

3 Code Requirements

3.1 APPLICABLE CODES AND STANDARDS

The following codes and standards are applicable to this project by jurisdiction and building type, and govern all design and construction requirements for the Hub Gym renovation.

1. National Building Code of Canada 2025 (NBC 2025)
2. Nova Scotia Building Code Regulation (adopts the NBC 2025 with NS amendments)
3. Nova Scotia Built Environment Accessibility Standard Regulation which applies to publicly accessible buildings, governs where more restrictive than NBC
4. CSA B651-23 Accessible Design for the Built Environment; referenced by NBC 2025 for barrier-free design requirements.

3.2 CODE REQUIREMENTS

The facility is classified as Group A, Division 2 — Assembly under NBC 2025, governed by NBC 3.2.2.26 (up to 2 storeys, increased area, sprinklered). The NS Built Environment Accessibility Standard applies and takes precedence over NBC where more restrictive.

1. Occupant Load: Existing Fire Marshal-approved load: 396 persons (2008).
2. Accessibility: Full barrier-free path of travel required to the gymnasium. All washroom fixtures, stalls, change booths, and routes to meet code and regulation requirements.
3. Fire and Egress: Travel distances sufficient, other fire rating requirements to be confirmed pre-construction.

4 Code and Accessibility Design

Response

4.1 INTRODUCTION

The following describes the proposed design program for each element of the renovation. This section reflects the facility layout and spatial requirements as developed through the design process to date.

4.2 PROPOSED SCOPE

The proposed renovation scope has been developed in response to the RFP and required code and accessibility standards.

1. Washroom Facility: Demolition of existing gendered locker rooms, redesigned as a gender-neutral, accessible facility. Proposed design includes 3 standard W/C, 1 barrier free W/C stall, 1 accessible universal washroom, 1 private barrier free shower room, 3 standard change rooms, 1 barrier free change room, 4 accessible lavatories, 1 open changing area with bench seating and storage for outdoor clothing, a baby changing table, and 1 water bottle fill station.
2. Office: New office with corridor access, interior window to be considered.
3. Lobby: Replacement of existing exterior entry doors, new accessible entry doors secured with keyfob/code access, and replacement of existing gymnasium doors.
4. Stage Divider: optional retractable curtains or paneled operable wall.

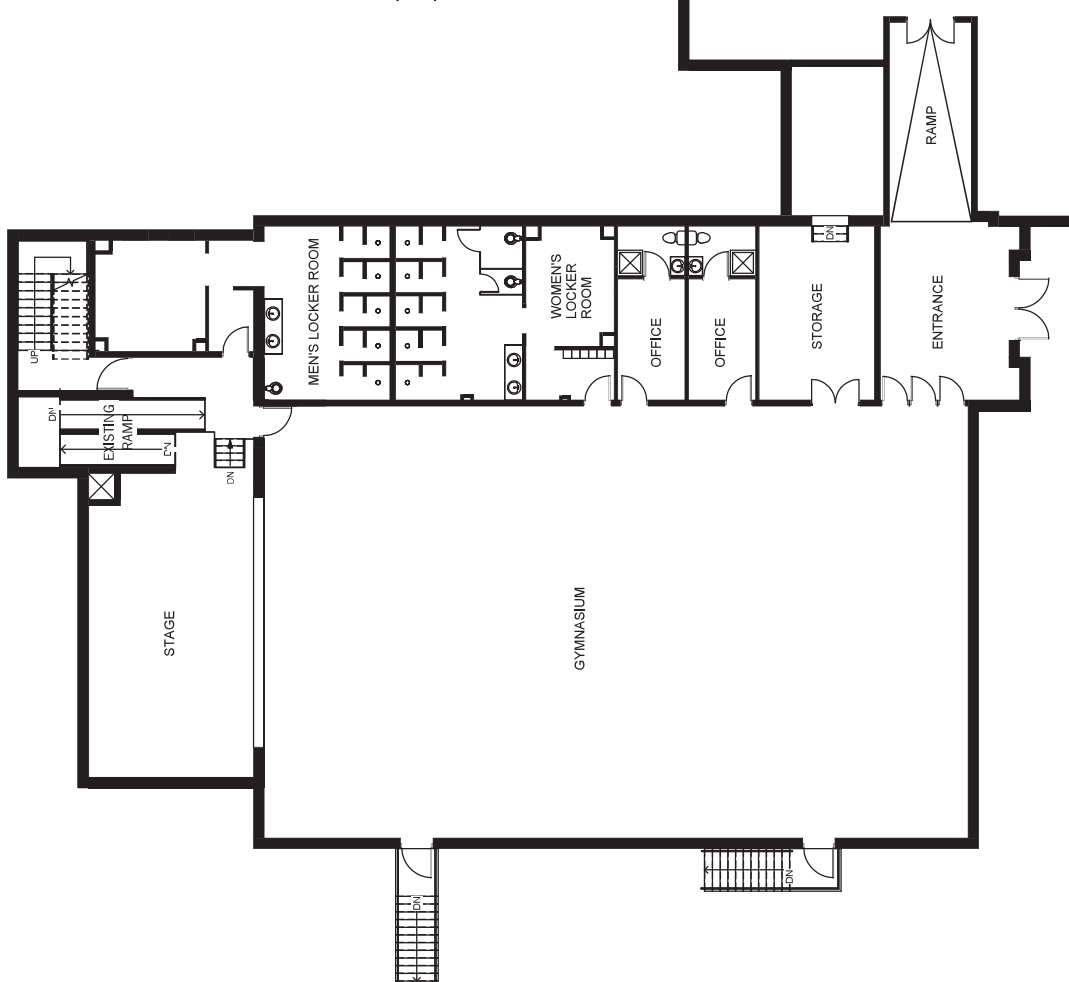
5 Code Compliance

THIS TABLE DISPLAYS KEY DIFFERENCES BETWEEN THE REQUESTED DESIGN OF THE SPACE AND CODE COMPLIANCE.

