



Information Bulletin
ALTERNATIVE SOLUTIONS

Permits & Inspections Department
July 13, 2017

PURPOSE:

To clarify District of West Vancouver requirements and procedures relating to Alternative Solutions.

APPLICABLE REGULATIONS:

- 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 or through the use an Alternative Solution.
- An Alternative Solution is required to demonstrate that the proposed method of compliance 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. Section 2.3 of Division C outlines the documentation required to demonstrate this level of performance.

SUBMISSION REQUIREMENTS:

Any person 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 originally sealed and signed. Submissions must include the following documentation:

1. A completed District of West Vancouver **Alternative Solution Application Form** for each Alternative Solution and,
2. Four (4) copies of an Alternative Solution report to include the following:
 - a. information about the qualifications, experience and background of the person or persons taking responsibility for the design;
 - b. proposed Alternative Solution title, reference number, report date;
 - c. code analysis outlining the analytical methods and rationales used to determine 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;
 - d. applicable objectives, functional statements and acceptable solutions and any assumptions, limiting or restricting factors, testing procedures, engineering studies or performance parameters that will support a Code compliance assessment;

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- e. information concerning any special maintenance or operational requirements, including any building component commissioning requirements, that are necessary for the Alternative Solution to achieve compliance with the Code after the building is constructed;
- f. reduced architectural drawings (i.e., site plan, floor plan(s), elevation(s) and section(s) identifying the location(s), applicable code requirements and mitigating features of the Alternative Solution;
- g. a statement indicating that the Alternative Solution is specific only to this Project and that it is not to be seen as setting any precedence for future developments.

APPLICATION FEES:

A fee of \$500.00 is charged for the first review for each new Alternative Solution.
A fee of \$350.00 is charged for review of each revised Alternative Solution.

REVIEW PROCESS:

The Alternative Solution may also require review from other District of West Vancouver departments (i.e., Fire, Plumbing, Electrical). Subsequently, any review comments will be forwarded to the author to address. Upon acceptance of the Alternative Solution, the Plan Checker will forward a copy of the signed **Alternative Solution Application Form** to the author.

COMPLETION AND VERIFICATION:

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

A completed District of West Vancouver **Letter of Professional Certification of Compliance Form** will be required to be submitted to the Building Inspector prior to Final Occupancy.



Kevin Spooner
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