

Tonight's Speech: 2012: The End of the World?

- Changes to the 2012 Ontario Building Code
- What's in,
- What's not!
- What OHBA is doing for you.
- And what you need to get ready for.

Presentation to the
Guelph and District Home Builders Association
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2012 Ontario Building Code: What you should know!

- Illustrate a Strange Co-incident!
- The Mayan Calendar ends in 2012!
- The New Energy Efficiency requirements in the Ontario Building Code come into effect January 1st, 2012.
- Co-Incidence?
- Is it the end of the world?
- Did the Mayan Civilization know something we don't, or did they get caught up in so much government red tape, they couldn't go any further?



2012 Ontario Building Code: What you should know!

- The world is changing.
- Who would have thought 10 years ago your cell phone would be a primary source of information and entertainment.
- Or that we would have a Provincial Government so invested in Energy Policy.
- Our industry is not immune to these changes.



2012 Ontario Building Code: What you should know!

Some Personal Back Ground:

- Raised by parents who were conservationists.
 - Algonquin / Always leave your campsite better than you found it.
 - Brain Cramp (canoeing on lake in Florida, gators under canoe, leaves me fishing on sand bar),
 - Or driving down the road, looking at subdivisions, not the road. Used to scare the *&^%*&* out of me.
- Former Chef
 - Yes it can be like Kitchen Nightmares.
 - Worked at the Calgary Olympics
- Owner London Knights with Family.
 - 3-60-3, worst record ever in CHL
 - Two years later 1 win from Memorial Cup.
- Lessons in perseverance.



2012 Ontario Building Code: What you should know!

Some Personal Back Ground:

- Became the Home Designer for DTL out of necessity.
- Since 2000
- 11 National SAM Awards, Numerous Local and Provincial
- 2X Energy Star Builder of the Year.
- Numerous OHBA committees.
- Solar Ready Spec for NRCan
- Current member of BCEAC.
- As noted current 1st Vice President, OHBA.



2012 Ontario Building Code: What you should know!

The topics I'm going to cover tonight include:

- 2012 Ontario Building Code:
- Energy Efficiency:
 - What we know is happening.
 - What may happen.
- Significant Code Change proposals that could impact the bottom line.
- Accessibility:
 - What we've done!
 - What didn't happen!



