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Ontario Building Code Changes effective 1 January 2017

Background

For the most part the Building Code is fairly established and stable in terms of its requirements, though it continually evolves to accommodate new technologies and construction processes. Action 5.1 of Ontario's Climate Change Action Plan details that the long term energy efficiency target for small buildings is to be net zero carbon emissions by 2030. Resource Conservation, a stated objective in the building code, translates into energy efficiency in the day to day use and construction of buildings. Of the hundreds of OBC changes that have come into effect January 1st 2017 the ones most likely to be of common significance, are the inclusion of incremental on-going energy saving features related to the objective of getting buildings to net zero consumers of energy.

Information

The Building Code offers different paths to achieve compliance with its energy requirements. Those paths include;

1. exceed by 13% the performance level of energy modeling prescribed in SB-10
 - This method is undertaken by architects and engineers for buildings greater than 600 square meters in area, and assembly and care facilities.
2. exceed by 15% the performance level that is equal to a rating of 80 or more when evaluated in accordance with NRCan, "EnerGuide for New Houses: Administrative and Technical Procedures"
 - This method is undertaken by designers who have the prescribed knowledge, training and software to build two computer models of their building, one using current building technologies and a parallel base building using traditional, dated technologies. The computer then models and reports the energy consumption of each building – comparing energy efficiencies.
3. **Comply with** one of the applicable prescriptive **Compliance Packages tabled in SB-12**, "Energy Efficiency for Housing". There used to be thirteen prescriptive packages, now there are six.
 - This method is the one likely to be used most commonly. It involves choosing from a table, a package of prescribed building components with a set, overall, pre-determined, energy efficiency.

SB-12 Energy Efficiency for Housing is the part of the Ontario Building Code that contains the revisions (effective January 1st 2017) that will likely be of the greatest consequence to home builders and renovators. Home owners, designers and builders have to consult SB-12 directly for requirements applicable to their specific projects. The following information is a very simplified snap shot of the changes, for general information. For actual requirements designers have to reference the Ontario Building Code and SB-12 directly.

Energy Efficiency Feature

	<u>2017</u>	<u>2016</u>
Almost all new houses will require R60 ceiling attic insulation ,	R60	(was R50).
All new houses require continuously insulated basement walls	Req'd	(not req'd)
Almost all new houses require exterior walls above grade with continuous foam insulation (wall cavity insulation no longer sufficient)	Req'd	(not req'd)
U value of Windows and sliding glass doors upgraded	1.6 min.	(was 2.0 min.)
Furnace Efficiency has been increased by 2% minimum	92% min.	(was 90% min.)
All new houses require a Heat Recovery Ventilator (HRV)	HRV req'd	(HRV req'd sometimes)
Heat Recovery Ventilator (HRV) Efficiency has been increased	65% min.	(was 55% min.)
Efficiency of domestic water heaters (EF) has been increased	0.67 min.	(was 0.57 min.)
Almost all new houses will require drain water recovery units	Req'd	(not req'd)

Conclusion

The Building Code requirements effective after January 1st 2017 are to be theoretically be more energy efficient by 15% than those requirements effective prior to January 1st 2017.

For further information please contact the Building Department at (705) 429-1120 or build@wasagabeach.com