

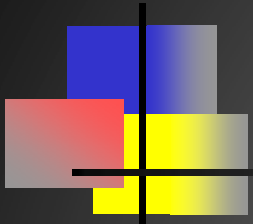
Jamaica National Building Code



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2014/01/08



Building Codes

- Appropriate building codes are amongst the first lines of defence against damage from natural hazards, and help to safeguard public safety.
- Embody accumulated knowledge of scientists, engineers and building experts, which can be used to produce structures that are 'Fit for purpose'.



Building Codes

- Provisions that must be observed in the design, construction and maintenance of buildings, so that in a disaster:
 - Lives are protected.
 - Physical damage is limited.
 - Structures critical to human welfare (hospitals, shelters etc.) remain operational.



Building Codes





Building Codes

- Must be updated regularly to include new technological developments as well as new information after a disaster.
 - New Florida code after hurricane Andrew would have saved 60% of damage if available prior.



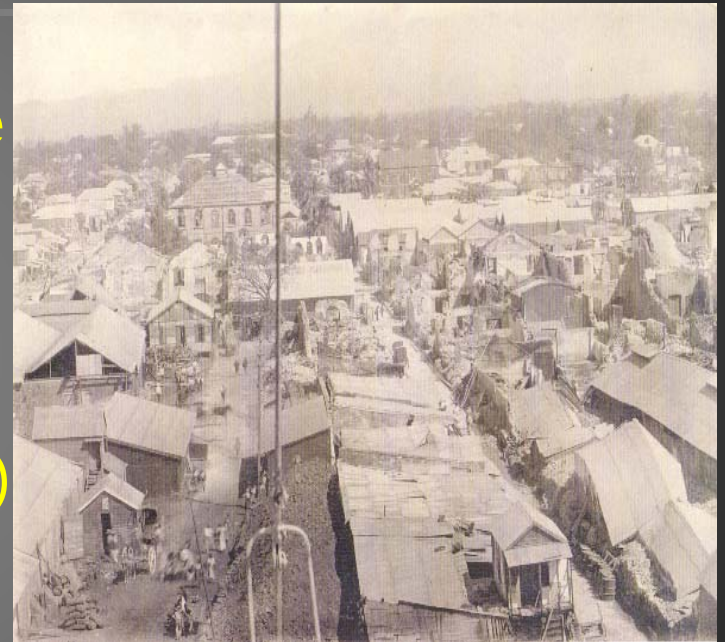
Relevance for Jamaica

- Built environment is a significant component of our national assets.
- Need to mitigate against a single disaster wiping out national physical assets.
- 70% of buildings informal, designed and built without professional inputs.

Relevance for Jamaica

- Probability of 50 yr. occurrence

- MMI VII – 73% (Very Strong)
- MMI VIII – 44% (Destructive)
- MMI IX – 30% (Violent)
- MMI X – 16% (Cataclysmic)



Damage from the 1907
Earthquake

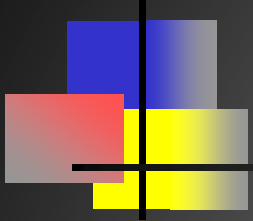
40 to 70% of buildings in Kingston are expected to collapse under a major seismic event.



Relevance for Jamaica

- Current legal Building code in Jamaica is 106 years old, and so woefully outdated.
- In 2003 the Jamaica Institution of Engineers (JIE) led a team that decided to adopt the International Building Codes (IBC) as a base document, and to develop appropriate '*application documents*' for use in Jamaica

Application Documents



- Specify environmental and other conditions relevant for Jamaica.
- Incorporate local hazards
- Incorporate special construction practices peculiar to Jamaica.
- Include energy efficiency features.



Why adopt IBC?

- Easier to stay current with technological advances that improve the quality and safety of the built environment
- Best returns from limited resources
- Easier access to structured training for Building Practitioners and others.



Why adopt IBC?

