



"An Experience to Remember"

Issue 5 May 2017

# Developments

Township of Rideau Lakes Development Services Department  
www.twprideaulakes.on.ca 1 800 928 2250

## Introduction

We are pleased to present the fifth installment of the Township of Rideau Lakes Development Services Newsletter. Our aim is to apprise property owners and builders of amendments to the Ontario Building Code, changes to applicable legislation, as well as current department policies and staffing changes. The newsletter will also cover topical issues in the 'Code Corner' section, with the hope that the information will help foster a better understanding of building regulations, and reduce common Code deficiencies encountered on construction projects. We hope that the information contained in this newsletter assists you in your understanding and application of the Code.

-The Development Services Team

## Upcoming Events

October 1-4, 2017  
61<sup>st</sup> Ontario Building Officials Association Annual Meeting and Training Sessions will be held in Huntsville, ON. Register online by clicking [here](#).

## Builders' Night

Due to staffing changes at the beginning of the year and the start of the busy construction season the Township will not be hosting a Builders' information session in the spring of 2017. We look forward to hosting the event in 2018.

## Office Hours

A Building Official has dedicated Office Hours each Wednesday from 9:00 until noon for walk in inquiries. The CBO and Inspector remain available by appointment throughout the week.

## Did You Know?

The 2012 Code came into force on January 1<sup>st</sup>, 2014.

Please ensure you are up-to-date on any changes. An online version of the Building Code can be found by clicking [here](#).

## Get Your Occupancy

Occupying a new dwelling without an Occupancy Permit is an offence under the Ontario Building Code Act. The Building Inspector has the authority to issue an immediate Occupancy Certificate, providing all Occupancy requirements are met.

## [2012 Ontario Building Code](#)

The 2012 Ontario Building Code, Volumes 1 and 2 can be purchased through Publications Ontario. Order yours today by clicking [here](#). or by calling 1 800 668 9938. 2012 OBC training courses are also available through the OBOA by clicking [here](#).

## [Business Directory](#)

GET LISTED - The Township has an online business directory. Any United Counties business can add themselves using the self-serve option available [here](#).

## REVIEW OF 2017 CHANGES AND A LOOK AHEAD TO 2018...

The most significant OBC changes relate to the following areas:

- Energy Efficiency, particularly for Housing and Small Buildings
- Onsite Sewage Systems

### Energy Efficiency

Chapter 3 of Supplementary Standard SB-12 to the 2012 Building Code – Energy Efficiency for Housing – has been amended to include:

- new prescriptive compliance packages that provide minimum 15 per cent energy efficiency improvement over existing packages
- drain water heat recovery units as a mandatory requirement for all prescriptive compliance packages
- heat or energy recovery ventilators as a mandatory requirement in all packages to protect indoor air quality as homes get increasingly "air tight"
- credits for reducing air leakage to encourage better energy conservation
- table to clarify requirements for developing a reference building (Performance compliance Option)
- revised air-leakage rates for the reference building to encourage testing and improved air tightness
- clarification to provide credits for renewables, dedicated ventilation systems and broader types of HVAC equipment
- other editorial changes, clarifications and new appendix notes

The term "heat recovery ventilators" has been broadened to include energy recovery ventilators wherever it has been used in the document.

The revised Supplementary Standard SB-12 (as amended on July 7, 2016) is available [here](#).

### Onsite Sewage Systems

Some Tertiary Treatment Systems are in the process of certification to the CAN/BNQ 3680-600 standard for Onsite Residential Wastewater Treatment Technologies.

### 2018 Ontario Building Code

Proposed amendments to the Ontario Building Code due for release in 2018 can be reviewed by clicking [here](#).

## BCIN Examinations

The Ministry of Housing has changed how the BCIN Tests are administered: details can be found by clicking [here](#).

## Contractors List

The Township maintains a contractors list which is provided to the public upon request. This is meant to be a helpful tool for the public to use when looking for services or when starting a project. To get added, confirm information or request removal please contact Tracy at: [tracy@twprideaulakes.on.ca](mailto:tracy@twprideaulakes.on.ca)

## Planning and Zoning

Compliance with planning and zoning is as important as proper construction techniques. Under Law Building Permits cannot be issued unless the application complies with Planning and Zoning. We always recommend early consultation. For more information Contact Malcolm at: [mnorwood@twprideaulakes.on.ca](mailto:mnorwood@twprideaulakes.on.ca)

## 2016 Building Activity

2016 applications and permits started out slowly, but activity steadily built throughout the year resulting in one of the strongest years yet. The chart below is a summary of building activity for the year, including Athens and Westport.

