

BLDGREG-008 - EXISTING BUILDINGS

Authority:	Building By-law 7258
Covers:	All persons required to obtain a Building Permit and/or an Occupancy Certificate for the renovation or occupancy of an existing building within Brandon, for which the application of the current Manitoba Building Code to parts of the building would not be practicable.
Effective:	September 8, 2020
Purpose:	This regulation establishes acceptable alternatives to certain portions of an existing building. The acceptable solutions found within the Manitoba Building Code may be used in lieu of the provisions of this regulation in whole or in part. This regulation addresses common significant fire safety parameters which have an impact on the occupants of an existing building in the event of a fire.
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1. Definitions

- (a) Unless otherwise expressly provided or unless the context otherwise requires, words and expressions in this Regulation have the same meaning as the same words and expressions in the Building By-law.
- (b) In this Regulation:
 - (1) “Basement” means a storey located below the first storey of a building, with no mechanical heating equipment located outside of a mechanical room, with no storage and no occupancy.
 - (2) “Mechanical Room” means a room containing mechanical heating equipment including service water heaters, and that is separated from the building with a fire separation that has a fire resistance rating of not less than 1 hour.
 - (3) “Professional Engineer” means an engineer or firm licensed by the Engineers Geoscientists Manitoba to practice in the province of Manitoba and skilled in the appropriate section of work concerned.

2. Scope and Limitations

- (a) This regulation applies to existing buildings that are 3 storeys or less,
 - (1) less than 600m² in floor area,
 - (2) do not require a fire alarm system pursuant to Sentence 3.2.4.1.(4) of the Manitoba Building Code,
 - (3) do not contain a care, treatment, detention, or high hazard industrial occupancy, and
 - (4) constructed prior to 1980.
- (b) No building designed under the requirements of this regulation shall be permitted to have an occupancy on the roof.
- (c) The extent to which this regulation will be applied to the unrenovated portion of the building will be determined by the authority having jurisdiction.
- (d) Fire safety elements not addressed in this regulation shall comply with the acceptable solutions of the Manitoba Building Code.

3. Fire Alarm System Required

- (a) A fire alarm system shall be required where,
 - (1) the travel distance exceeds the requirements of the Manitoba Building Code, or
 - (2) the number and spacing of exits does not meet the minimum requirements set forth in the Manitoba Building Code.

4. Alarm & Detection Devices in Buildings Not Served by a Fire Alarm System

- (a) Notwithstanding the requirements of the Manitoba Building Code, buildings not served by a fire alarm system shall have alarm & detection devices installed in accordance with sentences 4(b) through 4(d) of this regulation.
- (b) At least one smoke alarm conforming to CAN/ULC-S531, "Smoke Alarms" shall be
 - (1) installed in conformance with CAN/ULC-S553, "Installation of Smoke Alarms",
 - (2) installed at or near the ceiling in a common space on each storey excluding basements,
 - (3) installed in each sleeping room within dwelling units, and

- (4) wired by permanent connections to an electrical circuit and have no disconnect switch between the overcurrent device and sensor, and have a battery back-up.
- (c) At least one carbon monoxide alarm shall be
 - (1) installed in conformance with NFPA-720: Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment,
 - (2) installed in a common space on each storey including basements and
 - (3) wired so that the activation of the sensor will cause all smoke or carbon monoxide alarms within the building to sound.
- (d) At least one fixed temperature heat sensor shall be
 - (1) installed at the ceiling level on each storey including basements,
 - (2) installed within every mechanical room serving multiple suites or storeys,
 - (3) installed by permanent connections to an electrical circuit and have no disconnect switch between the overcurrent device and sensor, and
 - (4) wired so that the activation of the sensor will cause all smoke alarms within the building to sound.

5. Automatic Sprinkler Systems

- (a) A building containing an interconnected space shall be sprinklered throughout
- (b) All automatic sprinkler systems shall be supervised.

6. Exits

- (a) Every storey except for basements, shall be served by at least one exit conforming to Section 9.9 or 3.4. of the Manitoba Building code.
- (b) Exit signage conforming to Subsection 9.9.11. or 3.4.5. shall be installed throughout the building.

7. Separation of Residential Occupancies

- (a) Residential dwelling units whose exiting meets the requirements of the Manitoba Building Code are permitted to be above a non-residential occupancy provided one of the conditions are met;

- (1) where the residential occupancy and its exits are separated from the nonresidential occupancy by construction having a minimum 1-hour fire resistance rating, or
- (2) a monitored fire alarm is installed in the building, or
- (3) the building is sprinklered throughout, in accordance with NFPA 13R.

Related Information:

NFPA 13R – Installation of Sprinkler Systems in Low-Rise Residential Occupancies

NFPA 101 – Life Safety Code

Guidelines For The Rehabilitation And Re-Use Of Residential And Office Buildings In Manitoba (2010)

Building By-law 7258

The Building and Mobile Homes Act, C.C.S.M. 1987, c.B93

The Manitoba Building Code

Compliance By-law 7198

Conflict: Where there is a conflict or inconsistency between this Regulation and provisions contained within a statute or regulation of the Government of Canada or the Province of Manitoba, the Federal or Provincial statute or regulation shall supersede those impacted provisions of this Regulation.