

## Section 11.5. Alternative Compliance Measures for Heritage Buildings

### 11.5.1. Application

#### 11.5.1.1. Alternative Compliance Measures

- 1) This Subsection provides alternative compliance measures for the restoration and rehabilitation of *heritage buildings*.
- 2) The alternative compliance measures provided in Table 11.5.1.1. apply to existing conditions only and do not apply to new work which must conform to the requirements for new *construction* in other Parts of this By-law.
- 3) Notwithstanding Article 11.2.1.6, relocation of a *heritage building* may conform to the upgrade requirements for spatial separation outlined in Table 11.5.1.1.
- 4) Site-built and custom-built replica wood doors, wood framed windows and wood framed skylights, intended to preserve the *heritage* look of a *building* that separated conditioned space and unconditioned space from the exterior, are exempt from the provisions of Subsection 9.7.4. and Article 5.9.2.2. provided the replica
  - a) complies with Clause 9.7.5.1.(3)(a) or (b) as applicable,
  - b) does not create an *unsafe condition*, and
  - c) is *acceptable* to the *Chief Building Official*.

**Table 11.5.1.1.**  
**Alternate Compliance Measures for Heritage Buildings**  
Forming part of Sentence 11.5.1.1.(2)

No.	By-law Requirement	Alternate Compliance Method
1	<b>Fire Separations</b> Sentence 3.1.3.1.(1) and Table 3.1.3.1.; Subsection 9.10.9. 2 h <i>fire separation</i> required between some <i>major occupancies</i> .	Except for F1 <i>occupancies</i> , 1 h <i>fire separation</i> is <i>acceptable</i> , if the <i>building</i> is <i>sprinklered</i> .
2	<b>Fire Separations</b> Sentence 3.1.3.1.(1) and 3.1.3.1.; Subsection 9.10.9. 1 h <i>fire separation</i> required between some <i>major occupancies</i> .	1/2 h <i>fire separation</i> is <i>acceptable</i> , if the <i>building</i> is <i>sprinklered</i> .
3	<b>Noncombustible Construction</b> Subsection 3.1.5. and Article 9.10.6.1. All materials used in <i>noncombustible construction</i> must be <i>noncombustible</i> unless otherwise permitted.	1. Roofs may be of <i>combustible construction</i> provided the <i>building</i> is <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 <i>sprinklered</i> .
4	<b>Fire-resistance Rating</b> Sentence 3.1.7.1.(1); Article 9.10.3.1. 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.	A <i>fire-resistance rating</i> may also be used based on: 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	<b>Rating of Supporting Construction</b> Article 3.1.7.5.; Article 9.10.8.3. Supporting assemblies to have <i>fire resistance rating</i> at least equivalent to that of the supported floor.	Heavy timber construction is permitted to have a <i>fire resistance rating</i> less than would be required by the By-law provided the <i>building</i> : (a) is <i>sprinklered</i> , and (b) does not exceed 6 <i>storeys</i> in <i>building height</i> .

**Table 11.5.1.1. (continued)**  
**Alternate Compliance Measures for Heritage Buildings**  
 Forming part of Sentence 11.5.1.1.(2)

