

The 2015 National Building Code (NBC) will be adopted as of July 1st, 2017

Prior to July 1, 2017 - Building permit applications that have been submitted with a full set of plans prior to July 1, 2017 will be considered to be “in process” and will be assessed under the 2010 NBC.

On or after July 1, 2017 - Building permit applications or plans received on or after July 1st will be assessed under the provisions of the 2015 NBC.

The NBC will be adopted and in force with the exception of Section 9.36, which contains the provisions related to the National Energy Code. This section is expected to be adopted in 2019.

Changes to Part III (include but are not limited to):

- Provisions for wood frame construction that exceeds 4 storeys;
- A requirement that the foamed insulation in walk-in coolers be protected the same as foamed plastics in any other area (this means coolers must be certified to the standard);
- An extension of the definition of a closure to cover all aspects of a fire rated door assembly - meaning that hardware such as a door handle must meet requirements;
- A requirement for smoke dampers in air-transfer openings;
- The only location where combustible sprinkler piping can be used is in residential and light hazard occupancies;
- Provision to apply the requirements of Part 6 to residential cooking equipment when used in a non-residential application;
- A new requirement that the primary entrance doors to an assembly use serving more than 250 persons provide a minimum of half the required exit width;
- Provisions for dealing with sound have changed;
- Exit stair locations, landing dimensions, guards and rails have changed;

- Barrier free provisions as noted below:

“3.8.3.1. Design Standards

- 1) *Buildings* or parts thereof and facilities that are required to be *barrier-free* shall be designed in accordance with
 - a) this Subsection, or
 - b) the provisions of CSA B651, “Accessible Design for the Built Environment,” listed in Table 3.8.3.1., in their entirety.”

Buildings that fall under Part III: Assembly, Care, Treatment, Detention or High-hazard industrial occupancies, or any building exceeding 600 sq.m. (6,458 sq.ft.) in building area, or exceeding 3 storeys in building height, require professional design and changes to meet the NBC will be the responsibility of the designer.

Changes to Part 9:

(All buildings 3 storeys or less in building height, having a building area not exceeding 600 sq.m. and used for major occupancies classified as residential, business and personal services occupancies, mercantile occupancies, or medium and low-hazard industrial occupancies).

- The minimum tread width for private stairs has increased to 255mm (10”) this will affect layout and design;
- With the exception of a ramp serving a single dwelling unit, all ramps must be a minimum of 1100mm (3ft 7 1/4”);
- Handrails must be continuous as they pass over an intermediate landing;
- Changes to guards in some locations:

“9.8.8.6. Design of Guards to Not Facilitate Climbing

- 1) Except for *guards* in *industrial occupancies*, *guards* required by Article 9.8.8.1. that protect a level located more than 4.2 m above the adjacent level shall be designed so that no member, attachment or opening located between 140 mm and 900 mm above the level protected by the *guard* facilitates climbing.”

- New requirements for fire rated ceilings include fire-stop-flaps and fire blocking in concealed ceiling spaces:

“*Fire stop flap* means a device intended for use in horizontal assemblies required to have a *fire-resistance rating* and incorporating protective ceiling membranes, which operates to close off a duct opening through the membrane in the event of a fire.”

- Smoke alarms are now required in ancillary spaces in a dwelling with a secondary suite;

- There are now specific requirements for both EFIS systems such as acrylic stucco and other exterior insulation systems (compliance statements will be required on plan sets);
- Laundry dryers must be vented to the exterior;
- New rules for the use of spray foam as duct insulation (i.e. coverage in a floor system for a garage bonus room):
 - “5) Except as provided in Sentences (6) and (7), foamed plastic insulation shall not be used as part of an air duct or for insulating an air duct.
 - 6) Foamed plastic insulation conforming to Article 9.25.2.2. is permitted to be used to insulate a galvanized steel, stainless steel or aluminum air duct, provided
 - a) the foamed plastic insulation applied to supply ductwork is not less than 3 m from the *furnace* bonnet,
 - b) the temperature within the ductwork where the insulation is installed is not greater than 50°C,
 - c) duct joints are taped with a product conforming to Sentence 9.33.6.3.(1),
 - d) return air *plenums* are separated from the foamed plastic insulation, and
 - e) the foamed plastic insulation is protected
 - i) by one of the interior finishes described in Subsections 9.29.4. to 9.29.9.,
 - ii) provided the *building* does not contain a Group C *major occupancy*, by sheet metal that is mechanically fastened to the supporting assembly independent of the insulation, is not less than 0.38 mm thick and has a melting point of 650°C or more, or
 - iii) by any thermal barrier that meets the requirements of Clause 3.1.5.15.(2)(e).
 - 7) Foamed plastic insulation is permitted to be used in a ceiling space that acts as a return air *plenum* provided the foamed plastic insulation is protected from exposure to the *plenum* in accordance with Sentence 3.1.5.14.(4).”
- There is a relaxation for the foundation of garages under 600 sq.ft. - a simple 4” concrete slab is now allowed. The City will accept both the current standard in use for a thickened slab or the simple 4” slab specified for garages under 600sq.ft.

In addition to the adoption of the 2015 NBC, the Province will also be amending *The Uniform Building and Accessibility Standards Act* which provides for Provincial amendments to the NBC.

Please Note: The 2015 NBC contains hundreds of changes. This handout only addresses those changes that are relatively common to small scale projects.