



Building Department Notice Of Code Changes

New regulation for OBC Part 12 Supplementary Standards SB-12 came into effect on January 1, 2017.

SB-12 is the standard that Ontario home builders (i.e. for Part 9 buildings) must use to meet the minimum energy efficiency design requirements of Part 12 in the Ontario Building Code. These SB-12 changes include more stringent energy efficiency requirements for new homes, in order to achieve the mandated target of 15% energy savings versus the current standard.

Key Changes

- **15% Energy Efficiency Improvement:** Each SB-12 package is designed to be 15% more energy efficient than current SB-12 packages, based on an 'average' home.
- **Fewer Packages:** To reduce redundancy of unused packages in the current version, the proposed number of prescriptive packages will be less, e.g. 6 instead of 13 for the scenario of Zone 1 – Natural Gas.
- **Now in Metric!** Metric thermal values are now included in addition to imperial. Metric continues its slow and steady march to global domination
- **Effective Thermal Resistance:** Minimum thermal performance values for various assemblies are now listed in both nominal and effective. This will give a boost to buildings that use exterior continuous insulation; well the actual performance of the entire assembly, including thermal bridging through the studs, is recognized.
- **Mandatory Heat Recovery Ventilators:** Heat Recovery Ventilators is proposed to be mandatory across all packages, in order to facilitate better indoor air quality in airtight homes.
- **Credit for Reduced Air Leakage:** Recognition for demonstrating increased airtightness of the building envelope with a blower door test has been added. Improved airtightness can be used as a substitution for various insulation upgrades.

New EEDS forms and FAQ's by the OBOA are now available the Townships Website to assist permit applicants, designers, contractors, and energy evaluators in navigating the new SB-12 requirements. With refinements to the energy efficiency compliance path options in SB-12 separate forms have been created to better serve the industry. The two separate forms (prescriptive and performance methods) capture similar information found on the old form and incorporate the new changes for 2017. When using the forms it is important that the information being captured from the Architectural and Mechanical documents is consistent. The Guide on the reverse side of the form provides some additional information on completing the forms.

Any questions regarding these changes please contact Kyle McRae, Beckwith Townships Chief Building Official at 613-257-1539 or Cbo@twp.beckwith.on.ca

Reminder: All free standing decks, garages, or sheds that are over 108sq.ft require a building permit. All deck or addition that attach to an existing structure regardless of the size require a permit.