

Appendix A: Summary of Key Responses to the Province on the 2011 Building Code Consultation

1. Mid-Rise Wood Frame Construction

The Chief Building Official and the Fire Chief, in consultation with the Chief Planner recommend that if this proposal is to proceed it must balance the fire safety concerns with the flexibility that wood frame construction provides designers and the potential benefits for more affordable housing.

2. Energy Conservation: Houses and Other Small Buildings

Staff support the prescriptive, incremental amendments to the energy efficiency provisions of the building code which are straightforward, low cost impact amendments with immediate benefits to new home owners.

Staff recommend that the province adopt the 20% increase above the December 31, 2011 level. This level should only be pursued if it is both technically feasible and there are no significant cost impacts.

3. Energy Conservation: Large Buildings

Staff support establishing new energy efficiency levels by December 31, 2016, at the end of the next code cycle. Energy efficiency standards for large buildings should reflect that a “one size fits all” benchmark may not be appropriate. A 13% enhancement in the energy efficiency level for each occupancy should only be pursued where the analysis shows it to be cost effective and technically feasible.

4. Energy Efficiency Upgrades for Existing Buildings Through Renovation

Staff recommend that City Council endorse further examination of requiring energy efficiency improvements at the time of renovation, in order to help direct provincial consideration of energy efficiency in existing buildings for the next Code cycle.

5. Climate Adaptation Measures

Staff support changes requiring backflow prevention devices in more circumstances than the 2006 Code, requiring hurricane clips for certain buildings and reducing the maximum spacing of fasteners for roof sheathing. These changes will provide additional benefits to homeowners with only a minimal cost increase in the construction of new buildings.

6. Water Conservation

Toronto Building in consultation with Toronto Water support the proposed changes as they will contribute to Toronto's initiatives to reduce water use.

7. Maintaining Currency of Building Code Knowledge

Staff do not support a formal program requiring the maintenance of qualifications at this time. It is also recommended that the province amend the building code to remove the requirement for the mandatory writing of new examinations by qualified Building Officials when new provincial examinations are introduced/changed to reflect building code changes.

8. Areas for Further Research

Accessibility

Staff recommend that Council encourage the province to consult with stakeholders on draft Built Environment Standard, for consideration for inclusion to the building code, at the earliest opportunity, as any provincial accessibility standards should take into account the diverse building stock found in the City of Toronto.

Chimneys and the Adjacent Construction

Staff recommend that City Council request that the province reconsider the inclusion of a Code change to address the issue of the separation of existing chimneys. This request should identify the urgency of the matter and to further request that the proposed code change be included along for consideration with the other proposed amendments contained in the current building code consultation.