Activity	2016
Rideau Lakes - Permits	321
Rideau Lakes - New Dwellings	45
Rideau Lakes - Construction Value	over \$18 million
Rideau Lakes - Septic Permits	82
Contract Service (Westport and Athens) - Permits	59

## Staffing Updates



2017 will witness significant changes in Development Services' staffing. We have worked diligently to ensure no, to limited disruption in service levels, as well as continued to build a proactive approach to service, Code application and communication.

Our former CBO Nathan Blood accepted a position through an exchange in New Zealand. Council has appointed Mel Bursey as CBO. Please contact Mel with your building permit questions as he will be sure to help you out.

Following Mel's promotion the Township hired a new Building Inspector, Brett Cavanagh. Brett is a Red Seal carpenter with **over 20 years' experience** in the industry, including seven years operating his own construction business. Coupled with this experience, Brett has acquired the provincial qualifications necessary to be appointed as a building official in the Township. Brett can be reached at [bcavanagh@twprideaulakes.on.ca](mailto:bcavanagh@twprideaulakes.on.ca)

Malcolm Norwood has additionally been hired to take on the role of Associate Planner, following the departure of Tom Fehr. Malcolm is responsible for all planning reviews associated to building permit applications. Before submitting it is recommended to contact Malcolm ([mnorwood@twprideaulakes.on.ca](mailto:mnorwood@twprideaulakes.on.ca)) to ensure your application meets planning requirements.



## Local Training & More

Register at [www.oboa.on.ca](http://www.oboa.on.ca) or (905) 264-1662

## HRAI Training

The 2017 HRAI course schedule can be viewed by clicking [here](#).

## Inspection Policies

Inspections can be arranged through Tracy Perrin at 1-800-928-2250. Do not attempt to arrange inspections through the Building Inspector or CBO. Inspection requests made to Inspectors onsite, by phone or email will not be passed on.

Please give a minimum of 24 **hours' notice**. We endeavor to provide expedient service; however, 48 hours may be required at peak times.

If, for any reason, the work for which an inspection is booked is not complete and ready for inspection, please call Tracy immediately to reschedule.

Where no prior notice is provided to cancel a scheduled inspection, a \$102 administrative fee may apply.

### Permit Applications and Construction Design

*The quality of construction drawings & site plans has a direct impact on review times. Neat and complete drawings typically result in faster reviews.*

- To facilitate Planning/Zoning Approval and compliance with Applicable Law, your site plan should include:
  - property boundaries, dimensions of lot and all structures, distances of existing and proposed structures from all boundaries and if applicable from any waterbody, existing right-of-way, and easements, all water wells (drilled and dug) sewage systems, power lines
- The Contact Area for filter beds is sized using the percolation rate or 'T-time' of the in-situ soil
- Roof Trusses spanning over 32 feet require professional design of lintels and lintel supports
- Soils with bearing capacity less than 75 kPa, (soft clay, loose sand) or transitions from bedrock to soil require competent design

### Tips for efficient Inspections

*As the saying goes, 'Time is money'. While we understand, builders often work under tight timelines, Inspections are a mandatory part of the building process. The following tips will help reduce the inspector's time on site and allow more efficient service delivery:*

- Leave drainage tile (Big 'O') exposed at the corners and where it 'T's into sump pit
- Ensure adequate access to floors above and below grade. Inspector can refuse inspection if access is deemed unsafe
- Have an air or water test on drain, waste and vent (DWV) system, supply lines including those under a concrete slabs
- A sealed copy of all Engineered Truss, floor joists, lintels and beams should be provided min. 2 working days before requesting a framing inspection to allow time for design review and approval.
- Hvac specs should be provided min. 2 working days prior to requesting an HVAC inspection to allow time for design review and approval.
- Ensure condensate lines from HVAC or water treatment equipment are indirectly connected to the DWV system
- Ensure complete gas proofing of walls between garage and dwelling

### Permit Fees Revision

The 2017 permit fee schedule can be viewed by clicking [here](#).

### Give Us Your Feedback

Do you have constructive suggestions on how we can improve our delivery of Development Services? Please provide your ideas by emailing: [bmulhern@twprideaulakes.on.ca](mailto:bmulhern@twprideaulakes.on.ca)

### Construction without Permits

It is an Offence under the Building Code Act to construct buildings without a Permit issued by the CBO. An immediate Order to Comply may be issued against anyone caught building without permits. Immediate charges may also be brought against repeat offenders.

Concrete placed prior to inspection (e.g. Insulated Concrete Forms) may be subject to Orders and will require payment of a \$102 administrative fee before work and inspections can continue.

### Newsletter Contact List

Contact Tracy at [tracy@twprideaulakes.on.ca](mailto:tracy@twprideaulakes.on.ca) to be added or removed from the contact list for the newsletter.