

## Schedule “B”

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

- 1 Part 3 of the *Nova Scotia Building Code Regulations*, N.S. Reg. 26/2017, made by the Minister of Municipal Affairs by Order dated February 28, 2017 is amended by adding immediately after Article 3.1.1.3., the following articles:
- 3.1.1.3A. Sentence 2.1.1.2.(5) (Part 2, Division A) amended.** Sentence 2.1.1.2.(5) (Part 2, Division A) of the *National Building Code of Canada* is amended by repealing clause (a) and replacing it with the following clause:
- (a) the following *buildings*, except that they are still required to be in compliance with the adaptable housing requirements set out in subsection 3.8.4. of Schedule “C” to the Regulation and the objectives in Table 3.10.1.1. as amended in Article 3.1.1.11. of the Regulation;
- (i) detached houses,
  - (ii) semi-detached houses,
  - (iii) houses with a *secondary suite*,
  - (iv) duplexes,
  - (v) triplexes,
  - (vi) townhouses,
  - (vii) row houses, and
  - (viii) boarding houses
- (See Note A - 1.4.1.2.(1), Secondary Suite)
- 3.1.1.3B. Sentence 3.1.1.2.(3) (Part 3, Division A) amended.** Sentence 3.1.1.2.(3) (Part 3, Division A) of the *National Building Code of Canada* is amended by repealing clause (a) and replacing it with the following clause:
- (a) the following *buildings*, except that they are still required to be in compliance with the adaptable housing requirements set out in subsection 3.8.4. of Schedule “C” to the Regulation and the functional statements in Table 3.10.1.1. as amended in Article 3.1.1.11. of the Regulation;
- (i) detached houses,

- (ii) semi-detached houses,
  - (iii) houses with a *secondary suite*,
  - (iv) duplexes,
  - (v) triplexes,
  - (vi) townhouses,
  - (vii) row houses, and
  - (viii) boarding houses
- (See Note A - 1.4.1.2.(1), Secondary Suite)

2 Article 3.1.1.11. of the Regulation is amended by adding immediately after the functional statements and objectives for Article 3.8.3.23., the following:

<b>Functional Statements and Objectives</b>	
<b>3.8.4.2. Entrance Doors to Dwelling Units</b>	
(1)	[F73-OA1]
(2)	[F73-OA1]
(3)	[F73-OA1]
<b>3.8.4.3. Interior Doors and Corridors in Dwelling Units</b>	
(1)	[F73-OA1]
(2)	[F73-OA1]
(3)	[F73-OA2]
<b>3.8.4.4. Kitchens in Dwelling Units</b>	
(1)	[F74-OA2]
(2)	[F74-OA2]
(4)	[F74-OA2]
<b>3.8.4.5. Bathrooms in Dwelling Units</b>	
(1)	[F74-OA2]
(2)	[F74-OA2]
<b>3.8.4.6. Duplex Receptacles, Switches and Controls</b>	
(2)	[F74-OA2]

3 Part 3 of the Regulation is amended by adding immediately after Article 3.1.1.14., the following article:

**3.1.1.14A. Subsection 9.5.2. (Part 9, Division B)** Subsection 9.5.2. (Part 9, Division B) of the *National Building Code of Canada* is amended by adding immediately after Article 9.5.2.3. the following article:

**9.5.2.4. Exception for Houses**

(1) Despite clauses 3.8.2.1.(1)(a) and (b) in the Regulation, *buildings* within the scope of Sentence 3.8.4.1.(1) of the Regulation, shall comply with Subsection 3.8.4. of the Regulation.

4 Sentence 3.8.2.1.(6) in Schedule “C” to the Regulation is repealed and replaced with the following:

**3.8.2.1.(6)** Except as exempt by clause 3.8.2.1.(1)(a), in a *building* with multiple suites for *care or residential occupancies*,

- (a) one unit conforming to Article 3.8.3.23. shall be provided for every 20 units or part thereof, or
- (b) every unit shall conform to Subsection 3.8.4.  
(See Appendix A-3.8.2.1.(6), NSBCR)

5 Schedule “C” to the Regulation is amended by adding immediately after Article 3.8.3.23. the following subsection:

**3.8.4. Adaptable Housing Requirements**

**3.8.4.1. Application**

- (1) This Subsection applies to the design and *construction* of all of the following:
- (a) a *dwelling unit* in a *building* that is exempt under Sentence 3.8.2.1.(1) from the *barrier-free* requirements in Section 3.8. of these regulations, or
  - (b) a *dwelling unit* in a *building* with multiple *suites* for *care or residential occupancies* if the *barrier-free* requirements for the unit in Clause

3.8.2.1.(6)(a) are not met and the *dwelling unit* is not a unit exempt by Clause 3.8.2.1.(1)(a).

