



Township of
**Leeds and the
Thousand Islands**

Building and Development News

“Changes in the Air” Vol.3

Planning and Development Department: Building Division
www.leeds1000islands.ca; 613-659-2415 or 866-220-2327
May 2018

Introduction

This is the third release of the building department bi-annual newsletter. Your feedback is welcome.

The newsletter is meant to:

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

We hope the information contained in this newsletter assists you in your day-to-day activities.

Ideas for topics? [Let us know!](#)

Paul Nixon, CET CBCO CMM111
Chief Building Official
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FRIENDLY REMINDER

Permits required for all boat ports, boat lifts and boathouses.

Building permit applications are required to be submitted along with plot plan and construction drawings.



Zoning compliance is required for all docks and shorelines decking.

Upcoming Events

MAY

62nd OBOA Annual Meeting and Training sessions take place in Kingston in 2018.

Did You Know?

Building Code courses are available through the OBOA (Ontario Building Officials Association) at:
www.oboa.on.ca

Contact List

To receive “Building and Development News” and other important news releases, 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 share this information.

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

Departmental Information and Updates

2018 Building Activity (end of March)

2018 has started as a busy year in TLTI. The chart below is an account of building activity.

| Activity | # of permits 2018 |
|-----------------------------|---------------------------|
| Above ground pool | 1 |
| Accessory building | 5 |
| Residential | 4 |
| Additions | 3 |
| Commercial | 2 |
| Demolition | 8 |
| Indoor solid fuel | 2 |
| Institutional | 0 |
| Repairs | 1 |
| Solar panels | 0 |
| Renovation | 7 |
| Decks | 2 |
| Total value of construction | \$1,800,300 on 35 permits |



Property Standards By-law

[By-law 17-059](#) is a bylaw setting standards for

maintenance of buildings and property. It is more specific and easier to enforce. If you have concern with building or property standards – use the live “[Report It](#)” function on the Township website. A protocol to guide the enforcement process has also been developed: [By-law Enforcement](#) webpage.



The **first draft** of the Revised Official Plan has been released **and your input is needed!** Public open houses will be held:

- Wednesday, May 23, 5 –7 p.m. Township Office, 1233 Prince Street, Lansdowne
- Saturday, May 26, 1–3 p.m. Lansdowne Community Hall, 1 Jessie Street, Lansdowne

Help Shape our Future

Over 100 individuals, agencies and community groups have participated. We hope you can be involved too.

leeds1000islands.ca/officialplanreview

Next Steps

1. Receive input on 1st Draft (appreciated by June 4)
2. Revise Official Plan
3. Release a 2nd draft of the Official Plan (anticipated June 15)
4. Statutory Public Meeting (July 5, 2018)
5. Receive input on 2nd Draft (appreciated by July 9)
6. Revise Official Plan
7. 3rd/Final Draft Presented to Council on July 20, 2018 (anticipated release July 28)

CODE CHANGES

Right of Entry by Building Inspector

In **Jan 2018** the Ontario Building Code was amended with regards to entry **onto land and into buildings** as follows “an inspector may enter upon land and into buildings at any reasonable time without a warrant for the purpose of inspecting the building or site to determine whether or not the following are being complied with; 1) the Act, 2) the Building Code 3) an order made under this Act 2017, c.34, schedule 2, s.6(1)”.

Going Green: Electric Charging Stations Required

All new homes require EV (electric vehicle) charging stations to be installed. Section 9.34.3 of the Ontario Building Code came into **effect Jan 1, 2018** requiring all new homes be equipped with a min 200amp service, 27mm trade size conduit and a 4 11/16 trade size electrical box. These requirements can be found in Div. C, part 9, section 9.34.4.

CODE ENCOUNTERS

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

Alternative solutions: The alternative solution section of the Ontario Building Code came into existence in 2006 because of the change of the Code from a prescriptive based Code to an objective based Code. Proponents can comply with the requirements of the prescriptive of Division B of the Code (the main body of the code) OR by using an alternative solution that will achieve the same level of performance required by the applicable acceptable solutions in respect of the objectives and functional statements listed in MMAH Supplemental Standards SA-1.

Training & Courses

The OBOA is developing and holding courses on the Ontario Building Code requirements and changes. For information see link below

<http://www.oboa.on.ca/cgi-bin/courses/>

HRAI (Heating, Refrigeration Air Conditioning Institute) is holding their two-day updater course which is required to keep your certification and show that you understand the new requirements under the amended F 280. See link below <http://www.hrai.ca/s/killtechtraining.html>

The Ontario Plumbing Inspectors Association 88th Annual Meeting and Educational Seminar is June 10th - 12th in St Catherines, ON. Visit www.opia.info.

Code Corner

Alternative Solutions (continued)

Where a design differs from an acceptable solution, a proponent of the alternative solution must demonstrate that the alternative solution addresses the same issues as the acceptable solution in the Code. This requires the design to perform as well as or better than the code requirement.

The Ontario Building Code recognizes Div. A Part 1 section 1.2.1 and Div. C Part 2 section 2.1. There is also an explanatory note in Appendix A of the Code referring to alternative solutions. The review and analysis of the alternative solution could range from a simple review to a detail forensic breakdown of the application. In many cases the application may involve technical consideration outside the scope or ability of the Building department and thus may require a third-party specialty to review and comment. A recent example of this was a water proofing membrane which did not have the required CCMC (Canadian Construction Materials Commission) testing. An alternative solution was presented to the municipality, which in turn sent it to the BCC (Building Code Commission). The BCC refused the application due to lack of information. The applicant returned to the municipality and it was decided that a third party would review the alternative solution. The resolution of this application took just under 2 years. Most if not all municipalities have added a fee for the handling, review, administration and determination on alternative solution applications.

Final Word

We are in the swing of the busy construction season. Township staff are pleased to work with you to approve and inspect your project. Please remember:

- 48 hours notice is required for all inspections. Plan ahead so your project stays on course.
- Permits are required for all structures greater than 10 sq.m. and for:
 - Decks Pools
 - Railings Gazebos
 - Boat houses/ports/lifts
 - Anything structural

Did you say Seeley's Bay?

Septic reinspection for systems older than 10 years are due to be submitted to the health unit by August 15th for all properties in Seeley's Bay. Inspections help:

- preserve safety of drinking water
- extend the life expectancy of the septic systems
- preserve the quality of the environment

Early booking (reduced rate) still available at Township office (ext. 206).