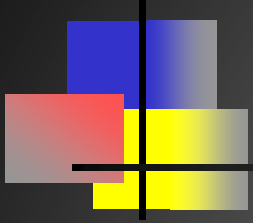
No need to 'reinvent the wheel'

- The IBC covers construction designs that resist all the natural disasters which affect Jamaica.
 - Hurricanes
 - Earthquakes
 - Floods
 - Landslides
 - Storm Surges



Updating problem solved

- Jamaica's legal Building Code has not been updated since 1908, and other codes used are way beyond their useful lives.
- Adopting the IBC means benefiting from the triennial updating of that Code.



Commercial benefits of IBC

- With an acceptance that its built environment meets international standards, re-insurers will consider building risks in Jamaica no less favourably than other risks within the region.



Commercial benefits of IBC

- Tour operators now require evidence that resort hotels are built and maintained using internationally recognised building codes.
- IBC trained building practitioners will gain international accreditation and mobility.



IBC codes adopted

- In 2009, JIE handed over 11 application documents to the Government.
- The IBC plus the application documents constitute Jamaica's building code, and are currently voluntary standards held by the Jamaica Bureau of Standards.
- We need a National Building Act to make the use of the Building Code mandatory.



New National Building Act and Regulations

- In 2010 the JIE and the Bureau of Standards initiated activities to develop a new Building Act and Regulations.
- Several stakeholders from government, the NGO community and the private sector brainstormed what the Act should look like.
- Regulations still work in progress.



Purpose of the Act

- Make the use of the National Building Code of Jamaica, mandatory.
- Designation and jurisdiction of Local Building authorities.
- Facilitate the accreditation of; building products, construction methods, components and systems.



Purpose of the Act

- Provide for Effective and efficient systems for issuing building permits.
- Regulate training standards, certification and licensing of building practitioners and recognition of building professionals.
- Establish a building appeals process.



Purpose of the Act

Establish the Building Practitioners Board to:

- Provide guidelines for licensing systems.
- Review the performance of building Practitioners, and apply sanctions where appropriate.
- Make recommendations for licensing qualifications and other issues.



Purpose of the Act

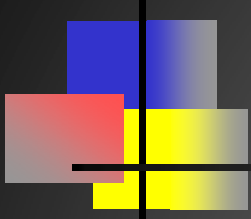
Establish the Building Advisory Council to:

- Advise government on the administration of this Act and any Regulations made.
- Recommend policies, strategies, plans and programs for the building Industry.
- Recommend ad-hoc Committees to undertake specific tasks.



What will be different?

- Code compliant designs and construction should be carried out only by legally registered or licensed professionals.
- Building approval process could be much quicker if drawings, contract documents and specifications are sealed, signed and submitted by a registered professional.



What will be different?

- All inspectors, regulators, building practitioners and officials should be ICC certified.
- Local Building Authorities need not have all the compliance expertise in house since they could contract ICC certified experts.
- Construction stage approvals will now be required.



What will be different?

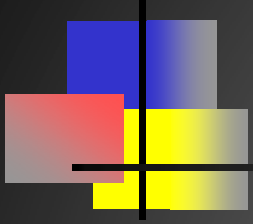
- 'One stop shop' approval at the Local Authority.
- Local Authority will issue permits for modifications, change of use or occupancy, amongst other permits.
- A technical tribunal to conciliate disputes vs. litigation.
- Actions throughout the approval process are time bound



Where are we now?

The working group has reviewed several drafts of the proposed Building Act and outstanding concerns involve:

- **Ambiguity surrounding the roles of Building Practitioners (implementers) and Building Professionals (designers).**
- **Local Authorities should be able to contract Certified professionals as code officials.**



Where are we now?

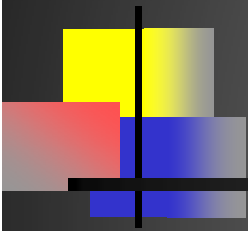
Outstanding concerns (contd.):

- The issues of “Monitoring building use” and the “Mandatory inspection of certain buildings”.
- To adequately address fines for breaching “Stop Notices”
- Confusion between various certificates of compliance.



Next steps

- Our concerns have been communicated to the Chief Parliamentary Counsel (CPC) who will hopefully make the appropriate amendments and pass the Bill on to the Legislative Committee of Cabinet.
- Cabinet will then take the Bill to Parliament where it may be examined by a joint select committee.
- The target for passing and promulgating the Bill is March 31, 2014.



Thank you