



October 4, 2017

61st OBOA Annual meeting and training sessions take place Oct 1-4 in Huntsville.

Building and Development: Updates

Township of Leeds and the Thousand Islands

Planning and Development

www.leeds1000islands.ca

613-659-2415

Introduction

Leeds and the Thousand Islands Building department proudly introduces the maiden release of its newsletter, which is planned for release on a bi-annual basis. The newsletter is meant to keep Building Code practitioners, contractors, designers and related businesses aware of changes to the Ontario Building Code, associated legislation and department policies. The newsletter will also cover topical issues in the Code Corner section, with the hope that the information provided will help reduce common Code issues encountered on construction projects. Relevant updates from Planning and Economic Development departments will also be shared. We hope that the information contained in this newsletter assists you in your day to day use of the Code and is an available forum to sound questions in the same regard.

Paul Nixon, CET CBCO

Chief Building Official, Leeds and the Thousand Islands

Did You Know?

Building Code courses are available through the OBOA (Ontario Building Officials Association) at:

www.oboa.on.ca

Contact List

Leeds and the Thousand Islands is compiling a builder's contact list to allow the newsletter to be forwarded electronically. The contact list will also be used for important new releases, updates, etc. If you would like to be included, contact Katie Lynch at ext. 206 or katie@townshipleeds.on.ca. If you know of any party that would like to be added to the list, please pass this information on.

Planning and Zoning

Compliance with planning and zoning is as important as proper construction techniques. Under the law building permits cannot be issued unless the application complies with planning and zoning as well as all applicable law. We always recommend early consultation. For more info contact Tom Fehr at: tom@townshipleeds.on.ca.

Notice to Applicants Applying for Building Permits

Effective May 23 2017, the following fee deposits will be required with each application:

- Small projects, decks, pools, sheds up to \$5000 to \$50,000 etc: \$136.
- New single family dwellings, semidetached, row housing etc: greater than \$50,000: \$500.

These fees are **not new or additional costs**. They are being adjusted to cover the minimum review costs and will be deducted from the price of the building permit when issued. Reminder: construction cannot commence until the permit is obtained and fully paid, submittal of the deposit does not constitute an issued permit. Please ensure you have the issued permit prior to commencement of any construction.

Building Activity for the Township of Leeds and the Thousand Islands (end of March)

2017 has started as a busy year in TLTI. The chart below is an account of building activity.

Activity	# of permits 2017
Above ground pool	1
Accessory building	1
Residential	2
Additions	5
Commercial	1
Demolition	5
Indoor solid fuel	1
Institutional	1
Repairs	1
Solar panels	3
Renovation	5
Total value of construction	\$28,225.40 on 26 permits

Training and Courses

The OBOA is continually developing and holding [courses](#) on Ontario Building Code requirements and changes.

HRAI (Heating, Refrigeration Air Conditioning Institute) is holding it's [two-day updater course](#) which is required to keep your certification and show that you understand the newer requirements under the amended F280.

NEW

Lanark Area Chief Building Officials Committee (LACBOC)

We are pleased to announce the recent forming of the LACBOC, consisting of CBOs from local municipalities. They will meet on a regular basis to discuss and make decisions on common issues, in the hopes of creating consistency between municipalities.

Code Changes

Starting Jan 1, 2017 as part of the upgrades to the energy efficiency requirements Drain Water Heat Recovery Units are required in every house. Some exemptions apply. Please contact the Building Department if clarification is required. Section 3.1.1.12 of SB-12 is below for reference.

3.1.1.2 Drain Water recovery

1. Except as provided in Sentence (2), a drain water heat recovery unit **shall** be installed in each dwelling unit to receive drain water from all showers or from at least two showers where there are two or more showers in the dwelling units (see appendix A)
2. Sentence (1) does not apply to dwelling unit in which;
 - a) There are no showers; or
 - b) There are no storeys or crawlspaces beneath any of the showers in the dwelling unit.
3. Drain water heat recovery units shall conform to CSA B55.2, "Drain Water Heat Recovery Units".
4. The minimum efficiency of a drain water heat recovery unit shall be determined in conformance with CSA B55.1, "Test Method for Measuring Efficiency and Pressure loss of a Drain Water Recovery Unit".
5. The efficiency of a drain water heat recovery unit, when tested in accordance with sentence (4), shall not be less than 42%.
6. A drain water heat recovery unit shall be installed
 - a) In an upright position that does not diverge more than 5 degrees from the vertical,
 - b) In a position such that the cold water inlet connection is at the bottom of the unit,
 - c) Downstream of a water softener where a water softener is installed, and
 - d) In a conditioned space or the warm side of the dewpoint of the wall assembly.

