

# BUILDING BRIEF

A communication prepared by Niagara's chief building officials to keep members of the building & design community informed

## BLUE IS THE NEW RED

In 2017 a new type of tuck tape was introduced for use with polyethylene vapour barriers. The new product has been tested and shown to be superior to its predecessor on polyethylene vapour barriers. As such the new tape has been approved for use with polyethylene vapour barriers only and should not be used in any other applications.

For easy identification of this new variation on the traditional red tape, the new version is blue.



While the change to this blue tape has become a requirement in many other municipalities throughout the province, Niagara has yet to adopt such a policy.

On **May 1, 2018** however, all Niagara municipal building departments will begin to enforce the requirement for the blue tape to be used on polyethylene sheet vapour barrier. The traditional red tuck tape can be used in all other approved applications.



## THE COMMUNITY ASKED AND CBON RESPONDED

A short time ago a request was made to a local Building Department by the Niagara Home Builder's Association (NHBA) seeking clarification to a number of key issues facing it's members. One of the more prominent issues brought forward was the lack of communication between municipalities and the building community.

As a first step to address the issue of communication the collective group of Chief Building Officials of Niagara (CBON) hosted an open discussion

with members of the Niagara Building Community in early February.

The next step comes in the form of this bulletin which will be released periodically and circulated to identify and relay pertinent information dealing with changes in policies, procedures and regulations that will impact the building and design community as a whole.

To assist in addressing your concerns your continued input is encouraged for upcoming topics of discussion. Stay tuned for upcoming editions and topics.



# HIGHLIGHTS FROM THE RECENT INFORMATION SHARING SESSION



## Electric Vehicle Charging Stations

The 2018 OBC updates introduced EV charging station rough in requirements to allow for easier installation of EV charging stations in new homes. Homes built in 2018 will require:

- 200 amp panel boards
- 4 1 1/16" trade size electrical outlet box for future charging station plug
- 27mm trade size conduit from outlet box to electrical panel board location



## Air Barrier Design and Installation

Through the movement within the OBC to require buildings to be more energy efficient the air barrier becomes an increasingly important component of the building envelope. Proper installation of the air barrier components is key to avoiding costly mistakes that are difficult to resolve later in construction. In order to bring attention to the air barrier system Building Departments will be requiring the air barrier components to be detailed on drawings and an air barrier inspection will be required to be completed.



## Plumbing and HVAC in Exterior Walls

The installation of plumbing and HVAC components in insulated walls is becoming a more common occurrence due to the ever increasingly open concept homes being built. The installation of these elements in insulated assemblies however compromises the insulation within the building envelope. Any plumbing or HVAC component more than 2" in diameter will require additional measures to ensure required R-values are met.



## Booking Inspections

The timing of inspections is important to ensuring successful completion of necessary inspections. The following are a few tips to when inspections should be scheduled:

- Framing inspections must be scheduled AFTER the completion of HVAC and plumbing rough in inspections to avoid the need for multiple framing inspections
- An air barrier inspection must be scheduled prior to the installation of exterior cladding
- **PLEASE CANCEL** the inspection if you are not ready

## COMPLETE APPLICATION DRAWING REQUIREMENTS

The submission of a complete set of drawings with the application for building permit submission is imperative to expediting permit issuance and avoiding costly delays. The following is a list of requirements for architectural drawings beginning May 1, 2018. These requirements will be required by all municipal building departments throughout Niagara.

- pre-engineered lumber specifications and layouts to be provided for beams, columns and floor joists
- Professionally engineered truss drawings and layouts to be provided (P.Eng Stamp required)
- location of point loads shall be identified on the plans
- notation to identify EV charging station requirements as well as minimum size of electrical panel board
- site drawings to include; total lot area, total building area, and total building coverage
- air barrier to be clearly identified on section drawings
- elevation drawings to include spatial separation calculations shall be provided on elevation drawings for each building face whereby the limiting distance of the building face to the property line is less than 5m and shall include; wall area, glazed area, percentage of proposed openings, and percentage of permitted openings
- If you have any questions, contact your local Building Department or Chief Building Official