2012 Ontario Building Code: What you should know!

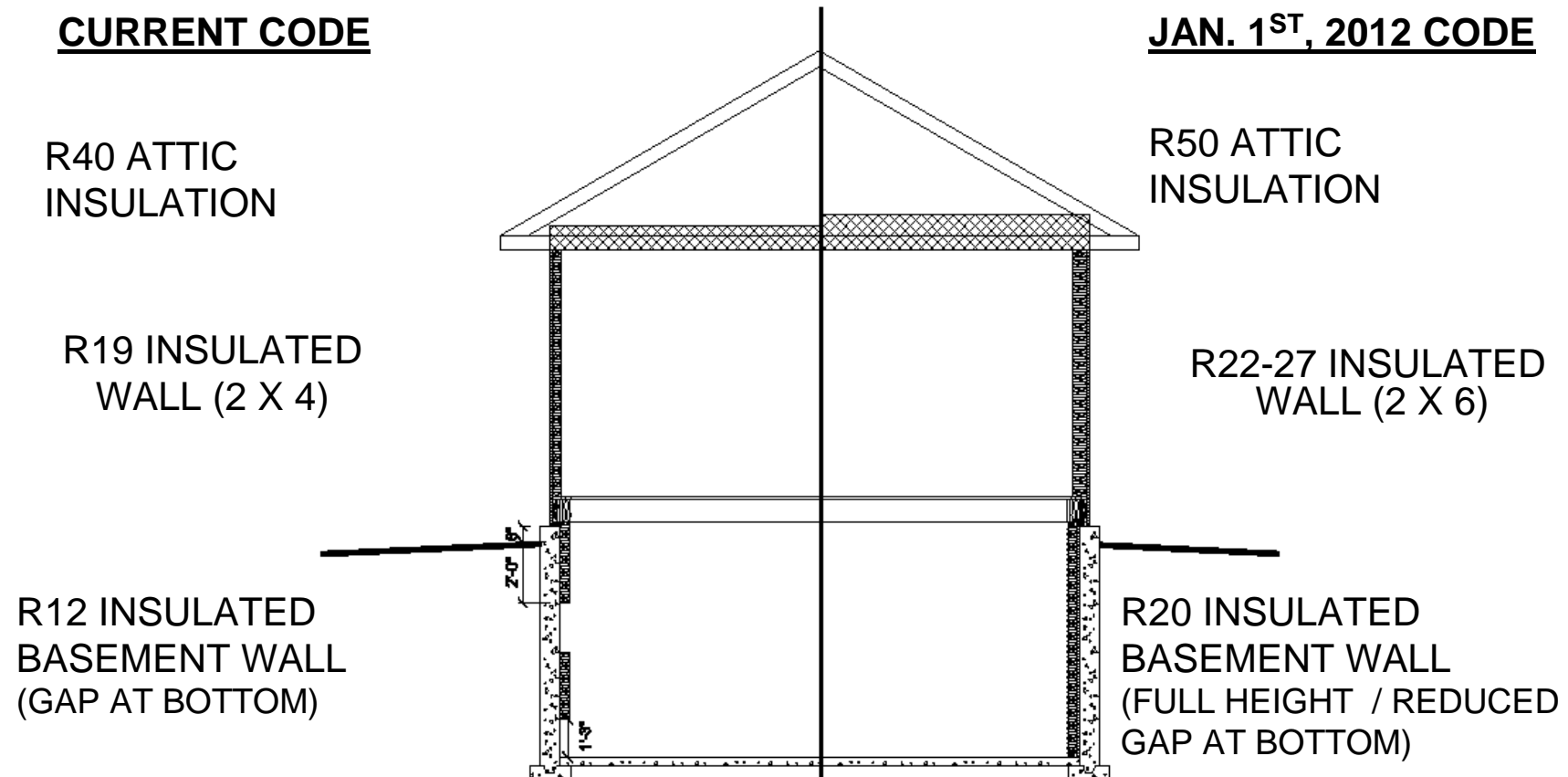
COMPARISON OF KEY CODE CHANGES IN 2012 (SB12)

- Two methods of compliance.
- Prescriptive Path or Performance Path.
- Prescriptive Path is following a recipe.
- Performance Path is Modeling the home and proving EG 80.



2012 Ontario Building Code: What you should know!

COMPARISON OF KEY CODE CHANGES IN 2012 (SB12)



2012 Ontario Building Code: What you should know!

COMPARISON OF KEY CODE CHANGES IN 2012 (SB12)

- R12 basement wall = add HRV
- Window area of home reduced to 17% (w. options)
- Tighter air barrier requirements.
- EnerQuality Corporation has a 1 day course designed:
 - To help builders understand the changes that are coming.
 - To help builders decide what is the best way to meet the code requirements for their building practices.



2012 Ontario Building Code: What you should know!

Proposed Energy and Water Conservation Measures.

- The 2012 Code places a greater burden on:
 - Designers to manage the code changes on their plans and understand the Building Science required to do so.
 - Building Inspectors to understand the Building Science being used to design the homes, particularly with builders using the Performance Path.
- Local Associations need to meet with the Building Officials to discuss issues such as;
 - Inspections and
 - acceptable qualifications for Performance Advisors.



2012 Ontario Building Code: What you should know!

Proposed Energy, Radon and Water Changes for 2012

- New Duct Sealing Requirements.
- Use of U-Value for wall designs:
 - This places a greater burden on designers and inspectors which may be beyond the knowledge-base of local building officials.
 - This may lead to consumer confusion.
- Energy Efficiency target options for 2017
 - (10%, 15% or 20% higher than 2012 EG80) .
- Require furnaces the have ECM motors.
 - Proposed for 2015.



