

Renovating a heritage house

Renovating a residential building is a long and costly process that requires close cooperation between many parties. When renovating a monument or a residential building located in a heritage conservation area (hereinafter a "heritage home"), the National Heritage Board (NHB) must be involved in the process in accordance with the Heritage Conservation Act. The Board's main task is to ensure the preservation of buildings of cultural value that are under state protection. The NHB believes that a residential building is best preserved when it is in use. To keep buildings in use, there must be reasonable, modern living conditions, which may require refurbishment or adaptations, as well as ongoing maintenance.

ABBREVIATIONS

NHB – National Heritage Board; M – municipality; RB – Rescue Board; SRHC – Special requirements for heritage conservation

The NHB's goal is to be the best renovation advisor to homeowners. Reviewing the flowchart below – from the initial renovation idea to the maintenance of the renovated building – will give you an overview of the various tasks and the parties involved. Ultimately, the owner plays the most important role in the entire process.

For more information and explanations, please use the QR code on the right.



The owner monitors and directs the whole process, playing a very important role. Our advice to owners is to follow this simple rule: trust, but verify.

WHAT IS RENOVATION?

The term **renovation** comes from the Latin word *renovo*: to put right, to make new, to renew, to restore; or *renovatio*: restoration, renewal, return to former condition. It includes the repair, restoration and refurbishment of construction works or parts thereof. Renovation aims to adapt residential buildings for modern needs.

It can also involve a major reconstruction of the utility systems of a construction work. New solutions may be adopted to improve efficiency following technological advancements and new insights.

Consideration must be given to all essential requirements for construction works: mechanical strength and stability, fire safety, hygiene, health and environmental safety, operational safety, noise protection, energy savings and energy efficiency, sustainability, aesthetic and architectural-historical values.

Ensuring the **safety** of the building (load-bearing capacity, fire safety, operational safety, environmental safety, etc.) and a **healthy indoor climate** (adequate ventilation, prevention of moisture damage, appropriate temperature and humidity, etc.) is of the utmost importance.

Renovation can include:

- conservation;
- restoration;
- major repairs;
- reconstruction;
- refurbishment;
- additions (extensions); and/or
- partial demolition.

See § 4 of the Building Code. Construction;

§ 7 of the Heritage Conservation Act Activities targeted at monuments and heritage conservation areas.

PROCESSES

