

Merritt St | Triplex Interior Alteration

Welland



Property Type: Legal Non-Conforming Triplex

Scope of Work: Interior Alterations and Life Safety Upgrades

Project Overview:

This legal non-conforming triplex in Welland required permits for a set of seemingly minor interior renovations. While the scope appeared simple at first glance, our role was to carefully assess the proposed work to ensure it wouldn't inadvertently trigger larger code-related upgrades—particularly around fire separations and exit requirements.

Thanks to our team's thorough understanding of Ontario Building Code compliance, we were able to confidently demonstrate that the existing conditions met essential life safety provisions. The only items requiring upgrade were the exit doors and interconnected smoke alarm systems. These small adjustments were implemented without disturbing the building's legal status or requiring costly construction.

Scope & Strategy:

- Reviewed legal non-conforming status to avoid triggering major code upgrades
- Conducted a code review focused on maintaining existing exits and fire separations
- Submitted building permit application for minor renovations and life safety compliance
- Upgraded:
 - Exit doors for improved egress
 - Interconnected smoke alarms throughout all units

- Preserved existing layout and structure without structural alterations

Challenges Solved:

- Navigated delicate permit scope to avoid activating broader OBC requirements
- Ensured continued compliance under legal non-conforming use
- Collaborated with city staff to confirm scope remained within minor alteration boundaries
- Educated the investor on when “minor” changes can carry major code implications

Investor Benefits:

- Brought the triplex into compliance with minimal disruption and cost
- Avoided unnecessary upgrades like full fire separations or second exit retrofits
- Secured permit approval quickly, avoiding project delays
- Protected long-term asset value by ensuring proper documentation and legal clarity
- Completed in Welland—an investor-friendly municipality with efficient permitting support

Current Status:

Permit approved. Construction completed. Building remains fully occupied and compliant.