No.	By-law Requirement	Alternate Compliance Method
6	<p><b>Continuity of Fire Separations</b>            Sentence 3.1.8.3.(1) and 3.1.8.3.(2);            Article 9.10.9.2.  <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> <ul style="list-style-type: none"> <li>(a) the ceiling space is <i>non-combustible construction</i>,</li> <li>(b) both <i>fire compartments</i> are <i>sprinklered</i>, or</li> <li>(c) the ceiling has a minimum rating of 30 minutes.</li> </ul>
7	<p><b>Wired Glass</b>            Sentences 3.1.8.5.(1) and 3.1.8.16;            Articles 9.10.13.1. and 9.10.13.5.            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><b>Mezzanines</b>            Sentences 3.2.1.1.(3) to 3.2.1.1.(6);            Article 9.10.4.1.  <i>Mezzanines</i> enclosing more than 10% above the horizontal plane are considered as <i>storey</i> in <i>building height</i>.</p>	<p>Enclosed <i>mezzanines</i> may be up to 40% of the <i>storey</i> in which they occur and not be considered a <i>storey</i> in <i>building height</i> if the <i>building</i> is <i>sprinklered</i>.</p>
9	<p><b>Building Height</b>            Articles 3.2.2.20. to 3.2.2.90.  <i>Noncombustible construction</i> required for <i>buildings</i> over 3 <i>storeys</i> in <i>building height</i>.</p>	<p><i>Buildings</i> may be of <i>combustible construction</i> up to 6 <i>storeys</i> provided:</p> <ul style="list-style-type: none"> <li>(a) the <i>building</i> is <i>sprinklered</i></li> <li>(b) the <i>building</i> contains Group C, D, E, F2 or F3 <i>occupancies</i>, and</li> <li>(c) floor assemblies not required to exceed 1 h <i>fire separation</i> requirements may be of <i>heavy timber construction</i>.</li> </ul>
10	<p><b>Spatial Separation</b>            Subsection 3.2.3.            The area of <i>unprotected opening</i> shall not exceed the limits in Tables 3.2.3.1.A to 3.2.3.1.E</p>	<p>The area of existing <i>unprotected opening</i> is not limited provided:</p> <ul style="list-style-type: none"> <li>(a) the <i>limiting distance</i> is a minimum 1 m,</li> <li>(b) the <i>building</i> has a supervised <i>sprinkler system</i> in conformance with Article 3.2.4.9., and</li> <li>(c) the <i>sprinkler system</i> is designed to notify the fire department in conformance with Article 3.2.4.7.</li> </ul>
10	<p><b>Spatial Separation</b>            Subsection 9.10.14.; Subsection 9.10.15.            The area of <i>unprotected opening</i> in an <i>unsprinklered building</i> shall not exceed the limits in Tables 9.10.14.4.-A or 9.10.15.4.</p>	<p>The area of existing <i>unprotected opening</i> on a <i>building face</i> is not limited provided:</p> <ul style="list-style-type: none"> <li>(a) the existing <i>unprotected openings</i> on that face are protected with <i>close spaced sprinklers</i> per clause 3.2.3.13.(5), and</li> <li>(b) the <i>close spaced sprinklers</i> shall be designed to notify the fire department in conformance with Sentence 3.2.4.7.</li> </ul>
11	<p><b>Construction of Exposing Building Face</b>            Article 3.2.3.7.; Article 9.10.14.5.            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 <i>sprinklered</i>. Also, the <i>exposing building face</i> is not required to be of <i>noncombustible construction</i> if it is protected by an exterior <i>sprinkler system</i> conforming to NFPA 13.</p>
12	<p><b>Roof Covering Rating</b>            Sentence 3.1.15.2.(1)            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>

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**Table 11.5.1.1. (continued)**  
**Alternate Compliance Measures for Heritage Buildings**  
 Forming part of Sentence 11.5.1.1.(2)

No.	By-law Requirement	Alternate Compliance Method
13	<p><b>Smoke Alarms</b>            Sentences 3.2.4.20.(7) and 3.2.4.20.(9);            Sentence 9.10.19.1.(2)  <i>Smoke alarms</i> are required to be connected to an electric circuit.</p>	<p><i>Smoke alarms</i> may be battery operated in a residential <i>building</i> containing not more than one principal <i>dwelling unit</i>.</p>
14	<p><b>Interconnected Floor Space</b>            Subsection 3.2.8.;            Sentence 9.10.1.3.(6)</p>	<p>1. Open stairs in <i>buildings</i> of maximum 4 <i>storeys</i> in <i>building height</i> need not comply with Subsection 3.2.8. provided:            (a) the <i>building</i> contains a Group C or D <i>occupancy</i>,            (b) the <i>building</i> is <i>sprinklered</i> with fast-response sprinklers,            (c) 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            (d) <i>smoke detectors</i> are installed in the rooms opening into the <i>interconnected floor space</i> and the <i>smoke detectors</i> are connected to the fire alarm system.            2. Open stairs in <i>buildings</i> of maximum 3 <i>storeys</i> in <i>building height</i>, or the first 2 <i>storeys</i> and basement, need not comply with Subsection 3.2.8. provided:            (a) the <i>building</i> contains a Group C or D <i>occupancy</i>,            (b) the <i>building</i> is <i>sprinklered</i> with fast-response sprinklers,            (c) <i>smoke detectors</i> are installed in the rooms opening into the <i>interconnected floor space</i> and the <i>smoke detectors</i> are connected to the fire alarm system, and            (d) at least one <i>means of egress</i> is not through the <i>interconnected floor space</i>.</p>
15	<p><b>Separation of Suites</b>            Article 3.3.1.1.; Article 9.10.9.13.,            Article 9.10.9.14.  <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 <i>fire separations</i> of 30 min, such as wood lath and plaster in good condition, are <i>acceptable</i> in <i>sprinklered buildings</i> not exceeding 6 <i>storeys</i> in <i>building height</i>.</p>
16	<p><b>Corridor Fire Separation</b>            Article 3.3.1.4.; Article 9.10.9.15.  <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 30 min <i>fire-resistance ratings</i>, such as wood lath and plaster in good condition, are <i>acceptable</i> in <i>residential occupancies</i> provided the <i>building</i>:            (a) does not exceed 6 <i>storeys</i> in <i>building height</i>, and            (b) is fully <i>sprinklered</i> with fast-response sprinklers.</p>
17	<p><b>Corridor Width</b>            Articles 3.3.1.9. and Subsection 3.4.3.;            Article 9.9.3.3.  <i>Public corridors</i> and <i>exit corridors</i> are required to have a minimum width of 1 100 mm.</p>	<p><i>Public corridors</i> and <i>exit corridors</i> are <b>required</b> with a minimum width of 800 mm provided:            (a) the <i>occupant load</i> of the <i>building</i> is maximum 20 people, and            (b) the <i>building</i> does not exceed 3 <i>storeys</i> in <i>building height</i>.</p>
18	<p><b>Door Swing</b>            Articles 3.3.1.11. and 3.4.6.12.            Doors required to swing in the direction of <i>exit</i> travel.</p>	<p>Second egress door from a room is not required to swing in the direction of <i>exit</i> travel provided:            (a) the <i>building</i> is <i>sprinklered</i> and the system is supervised in conformance with Sentence 3.2.4.9.(3), and            (b) the <i>occupant load</i> of the <i>building</i> is a maximum of 100 people.</p>
19	<p><b>Stairs, Ramps, Handrails and Guards</b>            Article 3.3.1.14., Article 3.3.1.16.,            Article 3.3.1.18., Article 3.4.6.4., Article            3.4.6.6., Article 3.4.6.2. through Article            3.4.6.9.; Section 9.8.</p>	<p>Existing conditions that do not comply fully with the requirements are permitted if they are <i>acceptable</i> to the <i>Chief Building Official</i>.</p>

