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Building code development process

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Technical Research Committee News



**Canadian
Home Builders'
Association**

Building Code Development Process

The National Building Code of Canada is developed for the Canadian Commission on Building and Fire Codes by the NRC's Institute for Research in Construction. The code is a model code only, as building regulations are the responsibility of the provinces and territories. Up to now, once the model code was issued (every five years), each jurisdiction took it upon themselves, based on policy and available resources, to review and make amendments to the latest changes to meet local concerns. This inevitably created much duplication of effort and long time delays for implementation of changes. In BC and Ontario, the local changes were significant.

Although each jurisdiction wants to be certain that local conditions are addressed, there is also a recognition that a more uniform national code would be beneficial to the entire industry. That is why provincial and territorial representatives have agreed to a new approach to handling code changes. Proposed code changes, whether they are submitted to the NRC or at a provincial level, will now be reviewed by local jurisdictions before being reviewed by the Canadian Codes Centre with a formal public review before incorporation in the code (if appropriate). By having the provinces involved in the review process early it is hoped to reduce the duplication of effort, and involve local jurisdictions more directly.

Although a new edition of the code is not due until 2003, and the intent is not to introduce changes for the sake of changes, there are many circumstances where there are legitimate reasons for making changes. So if anyone wishes to propose code changes, they may now do so through the provincial agency responsible for the building code with the certainty that the proposal will be reviewed not only locally, but also at the National Building Code level.

ACT Program

Regulations and procedures covering development and construction of a house have evolved over many years. What had meaning years ago may not today, due to changing lifestyles, demographics and technological change. Regulatory reform could improve housing affordability, quality, choice and innovation. However, there are many players involved: municipal and provincial governments,

Proposed code changes must be justified, including a statement of the problem, proposed change, and include an analysis of any cost and enforcement implications the changes may create.

Quiet Fans

For mechanical ventilation to be effective, equipment must be operated continuously. One of the biggest problems identified in BC is that home owners will not operate fans that are noisy. After all, who wants to have a rumbling fan running all night? That is why the BC code now requires that continuously operating fans have a sound rating no greater than 1 sone, and intermittent, timer-controlled fans no more than 1.5 sonas.

Fans that meet these stringent criteria that have been identified to date are listed in the enclosed table.

Fan Ratings		
1.0 sonas or less		approx capacity (cfm)
Nutone	QT130	100
Panasonic	FV-08VQ	90
Panasonic	FV-12VQ	110
Mr. Whisper	S100	90
1.5 sonas or less		
Nutone	LS-100	92
Panasonic	FV-11VQ	110
Panasonic	FV-20VQ	190
Reversomatic	RS-95	71
Reversomatic	QFC-125	105

The Technical Research Committee (TRC) is the industry's forum for the exchange of information on research and development in the housing sector.

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the building industry and consumers. Starting the change process can seem like trying to move an immovable object. That is why the Federation of Canadian Municipalities, the Canadian Home Builders Assoc. and Canada Mortgage and Housing Corp. have teamed up on a regulatory initiative known as ACT or Affordability and Choice Today.

This is a funding program that supports demon-