



Town of Petawawa
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BUILDER'S BULLETIN

Building Code Changes Effective January 1, 2015
And Other Important Information

The purpose of this bulletin is to provide a summary of the changes to the Ontario Building Code that will affect design and construction of Part 9 residential dwellings after December 31, 2014. This is a summary only; please consult the official volumes of the Ontario Building Code at [e-laws](#) for the most up-to-date information.

You will also find information on page 2 regarding the inspection requests process.

OBC Division B, 9.5.2.3.(1) Stud Wall Reinforcement

- Location and placement of reinforcement for future installations of grab bars for water closets, bathtubs and showers in main bathrooms

OBC Division B, 9.10.19.1.(2) Required Smoke Alarms

- All smoke alarms shall have a visual signaling component conforming to 18.5.3. of NFPA 72, (National Fire Alarm and Signaling Code)

OBC Division B, 9.27.1.1.(6) Cladding

- Where an exterior insulated finish system is installed, it shall comply with listed regulations

OBC Division B, 9.27.13. Exterior Insulated Finish System (EIFS)

- Shall conform to:
 - Prescriptive requirements,
 - Design – CAN/ULC-S716.3 “EIFS – Design Application”, and
 - Installation – CAN/ULC-S716.2 “EIFS – Installation of EIFS Components and Water Resistive Barrier”

OBC Division B, 9.27.1.1.(6), 9.27.13. and 5.10.3.1. EIFS

- Construction of Exterior Insulated Finish Systems shall comply with listed regulations and standards

OBC Division B, 9.33.1.2.(2) and 6.2.1.4.(7) Solid Fuel Burning Appliances

- Solid fuel burning stoves, furnaces and boilers shall conform to particulate emission standards

OBC Division B, 9.33.2.2.(3) and 6.2.1.1. HVAC

- As of January 1, 2015, the method for determining residential indoor heating and cooling equipment capacity will be amended to require conformance with CAN/CSA-F280-2012, “Determining the Required Capacity of Residential Space Heating and Cooling Appliances”.
We have become aware that many HVAC designers are not prepared for these changes to the referenced Standard.
- The Building Division will offer, at the Chief Building Official’s discretion, partial permits to construct foundations, site servicing, underground drains and structural framing only. Full and customary permit fees will be due at the time of the partial permit submission. The partial permit will not include permission to construct beyond the structural framing stage. Regular, required inspections must still be requested by the applicant and carried out by the Building Division.
- The opportunity to apply for a partial permit will allow additional time for HVAC designers to become familiar with the new standard and prepare new designs in support of 2015 permit applications. Once the HVAC design work is complete, a follow-up permit application shall be submitted to complete the construction of the house. Inspections of structural framing and all remaining stages of construction will not be carried out until the follow-up permit is issued.

OBC Division B, 12.3.1.5.(2)

- Furnace shall have a brushless direct current motor

OBC Division B, 12.3.1.6.(2) Energy Supply for Kitchens and Laundry

- Cooking appliances and laundry spaces shall be supplied with an electrical outlet, natural gas line or propane line

Additional Resources

- Official volumes of the Building Code Act and Ontario Building Code
 - www.e-laws.gov.on.ca
- Ministry of Municipal Affairs and Housing – Ontario Building Code information
 - <http://www.mah.gov.on.ca/Page7393.aspx/>

Requests for Inspections

The Building Department requests that you give 2 days’ notice for required Inspections:

- By Phone: 613-687-5536
- Email: rmohns@petawawa.ca or ljunop@petawawa.ca

Required Information for inspection requests:

- Name of Contact at site
- Phone number or E-mail
- Address of project
- Type of Inspection being requested