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**Table 11.5.1.1. (continued)**  
**Alternate Compliance Measures for Heritage Buildings**  
 Forming part of Sentence 11.5.1.1.(2)

No.	By-law Requirement	Alternate Compliance Method
20	<p><b>Transparent Doors and Panels</b>            Article 3.3.1.19.; Article 9.6.1.4.            Glass in doors and sidelights are 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 <i>unsafe conditions</i>.</p>
21	<p><b>Dead-end Corridors</b>            Sentence 3.3.1.9.(7); Article 9.9.7.3.            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:            (a) the <i>building</i> is <i>sprinklered</i> with fast-response sprinklers, and            (b) <i>smoke detectors</i> are installed in the corridor system.            2. Dead-end corridors are permitted to a maximum of 15 m in length in Group D, E, F2 and F3 occupancies provided:            (a) the <i>building</i> is <i>sprinklered</i> with fast-response sprinklers, and            (b) <i>smoke detectors</i> are installed in the corridor system.</p>
22	<p><b>Exits</b>            Article 3.4.2.1.; Article 9.9.8.2.  <i>Floor areas</i> shall be served by not fewer than 2 <i>exits</i> except as permitted by Sentence 3.4.2.1.(2)</p>	<p><i>Floor areas</i> may be served by a single <i>exit</i> within the limits of Sentence 3.4.2.1.(2).(b) provided:            (a) the <i>building</i> does not exceed 3 <i>storeys</i> in <i>building height</i>,            (b) the <i>building</i> is <i>sprinklered</i> with fast-response sprinklers, and            (c) all <i>floor areas</i> are protected by a system of <i>smoke detectors</i> connected to a fire alarm system.</p>
23	<p><b>Reduction of Exit Width</b>            Sentence 3.4.3.3.(2); Article 9.9.6.1.            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:            (a) they serve Group C or D occupancies,            (b) the <i>building</i> does not exceed 4 <i>storeys</i> in <i>building height</i>, and            (c) the <i>building</i> is <i>sprinklered</i>.</p>
24	<p><b>Fire Separation of Exits</b>            Article 3.4.4.1.; Subsection 9.9.4.            Article 3.4.4.1.; Subsection 9.9.4.  <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 <i>fire-resistance rating</i> of not less than 3/4 h.</p>	<p>1. <i>Buildings</i> of 3 <i>storeys</i> or less may have <i>exits</i> that are separated by a <i>fire separation</i> that does not have a <i>fire-resistance rating</i> provided:            (a) the <i>building</i> is <i>sprinklered</i> with fast-response sprinklers, and            (b) the <i>sprinkler system</i> is supervised in accordance with Sentence 3.2.4.9.(2).            2. <i>Buildings</i> not exceeding 6 <i>storeys</i> in <i>building height</i> may have <i>exits</i> that are separated by a 45 min <i>fire separation</i> provided the building is <i>sprinklered</i>.</p>
25	<p><b>Exits Through Lobbies</b>            Article 3.4.4.2.; Article 9.9.8.5.            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:            (a) the <i>floor area</i> is <i>sprinklered</i> with fast-response sprinklers, and            (b) <i>smoke detectors</i> are installed in the adjacent rooms.</p>
26	<p><b>Rooms Opening into an Exit</b>            Sentence 3.4.4.4.(7); Article 9.9.5.9.  <i>Service rooms</i> and ancillary rooms are not permitted to open directly into an <i>exit</i>.</p>	<p><i>Service rooms</i> and ancillary rooms may open directly into an <i>exit</i> provided:            (a) the rooms are <i>sprinklered</i> with fast-response sprinklers, and            (b) weather stripping is installed on the doors to prevent the passage of smoke.</p>
27	<p><b>Illumination of Exit Signs</b>            Sentences 3.4.5.1.(2) and 3.4.5.1.(4);            Sentences 9.9.11.3.(3) to 9.9.11.3.(4)  <i>Exit</i> signs are required to be illuminated continuously while the <i>building</i> is occupied.</p>	<p>Where <i>exit</i> signage may compromise historic appearances, or authenticity of displays, <i>exit</i> signs may be installed to light only on an emergency condition, such as by the fire alarm system or due to power failure.</p>