	CLIENT DESIGN REQUESTS/INFO	CODE COMPLIANCE
OCCUPANCY LOAD	25 OCCUPANTS AT MOST ON A REGULAR BASIS	498 M ² / 1.4 M ² PER PERSON = 355 OCCUPANTS *FIRE AND LIFE SAFETY CODE.*
TOILET & LAVATORY REQUIREMENTS	6 TOILETS 4 SINKS 1 SHOWER	12 TOILETS 6 SINKS *NBCC 2020 - TABLE 3.7.2.2.(4)*
RAMP REQUIREMENTS	EXISTING RAMPS TO REMAIN (SLOPE VARIES FROM 1:8 AND 1:10)	OPTIONAL RAMP UPGRADE: INTERIOR AND EXTERIOR RAMPS REQUIRE A SLOPE BETWEEN 1:12 AND 1:20, WITH 1,700 MM LANDING CLEARANCE *CSA B651:23 - 5.5*

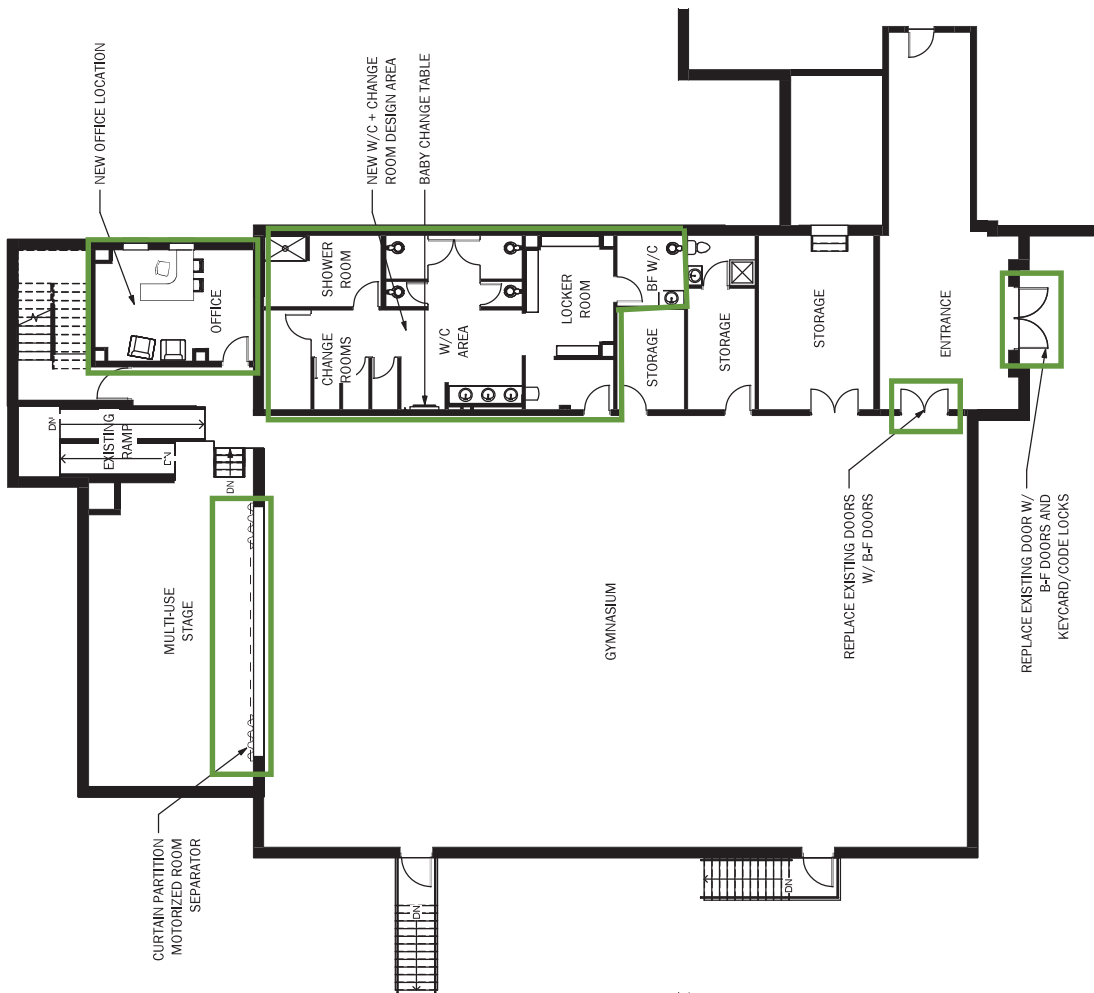
8 Concept Design

EXISTING



PROPOSED

KEY DIFFERENCES HIGHLIGHTED IN GREEN



NEW CHANGE ROOM DESIGN

A water bottle fill station and drinking fountain are located near the changing area entrance, providing convenient access from the gymnasium without requiring users to pass through the more private zones beyond.

The main changing area is positioned behind the entry wall, screening the view from the gymnasium and preserving user privacy. Further in, private change rooms, washroom stalls, and a fully accessible shower room are tucked away from the more public areas. A barrier-free universal washroom is also included to accommodate users who require assistance.

This design allows for a comfortable user experience no matter the programming, allowing for both privacy and community.

