



Developments

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

Introduction

We are pleased to present the fourth 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.

Nathan Blood
A/Chief Building Official, Township of Rideau Lakes

2012 Ontario Building Code

The 2012 Ontario Building Code, Volumes 1 and 2 can be purchased through Publications Ontario. Order yours today at: <https://www.publications.serviceontario.ca/pubont/servlet/ecom/> or by calling 1 800 668 9938. 2012 OBC training courses are also available through the OBOA at <http://www.oboa.on.ca/>

Business Directory

GET LISTED - The Township has an online business directory. Any United Counties business can add themselves by using the self-serve option at:

<http://directory.twprideaulakes.on.ca/en/businessDirectory/search.aspx>

Upcoming Events

October 2-5, 2016

60th OBOA Annual meeting and training sessions, Ottawa, register online at <http://www.oboa.on.ca/events/2016/>

Builders' Night

March 15th, 2016, 6 - 8pm at the Elgin Community Hall. Topics will be: Review of Code updates, new staff changes, and policy changes for 2016. **This year we will be having a Guest Speaker.** The Topic? **Sewage Systems.**

Office Hours

A Building Official has dedicated Office Hours each **Wednesday from 8:30 until noon** for walk in inquiries. The A/CBO and Inspector remain available by appointment throughout the week.

Did You Know?

The 2012 Code came into force on January 1st, 2014. **Please ensure you are up-to-date on any changes.**

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.

REVIEW OF 2015 CHANGES AND A LOOK AHEAD TO 2017...

The OBC changes can be broken down into three pillars:

- Fire and life safety
- Energy efficiency
- Accessibility

Fire and Life Safety

- Smoke alarms required in every bedroom (must have lights & battery back-ups)
- Changed rise/run for public stairs (reduced rise and increased tread), and new green-coloured pictogram exit signs

Energy Efficiency

- Water efficiency requirements for toilets/shower- heads increased (i.e. toilets 4.8L per flush or dual 4.1/6.0 LPF)
- Requirement for taping of transverse joints for HVAC ducts
- New insulation requirement for waterlines (hot only), with an 8 ft. downstream for the hot water tank (min. R 3.5)
- Minimum size laundry standpipe & trap now 2 in.
- Requirement for locating septic system distribution piping via tracer wire or iron bars around perimeter
- As of January 1st, 2017, fewer compliance package options, min. R60 in attics, higher performance windows, more efficient building services, continuous layer of exterior insulation

Accessibility

- Elevators or other barrier-free access to be provided between storeys in most buildings, with some exemptions
- Power door operators to be provided at entrances to a wider range of buildings, and at entrances to barrier-free washrooms
- Updated requirements for barrier-free washrooms and universal washrooms

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 be brought against repeat offenders.**

HRAI Training

The 2016 **HRAI course schedule** can be viewed here:

<http://www.hrai.ca/skilltechtraining.html>

The **Ministry of Housing** has **changed how the BCIN Tests are administered:** details can be found here:

<http://www.mah.gov.on.ca/Pa/ge8591.aspx#examinations>

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. If you want to confirm your business is listed (or request it be removed) please contact Tracy at: tracy@twprideaulakes.on.ca

Planning and Zoning

Compliance with planning and zoning is as important as proper construction techniques.

Building Permits cannot be issued unless the application complies with Planning and Zoning. For more information Contact Tom Fehr at: tfehr@twprideaulakes.on.ca

2015 Building Activity

2015 finished on a pleasant note, as warm weather well into December afforded an opportunity to get many foundations in the ground before freezing conditions arrived. The chart below is an accounting of building activity.

Activity	2015
Rideau Lakes - Permits	300
Rideau Lakes - New Dwellings	38
Rideau Lakes - Construction Value	over \$12 million
Rideau Lakes - Septic Permits	71
Contract Service (Westport and Athens) - Permits	48

Staffing Changes



Building Inspector Mel Bursey

Mel was previously a Building Inspector with the Municipality of Greater Sudbury and has a solid construction background. Mel can be reached at 1-800-928-2250 ext. 280 or mbursey@twprideaulakes.on.ca

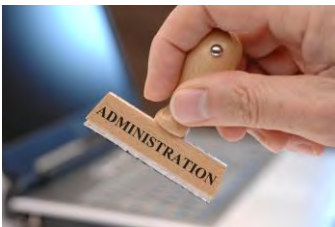
Associate Planner Tom Fehr

Tom joined our team in October 2015 and looks forward to meeting more members of the public to discuss development plans. Tom can be reached at 1-800-928-2250 ext. 236 or tfehr@twprideaulakes.on.ca



Administrative Assistant Alison Merkley

Alison comes to us with past municipal experience and replaces recently retired Carolyn Mulville. Alison can be reached at 1-800-928-2250 ext. 222 or amerkley@twprideaulakes.on.ca



Local Training & More

Register at www.oboa.on.ca or (905) 264-1662

E-Mail List

Any person wishing to be added or removed from the contact list for the newsletter can do so by contacting Tracy Perrin at 1-800-928-2250 ext. 235 or tracy@twprideaulakes.on.ca

Inspection Policies

Inspections can be arranged through Tracy Perrin at 1-800-928-2250. **Do not arrange inspections through the Building Inspector or A/CBO.**

Please give a minimum of 24 hours' notice. We endeavor to provide next day 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, please call as soon as possible to reschedule. **A \$100.00 re-inspection fee may apply if you are not ready for a scheduled inspection.**

Code Corner: Permit Applications, Design and Inspections

Permit Applications and Construction Design

The quality of construction drawings & site plans has a direct impact on permit turnaround times. Higher quality drawings usually mean faster permit processing time.

- 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
- Retaining walls over 1000mm tall next to an entrance or path used by public require competent design
- 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 you have tight timelines, Inspections are an essential and 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
- Engineered details for all Engineered floor joists, lintels and beams should be provided at or before framing inspection
- A common issue are truss design drawings calling for continuous lateral bracing over multiple trusses with non-similar web configurations. Consider installing a 'T-Brace' on the webs instead.
- 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

Any person wishing to view the permit fee schedule for 2016 can do so by clicking on the 'list of building fees' link at:

<http://www.twprideaulakes.on.ca/development/list-forms-fees.html>

Give Us Your Feedback

Any person wishing to provide constructive suggestions on how we can improve our delivery of Development Services can do so by emailing

nblood@twprideaulakes.on.ca

What's on the Builders' Night Agenda?

Do you have a topic of interest you would like us to address at our Builders Night? Email them to nblood@twprideaulakes.on.ca

Attention all Sewage Installers, please note **we will be having a Guest Speaker who will be giving a talk on Sewage Systems.**