

Building and Development News

“Changes in the Air”

Township of Leeds and the Thousand Islands Planning and Development

www.leeds1000islands.ca, 613-659-2415 or 866-220-2327, ext. 206

November 2017

Introduction

The Building department proudly introduces the second release of its newsletter, which is planned for release on a bi-annual basis. The newsletter is meant to:

- help keep Building Code practitioners, contractors, designers and related businesses aware of **changes** to the Ontario Building Code and associated legislation.
- cover topical issues in the **Code Corner** section, with the hope that the information provided will help reduce common Code issues on construction projects.
- provide relevant **updates** from Planning & Development department.

We hope that the information contained in this newsletter assists you in your day to day activities. Your feedback is welcome.

Paul Nixon, CET CBCO CMM111
Chief Building Official

All Aboard: Permits required Floating Boat Ports and Boathouses

In June of 2015 the courts (Glaspell V. Ontario) handed down a ruling that docks, boat ports and boathouses qualify as a “building” under the Ontario Building Code Act requiring a permit from the municipality. Planning and conservation approval is also required for the structures relating to size, design and location. A permit application procedure and policy will follow in early 2018.

Upcoming Events



November 20

62nd OBOA Annual meeting and training sessions take place in 2018 in Kingston.

Business Support

Contact Amy Webb

amy@townshipleeds.on.ca

November 17

Leeds and Grenville Annual Economic Summit.

November 24

Tourism Summit: Free.

November 27

Mobile Payment Solutions, November 27, 2017, 10 a.m.

November 14

November 21

November 28

Social Media Workshops

9 – 11 am at the

Lansdowne Library.

\$20/session or \$60 for all.

NEW !!

Official Plan Review

Be part of shaping our future! Some policy in an official plan is provincially mandated but some policy will be unique to Leeds Thousand Islands. Join upcoming visioning sessions for the Villages and 1000 Islands area November 20 & 22 (RSVP appreciated). Please visit and subscribe to the website for details and updates.

Departmental Information and Updates

2017 Building Activity (to end of Sept)

2017 has been a busy year to date in TLTI:

Activity	# of permits 2017(end of Sept)
Above ground pool	9
Accessory building	40
Residential	15
Additions	41
Commercial	6
Demolition	19
Indoor solid fuel	5
Institutional	1
Repairs	19
Solar panels	9
Renovation	6
Tent	3
Total value of construction	\$13,627,893.37 on 173 permits

Professional Development

Training and Courses

The **OBOA** is continually developing and holding courses for all building related professionals on the Ontario Building Code requirements and changes. <http://www.oboa.on.ca/cgi-bin/courses/>

HRAI (Heating,refridgeration air conditioning institie) is holding their tow-day updatere course which is required to keep your certification and show that you understand the nwer requirements under the amended F 280.

<http://www.hrai.ca/skilltechttraining.html>

Administration Fee & Deposit

A review fee of \$136 applies to all permit applications and is credited to the cost of the permit.

A deposit is required to cover exceptional processing costs (such as extra or missed inspections). If unused the deposit is returned upon passing of final inspection. Deposit fees are:

- Project value under \$50,000: \$136
- Project value over \$50,000: \$500

These administration fees are **not new or additional costs**. Reminder: Construction cannot commence until the permit is obtained and fully paid for any construction.

NEW: LACBOC

We are pleased to announce the forming of the LACBOC, Lanark Area Chief Building Officials Committee, consisting of CBO's from all local municipalities. LACBOC will meet on a regular basis to discuss common issues in the hope of creating consistency between municipalities.

Code Changes: 2018

Starting Jan 1, 2018, changes to the Ontario Building Code will include but are not limited to the following;

1.4.1.1 many revisions and new defined terms

7.6.3.4(6) water service sizing

Where both hot and cold water is supplied to fixtures in a house containing only one dwelling unit, the water service pipe is permitted to be a minimum of $\frac{3}{4}$ in. in size provided,

(a) a minimum $\frac{3}{4}$ in. water supply piping in the basement or lower level is extended to the base of every hot and cold riser that serves a maximum of one bathroom group and to the last water supply branch serving any basement bathroom group, fixture or hose bibb, and

(b) the total hydraulic load is not more than 26 fixture units using the values given in table 7.6.3.2.A

3.1.21.1 and 9.34.4 Electric Vehicle Charging, 9.34.4.1

(1) Except as provided in Sentence (3), where vehicle parking spaces are located in a building, other than an apartment building, not less than 20% of the parking spaces shall be provided with electric vehicle supply equipment installed in accordance with Section 86 of the Electrical Safety Code adopted under Ontario regulation 164/99 (Electrical Safety Code) made under the Electricity Act, 1998

(2) The remaining parking spaces located in a building described in Sentence (1) shall be designed to permit the future installation of electric vehicle supply equipment that conforms to Section 86 of the electrical Safety Code.

(3) Except as provided in Sentence (6), where a house is served by a garage, carport or driveway, the following shall be installed to permit future installation of electric vehicle supply equipment that conforms to Section 86 of the Electrical Safety Code:

(a) A minimum of 200 amp service

(b) A conduit that is not less than 27mm trade size and is equipped with a means to allow cables to be pulled into the conduit, and

(c) A square 4-11/16 in trade size electrical outlet box

(4) The electrical outlet box described in Clause (3) (c) shall be installed in the garage or carport or adjacent to the driveway

(5) The conduit and electrical box described in clauses (3) (b) and (c) shall provide an effective barrier against the passage of gas and exhaust fumes.

(6) A house need not comply with Sentence (3) where it,

(a) Is not connected to a distribution system, as defined in subsection 2(1) of the electricity Act, 1998, or

(b) Is used or intended to be used as a seasonal recreational building described in Subsection 9.36

Did You Know?

MMAH

The Ministry of Municipal Affairs and Housing offers information on building code hot topics, code news, qualifications and more? Visit

<http://www.mah.gov.on.ca/Page7393.aspx>

Making thing easier

You can meet with the Building Official, Planner and representatives from the Health Unit and Conservation Authority at the same time?

Check out our Development Review Team process and see if it can be of help to you.

<http://www.leeds100Oislands.ca/en/growing/Development-Review-Team.aspx>

Code Changes: LOOKING FORWARD

Proposed January 1st, 2019

Proposals include:

- Energy efficiency requirements for renovations
- Electrical vehicle charging in new multi unit residential buildings
- Green building standards and green roofs
- Referencing a new standard for grey-water reuse
- Water conservation
- Solar ready roofs
- Hurricane straps in new houses
- Option to meet air tightness targets in exchange for credits in large buildings
- Other technical proposals

Proposed changes for 2020

Proposals include:

- Energy efficiency requirements for houses:
 - Continuous insulation
 - Triple pane windows and sliding doors
 - Air leakage testing
 - Further limitations to building envelope trade offs
- Energy efficiency requirements for large buildings:
 - Removal of insulation exceptions to reduce thermal bridging effects

Proposed changes for 2022

Proposals include:

- 20 percent decrease in energy consumed by houses:
 - Air tightness testing
 - Improved wall insulation
 - Under-slab insulation
 - More efficient triple pane windows and sliding doors
 - Eliminating building envelope trade offs
 - Enhanced mechanical equipment efficiencies

Code Corner: FOOTING & FOUNDATION FOR DECKS

All decks that are connected to a structure (dwelling) require foundations as per 9.12.2.2 sentence 7 regardless of size:

- 7) The foundation depths required in sentence 1 do not apply to foundations for decks and other exterior accessory platforms,*
- (a) that are not more than one storey,*
 - (b) that are not more than 55 sq. m. in area*
 - (c) where the distance from the finished ground to the underside of the floor joists is not more than 600mm,*
 - (d) that are not supporting a roof, and*
 - (e) that are not attached to another structure, unless it can be shown that differential movement will not adversely affect the performance of that structure.*

If a concrete footing is provided (including a bigfoot type footing), the vertical element above is considered a column rather than a pier, and the prescriptive requirements of 9.17.6 apply (i.e. sizing of column). note than column require lateral support under 9.17.2.2 of the OBC

Where a footing is not provided, the pier/foundation would require a design/review of a professional engineer. This would mean that if the construction proposed is just a sono tube type foundation without a footing an engineer's design would be needed and it must comply with the width to height ratio.

All decks, even those not requiring a building permit (detached and less than 10 sq. m.), must comply with the minimum required setbacks required in the zoning bylaw, including a 30m setback from water.

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.

Feature Employee: Ken Barrington, Building Official

Ken has been working for Leeds and the 1000 Islands Building Department since 2014.

Ken was born in Brockville and lived in Athens most of his life. Ken was in the construction trade with TW Lawson and McCann Building Services for over 39 years.

Ken is an avid racing fan and is involved with Brockville Ontario Speedway and enjoys working on his own vintage vehicles.

Ken has become a valuable part of the building department with his years of experience and common-sense approach.



South Lake

Don't be Left Behind !!

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 in the contact list, please 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

Permit Extensions

Permits, once issued are valid for 12 months from the date of issuance. Permits can be extended up to an additional 12 months (admin fee applies). Extensions beyond this time frame will require status inspections and timing can be discussed on a case by case basis.

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