

The intent of this bulletin is to clarify the District of Saanich requirements and procedures relating to Alternative Solutions.

Article 1.2.1.1 of Division A of the British Columbia Building Code states that compliance with the Code shall be achieved by complying with the applicable Acceptable Solutions in Division B of the Code or by an Alternative Solution.

An Alternative Solution is required to demonstrate that the proposed method of compliance to [BC Building Code](#) will achieve at least the minimum level of performance required by Division B in the areas defined by the objectives and functional statements attributed to the applicable Acceptable Solutions.


An owner or authorized agent of that owner may apply for an Alternative Solution. However, the services of a Registered Professional, such as a professional engineer or architect, are strongly recommended. Where submissions are prepared by a Registered Professional; they must be electronically sealed and signed.

Documentation

The District of Saanich requires a person requesting the use of an Alternative Solution to provide documentation to demonstrate that the proposed Alternative Solution will achieve at least the level of performance required by Clause 1.2.1.1.(1)(b) of Division A.

The documentation referred to above shall include:

1.
 - a) A Code analysis outlining the analytical methods and rationales used to determine that a proposed Alternative Solution will achieve at least the level of performance required by Clause 1.2.1.1.(1)(b) of Division A, and
 - b) Information concerning any special maintenance or operational requirements, including any building component commissioning requirements, that are necessary for an Alternative Solution to achieve compliance with the Code after the building is constructed.
2. The Code analysis referred to in Clause (1)(a) shall:
 - a) Identify the applicable objectives, functional statements and acceptable solutions, and any assumptions, limiting or restricting factors, testing procedures, engineering studies or building performance parameters that will support a Code compliance assessment.
 - b) include information about the qualifications, experience and background of the person or persons taking responsibility for the design.

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3. The information provided under Clause (1) (b) shall be in sufficient detail to convey the design intent and to support the validity, accuracy, relevance and precision of the Code analysis.
 4. Where more than one person is responsible for the design of a building or facility that includes a proposed Alternative Solution, the person requesting the use of the Alternative Solution shall identify a single person to co-ordinate the preparation of the design, Code analysis and documentation referred to in this Article.

Completion and Verification

Following the installation of the components and/or systems forming the accepted Alternative Solution, the Alternative Solution shall be verified to perform as described in the accepted Alternative Solution report.

Where a Registered Professional is involved, a sealed letter confirming completion of the Alternative Solution must be provided before final inspection.

Application Fees

The fee for an Alternative Solution is prescribed in Appendix A of the District's Building and Plumbing Bylaw:

- a) \$550.00 for the first alternative solution;
- b) \$250.00 for each additional alternative solution;
- c) \$250.00 for each revision to an alternative solution

It should be noted that many projects have more than one Alternative Solution submitted in a single report. As each Alternative Solution is site specific and must be reviewed and responded to on an individual basis, the first Alternative Solution will be levied a \$550 fee and each subsequent Alternative Solution in the same cover will be levied a \$250 fee.

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