2012 Ontario Building Code: What you should know!

Proposed Energy, Radon and Water Changes for 2012

- Solar Ready Homes (with exemptions) proposed for 2017.
- Continuous Air Barrier
 - Includes Basement.
 - Don't forget new air barrier requirements in SB12
 - New mandatory air barrier inspection by Building Department..
- Proposed Rough In For Radon Venting.
- Low Flow Showerheads (From 9.5 to 7.6L/min.) and Toilets (From 6 to 4.8L/ flush).



2012 Ontario Building Code: What you should know!

Proposed Changes affecting Overall Building Design and Cost

- Part 9.10 (Deals with the potential for fire issues).
- In my opinion this is a round about way to make sprinklers in new homes mandatory.
- The proposed changes for Part 9, if implemented, could result in between \$15-30K in additional new home costs.
- There are two main areas of Concern:
 - Overhangs to be protected within the 4 ft side yard.
 - 10 minute fire emergency response time.
- OHBA is actively meeting with the Ministry to raise our concerns about the potential impact of these proposed changes and ensure that common sense prevails. .



2012 Ontario Building Code: What you should know!

Overhangs to be protected within the 4 ft side yard.

- This proposal presents a number concerns OHBA is attempting to deal with. To name a few:
- Poor building science that could effect the proper ventilation and longevity of attics .
- Potential impact on good passive solar home design.
- This proposal is in direct conflict with the Ontario Government's proposed intensification targets.
- Requires approximately 3 additional ft of lot width, using existing building techniques.
- This could add between \$4K to over \$20K depending on land values.



2012 Ontario Building Code: What you should know!

10 Minute Fire Emergency Response Time.

- This appears to be an arbitrarily proposed response time, based upon problems in Alberta, which has different building requirements.
- More than 10 minute response time would result in the doubling of the limiting distance for new housing.
- This would add an additional 8 lineal ft to the frontage and therefore the cost of a new home.
- We believe this to be prohibitively expensive and problematic in practical application.



2012 Ontario Building Code: What you should know!

Accessibility What I've Learned.

- Member of OHBA Accessibility Council.
- Helped to draft the Accessibility Report submitted to the Government Council on Accessibility.
- 1st hand experience.
 - Ice is scary now.
 - So are loose rugs, going to the bathroom at night and getting an infection.
- My situation is temporary. I can't imagine the courage it would take to deal with this every day.



2012 Ontario Building Code: What you should know!

Accessibility Requirements for 2012

- Ontario Building Code changes are on hold.
- Further review is required before this will be revisited.
- Changes may be consulted on:
 - At some point during this Code Cycle.
 - At the beginning of the Next Code Cycle.
 - May or may not happen universally.
- Three Bags of Concrete Story
 - Down the slope
 - Hitting warp 9 on the ramp
 - Taking the curve on one wheel
 - Cheaper builder, did not know what he was doing.



2012 Ontario Building Code: What you should know!

Key Accessibility Ideas / Universal Design vs. Visitability

Universal Design:

- has wider doors and halls,
- adequate turning space,
- controls at appropriate height
- and implies that certain features may be easily added at a later date.

Visitability essentially means that someone with accessibility needs would be able to visit the home at any time.

- Features include a fully accessible entry,
- a visiting room,
- wider main hallway and doors
- and toilet facility all on the main entry floor of the home.



2012 Ontario Building Code:
What you should know!
Key Accessibility Ideas

Challenges to meeting Accessibility Requirement of Visitability include:

- Universal grade-level access in all areas of the province.
- Certain Home Designs don't work (Split Level / Raised Ranch / 3 Storey Walk-Up).
- **Example back to front grade with ramp, ramp finally hits the ground... On the other side of the street.**



2012 Ontario Building Code: What you should know!

OHBA Accessible Housing Report & Recommendations:

- Building Access to be grade level or ramped to entry (where possible – attempted to define exemptions).
- Main Entry Door to be 36” wide
- Interior Doors 32” wide on main floor, for master bedroom and ensuite.
- Hallways to be at least 42” wide.
- At least one bathroom on main floor.
- Switches to be between 40” and 48” from the floor.
- Outlets to be at least 17.5” from the floor.

This OHBA Report is a good start for builders interested in learning more about accessibility.