#### **3.8.4.2. Entrance Doors to Dwelling Units**

- (1) All *dwelling units* shall have at least one entrance door no less than 900 mm wide equipped with door opening hardware conforming to Sentence 3.8.4.6.(2).
- (2) Except as provided in Sentence (3), the entrance door in Sentence (1) shall have a threshold that complies with Sentence 3.8.3.6.(5).
- (3) The entrance door to a *building* described in Clauses 3.8.2.1.(1)(a) or (b)
  - (a) shall have an interior threshold that shall not be more than 13 mm higher than the finished floor, and
  - (b) shall be easily accessed and be capable of being made *barrier-free* from a side walk or parking area

#### **3.8.4.3. Interior Doors and Corridors in Dwelling Units**

- (1) Doors or passageways within *dwelling units* to habitable rooms and service rooms shall be no less than 900 mm wide and equipped with door opening hardware conforming to Sentence 3.8.4.6.(2). (See Appendix A-3.8.4.3.)
- (2) Where a door is installed between an attached garage and a *dwelling unit*, the door shall conform to Article 3.8.4.2.
- (3) Corridors within *dwelling units* shall have a clear width of not less than 900 mm.

#### **3.8.4.4. Kitchens in Dwelling Units**

- (1) Kitchen sinks in *dwelling units* shall be equipped with lever-type faucets or hardware conforming to Sentence 3.8.4.6.(2).
- (2) All trap arms running from P-traps under the kitchen sink shall be installed no higher than 305 mm to the centre line of the pipe measured from finished floor.
- (3) An electrical rough-in shall be located below the counter top to allow for the installation of an electrical receptacle conforming to Subclause 3.8.3.23.(4)(c)(v).
- (4) Duplex electrical receptacles located over a kitchen counter are not required to

comply with this Subsection.

#### **3.8.4.5. Bathrooms in Dwelling Units**

- (1) All lavatories in *dwelling units* shall be equipped with lever-type faucets or hardware conforming to Sentence 3.8.4.6.(2).
- (2) Wall assemblies that enclose a bathroom in a *dwelling unit* shall include reinforcement to accommodate the future installation of
  - (a) grab bars described in Clauses 3.8.3.11.(1)(e) and (f), for a water closet
  - (b) grab bars described in Clause 3.8.3.17.(1)(f), for a bathtub
  - (c) grab bars described in Clause 3.8.3.16.(1)(f), for a shower.  
(See Appendix A-3.8.4.5., NSBCR)

#### **3.8.4.6. Duplex Receptacles, Switches and Controls**

(See Appendix A-3.8.4.6., NSBCR)

- (1) Operating controls in a *dwelling unit* include, but are not limited to,
  - (a) door handles and locks,
  - (b) faucets and adjustable shower heads,
  - (c) nonproprietary duplex electrical receptacles, telephone, cable and data outlets and wall switches,
  - (d) controls for the operation of building services, safety devices and intercoms,
  - (e) activation devices.
- (2) Except as permitted by Sentence (3), all controls in a *dwelling unit* shall be operable
  - (a) with one hand, using
    - (i) a closed fist position, or
    - (ii) another method of operation that does not require tight grasping, pinching or twisting of the wrist, and

- (b) with a force of not more than 22N.
- (3) A control identified in clause (1)(a) or (b) need not meet the actual requirements in clause (2)(a) provided that it remains possible for door hardware or faucet, which confirm to those requirements to be installed.
- (4) Except as provided in Sentence (5), the centre line height of the operating controls shall be located in a range between 400 and 1200 mm from the finished floor.
- (5) Where an additional or required nonproprietary duplex electrical receptacle is permitted by the electrical authority having jurisdiction to be mounted in a location other than a wall, the requirements of Sentence (4) are waived. (See Appendix A-3.8.4.6.(5), NSBCR)