

Building Services –Policy	
Subject: Alternative Solutions	Policy No. BS19-002
Date: October 30, 2019	Replaces: None
Approved by: Jacob Forget	Type of Policy: Internal & External

Purpose:

The purpose of this document is to explain the Township of North Dundas requirements and procedure relating to the submission of an alternative solution.

What is an alternative solution?

Article 1.2.1.1. Part 1, Division A of the Ontario Building Code states that compliance with Division B shall be achieved by complying with the applicable acceptable solutions in Division B, or by using alternative solutions that will achieve the level of performance required by the applicable acceptable solutions in respect of the objectives and functional statements attributed to the applicable acceptable solutions in Supplementary Standard SA-1. Clause 1.1 – (6)a of the Building Code Act states that it is the role of the Chief Building Official to establish operational policies for the enforcement of the Building Code within the applicable jurisdiction. This policy is hereby established for evaluating alternate solutions and the Chief Building Official may designate officials who are to conduct such evaluations.

How to apply for an alternative solution:

Division C, Part 2, Section 2.1 “Alternative Solutions” indicates that the person proposing the use of an alternative solution provide documentation to the Chief Building Official that:

- a) Identifies applicable objectives, functional statements and acceptable solutions, and
- b) Establishes on the basis of past performance, tests described in Article 2.1.1.2. or other evaluation that the proposed alternative solution will achieve the level of performance required under Article 1.2.1.1. of Division A.

In order to assess compliance of the alternative solutions, the submission requirements outlined below must be provided in entirety for review.

Submission Requirements:

Applications must include the following for each proposed alternative solution:



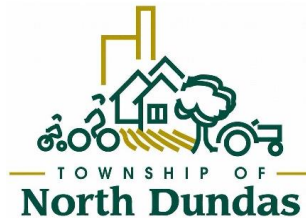
- Completed 'Application for Approval of an Alternative Solution'
- Fee payment
- One copy of an Alternative Solution Report complete with all Supporting Documentation
- Any additional reference documentation

Alternative Solution Reports:

Alternative solution reports must be prepared, signed, and dated by a qualified designer, engineer or architect licensed to practice in Ontario, and who is experienced in the preparation of alternative solutions.

The report shall include a high level Building Code analysis of the project to provide context for the alternative solutions. Alternative solution reports shall limit detailed Code review and analysis to only those aspects of Code compliance that have a direct bearing on the alternative solutions being proposed. A single submission may contain multiple alternative solutions but each alternative solution must be documented separately. For each proposed alternative solution provide:

- Summary of Proposal
- Description of the proposed alternative solution
- Compliance Baseline
- Specification of a Code-compliant solution using acceptable solutions (should an alternative solution not be accepted, this is the compliant solution that must be implemented)
- Applicable Provisions (acceptable solutions) and Building Code Analysis
- All applicable Objective and Functional Statements
- Demonstration of the analytical methods and rationales used to establish that the proposed alternative solution will achieve at least the level of performance required by the acceptable solution
- An explanation of all assumptions, limiting or restricting factors, and application of testing procedures, test data, engineering studies, modeling, and building performance parameters that support the Code compliance assessment cross referenced to any supporting material
- Specification of any special maintenance or operational requirements, which are necessary for the alternative solution to achieve compliance with the Code after the building is constructed
- Supporting Materials, floor plans, sections, and/or details highlighting and identifying the locations and scope of the proposed alternative solution (sufficient drawings must be provided for the report to be read without reference to the permit drawings)



Fees:

Review time is as outlined in the Schedule "A" of the Township's Building By-law. Payment for any additional review time must be made before obtaining the building permit or at the permit pickup stage. Note: Fees are subject to change in accordance with the Building By-law.

Many projects have more than one alternative solution submitted in a single report. Each alternative solution submitted will be reviewed and responded to on an individual basis and fees will be levied for each alternative solution referenced in the report.

Disclaimer:

Acceptance of an alternative solution is site-specific and is not considered to establish a precedent for acceptance of similar alternative solutions on other projects. Application of alternative solution concepts to another site will require a separate review at that time.

Application for Approval of an Alternative Solution

Pursuant to the Building Code Act, Section 9 and the Ontario Building Code Div A – 1.2.1.1

For use by Principal Authority			
Application number:	Building Permit number:		
Date received:			
Application submitted to: _____ (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name	Unit number	Lot/con.	
Municipality	Postal code	Building Type	
B. Designer Information			
<input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name	First name		
Street address	Unit number	Lot/con.	
Municipality	Postal code	Province	E-mail
Telephone number	Fax	Cell number	
BCIN #	Qualifications		
C. Owner Information			
Last name	First name	Corporation or partnership	
Street address	Unit number	Lot/con.	
Municipality	Postal code	Province	E-mail
Telephone number	Fax	Cell number	
D. Description of Proposed Alternative Solution			

E. Supporting Documentation

<input type="checkbox"/> Past Performance	
<input type="checkbox"/> Tests	
<input type="checkbox"/> Other Evaluations	

F. Applicable Division B Provisions

Numeric Reference	Summary of Provision

G. Identification of Functional Statements/ Objectives/" Areas of Performance"

Sentence	F.S.	Objective	Summary of "Areas of Performance"

H. Evaluation of Level of Performance

Division B Provisions	Proposed Alternative Solution

I. Assumptions, Limiting or Restricting Factors

J. Reason for Proposed Alternative Solution

K. Declaration of applicant

I _____ declare that:
(print name)

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.

Date

Signature of applicant

Checklist for Application for Evaluation of Alternative Solution:

1. Completed Section A, B and C of this form
2. Completed Section D- Description of Proposed Alternative Solution
3. Completed Section E- Identification of and submission of testing and background information
4. Completed Section F- Code Analysis and Identification of applicable Division B (Acceptable Solution) provisions
5. Completed Section G- Identification of applicable linked pairs of objectives and functional statements
6. Completed Section H- Evaluation of level of Performance of applicable Division B provisions and Evaluation of level of Performance of proposed alternative solution
7. Completed Section I- Identification of assumptions, limiting or restricting factors including any information concerning any special maintenance or operation requirements
8. Payment of applicable fees

Reviewed By:	BCIN:	Date:
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Summary of Proposal

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Additional Applicable Division B Provisions not listed by applicant

Numeric Reference	Summary of Provision

Evaluation

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Conditions of Approval

Your Application and supporting documentation in support of this application for approval of an Alternative Solution has been reviewed and the application is hereby:

- Approved
- Approved subject to Attached Conditions of Approval
- Refused for the following reasons:
 - a)
 - b)

Chief Building Official Name: _____ BCIN: _____

Signature: _____

Date: _____

Where an application for the Use of an Alternative Solution has been denied by the Chief Building Official the Applicant may:

- a) Appeal the decision to the Building Code Commission under Section 24 of the Building Code Act
- b) Appeal the decision to the Superior Court of Justice under Section 25 of the Building Code Act
- c) Apply to the Minister for a binding interpretation under Section 28.1 of the Building Code Act
- d) Comply with the Acceptable Solution as outlined in Division B of the Ontario Building Code