New Requirements for energy efficiency as of January 1st, 2017

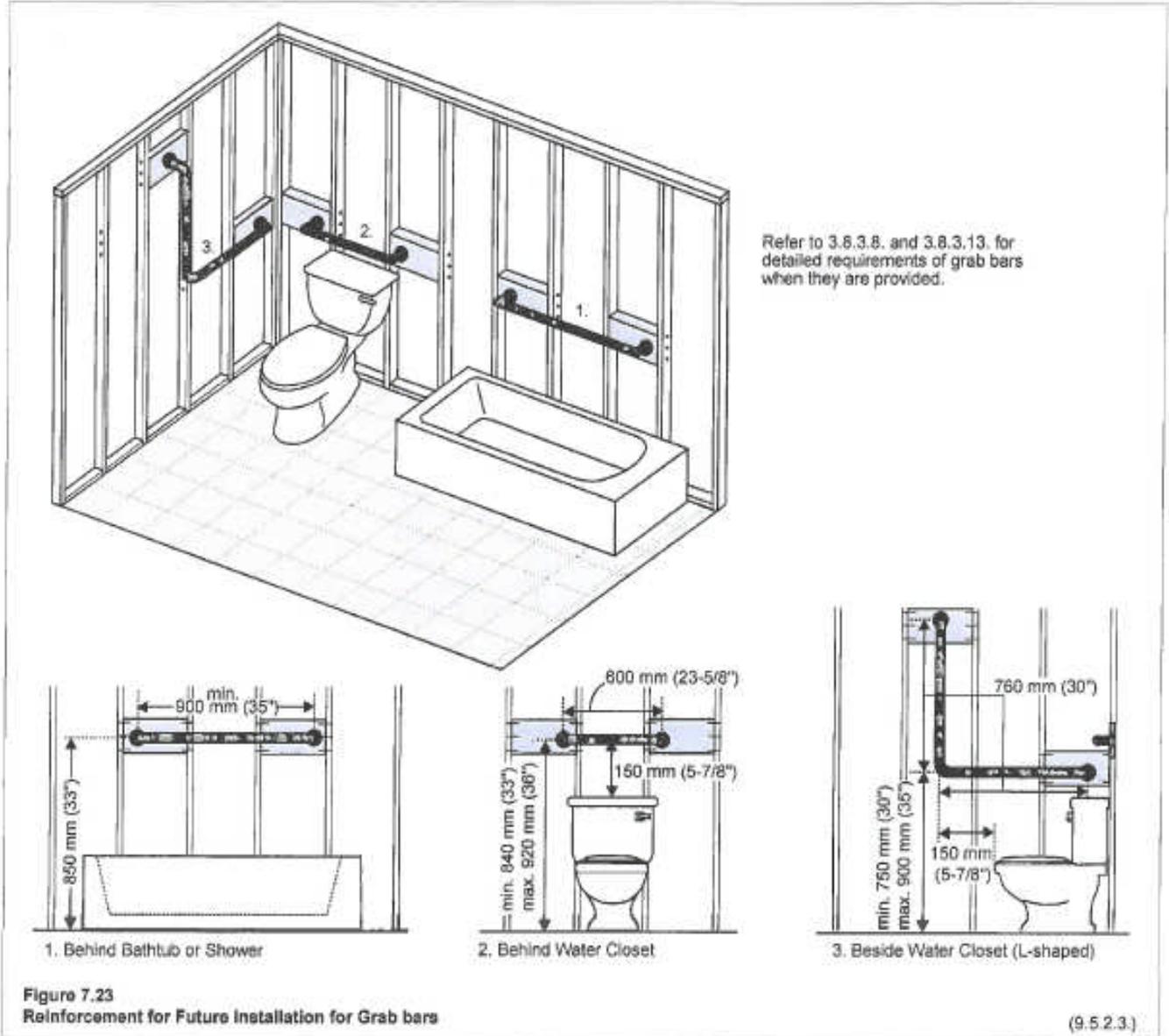
As of Jan 1, 2017, the Ontario Building Code requires compliance with SB12. New compliance packages are available in this section of the Supplemental guidelines (table 3.1.1.2A).

Table 3.1.1.2.A (SI)
ZONE 1 - Compliance Packages for Space Heating Equipment with AFUE ≥ 92%
 Forming Part of Sentence 3.1.1.2.(1)

