OS3.7]
<b>9.39.3.1. Egress Openings</b>	
(2)	[F10-OS3.7]