

BUILDER BULLETIN

IMPORTANT REMINDER CONCERNING CHANGES TO THE ONTARIO BUILDING CODE EFFECTIVE JANUARY 1, 2012

Applications for building permits, including re-sitings of models, submitted after December 31, 2011 must comply with the following changes to the Ontario Building Code. The applicable Certified Model must also be revised, if required, to comply with the changes.

1. OBC Article 12.2.1.2. Energy Efficiency Design After December 31, 2011

- Houses and other Part 9 residential buildings intended for occupancy on a continuing basis during the winter months must meet the performance level that is equal to a rating of 80 or more when evaluated in accordance with EnerGuide80 (based on the Hot 2000 V9.34c1,2 software) or conform to Supplementary Standard SB-12, which is referenced in the Ontario Building Code.

2. OBC Article 9.7.1.7. Air Infiltration of Exterior Windows

- Certified Model specifications for windows must include the following standard and the specifications for the windows installed must verify that:
“The air leakage rate of windows shall not exceed 1.65 m³/h per metre (0.29 cfm per foot) of crack length when evaluated in accordance with the CAN/CSA-A440.1, “User Selection Guide to CSA Standard CAN/CSA-A440-00 Windows”.

3. OBC Subsection 9.25.3. Air Barrier Systems

- The continuity of air barrier systems must comply with the more stringent requirements for the installation of air barrier systems described in the regulations.
- Air Barrier Systems is now a mandatory inspection.

4. OBC Article 1.3.3.4. Occupancy Permit – Certain Buildings of Residential Occupancy

- The notification requirements set out in Section 11 of the Ontario Building Code Act do not change.
- An Occupancy Permit **must** now be issued before occupancy is permitted.
- The requirements to permit occupancy have been upgraded. Completion and inspection of the following elements is required:

1. the structure of the *building* with respect to the *dwelling unit* to be occupied is substantially complete and ready to be used for its intended purpose,
2. the *building* envelope, including, but not limited to, cladding, roofing, windows, doors, assemblies requiring *fire-resistance ratings, closures, insulation, vapour barriers* and air barriers, with respect to the *dwelling unit* to be occupied, is substantially complete,
3. the walls enclosing the *dwelling unit* to be occupied conform to Sentence 9.25.2.3. (7) of Division B. (insulation must be covered),
4. site grading with respect to the *building* is substantially complete,
5. required electrical supply is provided for the *dwelling unit* to be occupied,
6. required fire fighting access routes to the *building* have been provided and are accessible,
7. the following *building* components and systems are complete and operational for the *dwelling unit* to be occupied:
 - (i) required *exits, floor access and egress systems, handrails, guards, smoke alarms, carbon monoxide detectors and fire separations, including, but not limited to, fire stopping,*
 - (ii) required exhaust fume barriers and self-closing devices on doors between an attached or built-in garage and the *dwelling unit, and*
 - (iii) *water supply, sewage disposal, lighting and heating systems,*
8. the following *building* components and systems are complete, operational and tested for the *dwelling unit* to be occupied:
 - (i) *water system,*
 - (ii) *building drain and building sewer, and*
 - (iii) *drainage system and venting system,*
9. required *plumbing fixtures* (1. kitchen sink, lavatory, bath tub or shower stall and water closet; 2. laundry facilities or space for; 3. hot water supply; 4. floor drain in basement) in the *dwelling unit* to be occupied are substantially complete and operational, and where applicable, the *building* conforms to Article 9.1.1.7. (radon) of Division B with respect to the *dwelling unit* to be occupied.

Questions concerning the information provided may be directed to Rick Conard,
Supervisor, Mechanical Services.

Thank You,

City of Brampton Building Division