Component	Thermal Values ⁽⁸⁾	Compliance Package					
		A1	A2	A3	A4	A5	A6
Ceiling with Attic Space	Min. Nominal RSI ⁽¹⁾	10.56	10.56	8.80	10.56	8.80	10.56
	Max. U ⁽²⁾	0.096	0.096	0.115	0.096	0.115	0.096
	Min. Effective RSI ⁽²⁾	10.43	10.43	8.67	10.43	8.67	10.43
Ceiling Without Attic Space	Min. Nominal RSI ⁽¹⁾	5.46	5.46	5.46	5.46	5.46	5.46
	Max. U ⁽²⁾	0.205	0.205	0.205	0.205	0.205	0.205
	Min. Effective RSI ⁽²⁾	4.87	4.87	4.87	4.87	4.87	4.87
Exposed Floor	Min. Nominal RSI ⁽¹⁾	5.46	5.46	6.16	5.46	6.16	5.46
	Max. U ⁽³⁾	0.190	0.190	0.177	0.190	0.177	0.190
	Min. Effective RSI ⁽³⁾	5.25	5.25	5.64	5.25	5.64	5.25
Walls Above Grade	Min. Nominal RSI ⁽¹⁾	3.87	3.34 + 0.88 ci	2.46 + 1.32 ci	3.87 + 0.88 ci	3.34 + 0.88 ci	3.87 + 0.88 ci
	Max. U ⁽³⁾	0.333	0.280	0.305	0.265	0.280	0.265
	Min. Effective RSI ⁽³⁾	3.00	3.58	3.28	3.77	3.58	3.77
<i>Basement Walls</i> ⁽⁶⁾	Min. Nominal RSI ⁽¹⁾	3.52 ci	2.11 + 1.76 ci	3.52 ci	3.52 ci	2.11 + 0.88 ci	3.52 ci
	Max. U ⁽⁴⁾	0.269	0.272	0.269	0.269	0.355	0.269
	Min. Effective RSI ⁽⁴⁾	3.72	3.67	3.72	3.72	2.81	3.72
Below Grade Slab Entire Surface > 600 mm Below Grade	Min. Nominal RSI ⁽¹⁾	—	—	—	—	—	—
	Max. U ⁽⁴⁾	—	—	—	—	—	—
	Min. Effective RSI ⁽⁴⁾	—	—	—	—	—	—
Heated Slab or Slab ≤ 600 mm Below Grade	Min. Nominal RSI ⁽¹⁾	1.76	1.76	1.76	1.76	1.76	1.76
	Max. U ⁽⁴⁾	0.510	0.510	0.510	0.510	0.510	0.510
	Min. Effective RSI ⁽⁴⁾	1.96	1.96	1.96	1.96	1.96	1.96
Edge of Below Grade Slab ≤ 600 mm Below Grade	Min. Nominal RSI ⁽¹⁾	1.76	1.76	1.76	1.76	1.76	1.76
Windows and Sliding Glass Doors	Max. U ⁽⁵⁾	1.6	1.6	1.4	1.6	1.6	1.6
	Energy Rating	25	25	29	25	25	25
Skylights	Max. U ⁽⁵⁾	2.8	2.8	2.8	2.8	2.8	2.8
Space Heating Equipment	Min. AFUE	96%	96%	94%	96%	94%	92%
HRV	Min. SRE	75%	75%	81%	75%	70%	65%
Domestic Water Heater ⁽⁷⁾	Min. EF	0.80	0.70	0.67	0.67	0.80	0.80
Column 1	2	3	4	5	6	7	8

Code Changes

Grab bar reinforcement (9.5.2.3—to 3.8.3.8) (5) see below)



Code Corner

Each issue of the newsletter will review reoccurring issues encountered on project sites, common questions, and interpretations on Code issues. We invite you to send any questions or scenarios to Paul Nixon at pnixon@townshipleeds.on.ca and we may feature them in the upcoming issues.

The topic of this issue is the requirement for Tent Permits

- Permits are required of all tent structures over 60 sq. m (645 sq. ft.) (Temporary or permanent).
- Tents must comply with Section 3.14 of the Ontario Building Code.
- This section of the code applies to all tents in accordance with the following;
 1. Tents over 60 sqm but under 225 sqm are exempt from some of the requirements of the Code including, requirements for sanitary facilities on site and engineering design and review of the structure and anchorage of the tent (provided they do not have side walls).
 2. Tents over 225 sq. m require the review and design of an Engineer (within the province of Ontario). The engineer must sign off on the tent structure and anchorage.
 3. All tents must show conformance with Sentence 3.14.1.6 which requires flame resistance certification to either CAN/ULC-S109 or NFPA 701 standards.

When applying for a permit the application must be completed and be accompanied by:

- a) A plot plan showing the proposed location of the tent on the site.
- b) The engineering documentation if over 225 sqm.
- c) Copy of the flame resistance certification.
- d) Details on the number of sanitary facilities (if required).

Featured Employee

Paul Nixon, Chief Building Official

Paul Nixon, CET CBCO

As of Sept, 2016 Paul joined the Leeds and the Thousand Islands Building department as the Chief Building Official. The following is Paul's bio:

My family emigrated from Britain in 1969. Once in Canada we joined my grandparents who lived on Manitou. My grandmother owned Grandma Jones restaurant which was on the site of the present-day Metro.

We lived on Judge Henderson's property across from Fairfield Park until we had a house built by Dacon in Amherstview (my mother still lives there).

I attended school at ESS and graduated in 1981. I played hockey for the Jets for a few years and still play in the present TESHHA league.

I eventually moved to Millhaven Rd and lived there until 2006. At that time, I met my wife Susan.

Upon graduating from St Lawrence College in 1984 I worked for Inspec-Sol Ont. Ltd until 1989 when I joined the Township of Kingston as a building inspector. I remained with the amalgamated City of Kingston until 2006.

In June of 2006 I moved to the position of Chief Building Official with Rideau Lakes and later accepted a position with Loyalist Township.

Currently, I am also teaching an introduction to Building Code for the civil engineering program and blueprint reading to the skilled trades at St Lawrence College and continue to facilitate for the OBOA, OAA and PEO.

I presently live with my wife Susan and our boxer Maddy in Kingston.

I'm proud to join the team here at TLTI and look forward to working with everybody.