



ONTARIO BUILDING CODE CHANGES

HSP and the Building Code Changes

Once it became apparent that engineers would not be exempted from the requirements for qualification in Ontario, HSP proceeded with certification exams. These exams included Small Buildings (includes House), Complex Buildings (includes Large Buildings), Building Services (includes HVAC, Detection, Lighting and Power), Plumbing - All Buildings (includes Plumbing House), Fire Protection and Building Structural, as well as Designer Legal/Process. These exams cover all the relevant design activities for services provided by HSP. Once the exams were successfully completed, HSP then registered and provided proof of the appropriate level of insurance coverage.

Completing the above means that HSP is now fully qualified and registered to offer design services that relate to drawings produced for building permit application, and we look forward to providing those services to your company.

BACKGROUND

On July 25, 2003, the *Building Code Statute Law Amendment Act, 2002* (Bill 124) was proclaimed and **Ontario Regulation 305/03** was filed to implement the Province's building regulatory reforms.

Certain provisions of the *Building Code Statute Law Amendment Act, 2002* were enforced as of September 1, 2003, with most other provisions coming into force on July 1, 2005 or January 1, 2006.

In moving forward with the changes, the government is responding to long-standing concerns. The implementation of the legislation will streamline the approvals process, increase the safety and quality of building construction in Ontario and create a more transparent regulatory environment for the construction industry.

These changes are having a profound impact on the way that drawings are submitted for building code application both now

and in the future.

Previously, an engineer's or architect's stamp was required on certain designs as dictated by the code. Now, in addition to the previous, all drawings submitted for building code application must be reviewed and stamped by a registered individual with the required qualifications. Qualifications refer to having successfully completed the appropriate Building Code exams and Registration refers to registering the qualified individual(s) with the Ministry, and demonstrating the appropriate level of insurance. Therefore, even though a drawing has been prepared by an engineer, it must still be reviewed and stamped by a 'certified' individual before being submitted for building permit. There are a few minor exceptions, of course, but they do not generally relate to projects on which HSP would be involved.

The additional review/stamp relates to the review of the design to ensure that it complies with the building code before it is reviewed by the building department. This should reduce the review time by the building department since the designer has certified that the design is building code compliant. In keeping with the expectation of reduced review times, there are now specified time frames for the review and acceptance/denial of a building permit application. In addition, any refusal must be accompanied with a complete list of why the application was denied.

Part of the required registration process is also that the designer demonstrate a level of liability insurance that is appropriate for the work done, in accordance with the requirements of the building code.

These additional requirements were initially met with some resistance by the professional community, since it has never been demonstrated that drawings/designs produced by engineers have generally not been in compliance with the building code. For this reason, the general consensus in the engineering community was that an engineer's stamp should be deemed to be equivalent to the new requirements but, in the end, negotiations between Professional Engineers of Ontario and the Ministry did not lead to any useful changes in the implementation of the new requirements.

BACKYARD CARPENTER TIP

The Ontario Building Code does not apply to buildings less than 10 square meters.

You do not need a building permit to do electrical work, however, you must have The Electrical Authority inspect the work.

Lesser Known Proverb

Inside every older person is a younger person wondering what happened.

The Ontario Building Code protects the public's health, safety and welfare by reducing potential hazards to building occupants. This includes protection from tragedy due to fire, structural collapse and general deterioration of the structures that surround us, such as our homes, schools, stores and manufacturing facilities.

The Province of Ontario is responsible for the development of cost-effective building regulations, the Ontario Building Code Act and Ontario Building Code. Each municipality is then responsible for the enforcement of the Act and Code in the areas that fall within its jurisdiction.

Building Codes contribute to the well being of a community by providing the preservation of life and safety as well as the maintenance of property values over time.

Lesser Known Proverb

The things that come to those who wait are usually the things left by those who got there first.

Building Permits - What Are They?

A building permit is your formal permission to begin construction or demolition. It means that the Municipality has approved plans for any new structure, addition or renovation. Approved plans must comply with the Ontario Building Code, local zoning by-laws, and other applicable laws and regulations.

It is unlawful to start construction or demolition before you get a permit.

Building Inspections n When and Why?

Building inspectors review projects during key stages of construction to ensure work complies with the Building Code and approved plans. Inspectors may visit several times, depending on the project; they must be able to see the part of the work under inspection.

Employee Profile



Joshua Teixeira, P. Eng.

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Josh has over 11 years experience with versatile capabilities and knowledge both in construction and environmental issues.

In addition to his environmental background, Josh also specializes in building code requirements and permitting.

Project Profile

Multi-storey Residence

King City, Ontario



The structure is a four level residence with an attached pool house, with the lower floor as a Legalett Foundation and two upper floors as Legalett Intermediate Floor.

The lower floor foundation is 3,011 sq. ft., and is divided into two heating zones. The pool area is 1,076 sq. ft. and is divided into two heating zones. The main floor is 3,020 sq. ft. and is divided into five heating zones. The upper floor is 2,526 sq. ft. and is divided into four heating zones. 1,291 sq. ft. of unheated intermediate floor was also provided.

Services provided: structural and heating system design



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HSP Topics

by David Gordon

This year, Upper Canada Village celebrated its fifth annual Alight at Night Festival. The Village was lit up with over 150,000 lights to celebrate Christmas and the holiday season.

A new attraction this year was the Toy Train which is a miniature train illuminated with lights. The train took visitors on a round trip tour through adjoining Chrysler Park to see new light displays.

HSP was one of the nightly sponsors for this inaugural season of the Toy Train. As a result of this sponsorship, children under the age of 12 years of age could ride the train for free, courtesy of HSP.

We were pleased to be a sponsor of this popular local attraction.

Thought of the Month:

"If you refuse to accept anything but the best, you very often get it"

W. Somerset Maugham

TO: