

THE NEW NATIONAL BUILDING CODE OF JAMAICA

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WHAT IS THE NEW NATIONAL BUILDING CODE OF JAMAICA(NBCJ)

- FIRST COMPREHENSIVE MODERN BUILDING CODE FOR JAMAICA INTENDED FOR USE IN REGULATION OF THE BUILDING CONSTRUCTION SECTOR WITH THE PRIMARY PURPOSE OF IMPROVING SAFETY AGAINST NATURAL AND MAN-MADE PERILS. THE CODE ALSO PLACES EMPHASIS ON ENERGY CONSERVATION AS WELL AS THE OPTIMUM USE OF MATERIALS.

COMPOSITION (MAKE - UP)

◎ 22 DOCUMENTS

- ◎ 11 INTERNATIONAL CODE COUNCIL (ICC)
DOCUMENTS

PLUS

11 JAMAICAN APPLICATION DOCUMENTS

THE DOCUMENTS

- ◎ **ICC CODES PLUS CORRESPONDING JAMAICAN APPLICATION DOCUMENTS**
- ◎ International Building Code (IBC)
- ◎ International Fire Code (IFC)
- ◎ International Existing Building Code (IEBC)
- ◎ International Mechanical Code (IMC)
- ◎ International Plumbing Code (IPC)
- ◎ International Electrical Code (NEC)

THE DOCUMENTS

- ◉ International Residential Code
- ◉ International Property Management Code
- ◉ International Fuel Gas Code
- ◉ International Energy Efficiency Code
- ◉ International Private Sewage Disposal Code (IPSDC)

WHY INTERNATIONAL CODES?

- ◉ Comprehensive
- ◉ Internationally accepted
- ◉ ICC has a well established system of review and updating (Every three years updated codes are published)
 - 2009 Edition of the i-codes are now out
 - NBCJ was developed based on 2003 Editions

WHY JAMAICAN APPLICATION DOCUMENTS?

- ◉ Ensure applicability of the provisions of the international codes to Jamaican Construction Industry
- ◉ Takes account of the factors which are indigenous to Jamaica (eg. Weather)
- ◉ Takes account of local technology and good building practices
- ◉ Provide alternative compliance routes

REGULATION OF THE INDUSTRY

③ - tiered compliance system

1. Design and Approval before construction
2. Monitoring of construction process
3. Monitoring of Use of buildings

REGULATION OF INDUSTRY

- Designs for all construction projects must be approved by local authorities based on satisfaction of all appropriate requirements of the applicable codes as determined by qualified building plan reviewers

REGULATION OF INDUSTRY

- Qualified building inspectors will monitor construction by inspecting and approving works at different points in the process

REGULATION OF INDUSTRY

- ⦿ Use of building will be monitored for compliance with occupancy requirements, maintenance, etc.

ROLE OF LOCAL AUTHORITIES

- ◉ The owners of the code compliance process
- ◉ Ensure that all entities which are part of the process play their role
- ◉ Ensure only designs complying with all applicable aspects of the code are approved

ROLE OF LOCAL AUTHORITIES

- ◉ Ensures competence of all plan reviewers, building inspectors etc.
- ◉ Ensure that all construction projects are monitored through to completion

NEED FOR NATIONAL BUILDING ACT

- A National Building Act is the underpinning legislation required to give authority to the Building Code.
- Without the Act, the code cannot be legally enforced and would be an optional code..
- Without the act the intention of regulating the industry is defeated

BENEFITS OF CODE + ACT

SAFETY benefits include

- ⦿ All material inputs will be required to comply with their appropriate standards. Materials include Cement, Aggregates, Blocks, Concrete, timber, roofing materials etc
- ⦿ All design and construction work will be required to meet requirements of the code
- ⦿ Improved maintenance of buildings and property

BENEFITS OF CODE + ACT

- ⦿ Improved fire safety in buildings and fire fighting infrastructure.
- ⦿ Greater levels of safety in face of increased threats from man-made and natural phenomena

BENEFITS OF CODE + ACT

FINANCIAL benefits include

- ◉ Greater confidence in the integrity of local building stock (mortgagors and insurers are interested in this and insurance rates could be lowered.
- ◉ Increased confidence (by tour companies)in safety and convenience of local hotels; could lead to higher levels of referrals of tourists to Jamaica.
- ◉

BENEFITS OF CODE + ACT

ENVIRONMENTAL benefits include

- ⦿ Improved energy efficiency of buildings
- ⦿ Improved disposal of wastes

NEED FOR TRAINING

In order to perform their professional duties in accordance with the new code, designers, regulators and builders as well as the skills trade will need extensive training in the understanding and application of the codes

TRAINING IN CODE USE

- ◉ University of Technology, Jamaica (UTECH) and Human Empowerment and Resource Training (HEART/NTA) are responsible for training industry players in the understanding and use of the codes
- ◉ ICC offers training and certification of personnel at different levels up to Master Code Professional.
- ◉ Examinations will be administered locally

ROLE OF THE BSJ

- ⦿ Maintenance and timely updating of the code documents
- ⦿ Compliance assessment and/or certification of local authorities
- ⦿ Coordination of training of industry practitioners and regulators in all aspects of code applications and interpretation.

END

Thank You