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**Table 11.5.1.1. (continued)**  
**Alternate Compliance Measures for Heritage Buildings**  
 Forming part of Sentence 11.5.1.1.(2)

No.	By-law Requirement	Alternate Compliance Method
28	<b>Clearance from Exit Doors</b> Sentence 3.4.6.11.(1); Article 9.9.6.6. Stair risers shall not be closer than 300 mm from an <i>exit</i> door.	Except as permitted in Sentences 3.4.6.11.(3) or 9.9.6.6.(2), existing <i>exit</i> doors shall not extend beyond the first riser.
29	<b>Fire Escapes</b> Subsection 3.4.7.; Sentence 9.9.2.1.(2) Fire escapes are required to conform to Subsection 3.4.7.	Existing fire escapes that do not completely conform to Subsection 3.4.7. are <i>acceptable</i> provided: (a) the fire escapes are <i>acceptable</i> , and (b) the building is <i>sprinklered</i> .
30	<b>Fire Escape Construction</b> 3.4.7.2.; Sentence 9.9.2.1.(2)	Existing combustible fire escapes are permitted if the <i>building</i> is permitted to be of <i>combustible construction</i> by Part 3, Part 9 or by this table.
31	<b>Protection of Fire Escapes</b> Article 3.4.7.4.; Sentence 9.9.2.1.(2) Openings in the exterior wall adjacent to the fire escape are required to be protected by closures.	Existing openings in the exterior wall adjacent to the fire escape are not required to be protected by closures provided: (a) the <i>building</i> is <i>sprinklered</i> , and (b) a sprinkler head is located within 1.5 m of the opening required to be protected by Article 3.4.7.4.
32	<b>Vertical Service Space</b> Article 3.6.3.1. <i>Vertical service spaces</i> are required to be separated from the adjacent <i>floor area</i> by a rated <i>fire separation</i> .	Existing <i>vertical service spaces</i> that do not completely conform to the rated <i>fire separation</i> requirements are <i>acceptable</i> provided the <i>vertical service spaces</i> are <i>sprinklered</i> .
33	<b>Height and Area of Rooms</b> Subsection 3.7.1.; Section 9.5. The height and area of rooms are required to comply to minimum dimension requirements.	Existing rooms are not required to comply to the minimum dimension requirements of Subsection 3.7.1. or <b>Subsection 9.5.3.</b> provided it is <i>acceptable</i> to the <i>Chief Building Official</i> .
34	<b>Washroom Requirements</b> Subsection 3.7.2.; Section 9.31. <i>Buildings</i> are required to be provided with a minimum number of washroom fixtures.	Existing facilities are not required to completely comply to the requirements of Subsection 3.7.2. or Section 9.31. provided it is <i>acceptable</i> to the <i>Chief Building Official</i> .
35	<b>Seismic Anchorage of Exterior Decoration</b> Subsection 4.1.8.	Existing exterior decorations are not required to fully comply to the anchorage requirements of Subsection 4.1.8. provided: (a) <i>acceptable</i> means of protection is provided, or (b) there is no exposure to the public.
36	<b>Mechanical Systems</b> Part 6 and Part 7	Existing mechanical systems in buildings are not required to fully comply to the requirements of Parts 6 or 7 provided: (a) it is not an <i>unsafe condition</i> , and (b) it is <i>acceptable</i> to the <i>Chief Building Official</i> .
37	<b>Mechanical and Plumbing Systems</b> Parts 9, 10 and 11	Existing mechanical systems in buildings are not required to fully comply to the requirements of Parts 6 or 7 provided: (a) it is not an <i>unsafe condition</i> , and (b) it is <i>acceptable</i> to the <i>Chief Building Official</i> .
38	<b>Energy and Water Efficiency</b> Parts 9, 10 and 11	The existing level of energy and water efficiency in a <i>building</i> is not required to comply with the requirements of Parts 9, 10 or 11 provided the level of energy efficiency is <i>acceptable</i> to the <i>Chief Building Official</i> .

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