



Certification Performance Criteria Guidance

B2.4 Material Change of Use

Performance Criteria

Where the design proposal involves a change of use Certifiers shall satisfy themselves that an adequate assessment of the implications of the change of use in accordance with Bye-law 6 and the requirement for strengthening of the building has been carried out.

Background

The circumstances where there is a material change of use are defined in Bye-law 2. Bye-law 6 defines the requirements to be met where there is a material change of use.

Guidance

Certifiers will have to take a view on whether an existing building, which fails to meet the standards set by current codes of practice for structural design, and which is subject to material change of use can still be regarded as meeting the requirements of the Bye-laws or should be strengthened. This will involve a degree of subjectivity on what constitutes reasonably practicable for a particular building.

Certifiers must be able to present evidence to show that the matter has been considered, how the final design approach was arrived at and that they approved the design approach.

Examples of Major Non-conformances

The assessment undertaken has clearly failed to identify the measures required to meet the requirement of Bye-law 6.

Failure to consider, or grossly inadequate consideration of the requirements of Bye-law 6.

Examples of Improvement Issues

Superficial or inadequate consideration of the requirements of Bye-law 6.
