

3 Alternatives to coded profiles

The use of coded profiles to indicate the parameters of a building envelope does make the envelopes more complex for consumers. Alternative ways of indicating maximum heights, setbacks and other parameters for a building envelope include:

- Written dimensions or hatched areas shown on the plan for each lot, giving setback distances and allowable heights in relation to a boundary
- References on the plan for a lot to notes or design guidelines specifying particular building requirements, such as setbacks.

Situations where a simpler approach to setting out the parameters of a building envelope would be adequate include:

- Small subdivisions, where there is room to write the dimensions of each part of the envelope onto the plan
- Locations where there is only one maximum wall and roof height, so that setbacks from boundaries do not vary with building height, and setback distances can be easily written on the plan
- Where the setback from the boundary is exactly the same for each property, in which case the specified setback can be included in a note with the building envelope. For instance, the UDIA/HIA sample building envelopes included with this kit set a common setback for all rear portions of buildings through the notes to the envelopes
- The building envelopes show only a few building parameters, such as length and width of a building footprint.

Note that if dimensions for a building envelope or for boundary setbacks are to be written onto the plan, they must:

- Be easily readable even when scanned and photocopied
- Make it clear where the envelope sits in relation to all the property boundaries