

YHC CONTRACTOR'S BREAKFAST MEETING

FEBRUARY 10, 2016

Overview of Changes to the:

- Installation of Oil-Fired Appliances by Oil Burning Mechanics (OBM) &
- Installation of Residential Safety Alarms in Existing Buildings with Sleeping Rooms

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Overview of the Changes

Where are the changes coming from?

- **New Building Standards Regulation OIC 2015/250**
- **New Fire Safety Regulations OIC 2015/252**

Issues Addressed:

- **Oil-Fired Appliance Permits**
- **CSA – B139 Series – 2015 Installation Code Applies**
- **Verification of depth of Water and Sewer Service Connections**
- **Permit Fees to be doubled if construction begins prior to the issuance of a Permit**
- **Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings**


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Overview of the Changes

Where are the changes coming from?

New Building Standards Regulation OIC 2015/250

YUKON CANADA	YUKON CANADA
<u>ORDER-IN-COUNCIL 2015/ 250</u>	<u>DÉCRET 2015/250</u>
<u>BUILDING STANDARDS ACT</u>	<u>LOI SUR LES NORMES DE CONSTRUCTION</u>
Pursuant to subsection 2(4) of the <i>Building Standards Act</i> , the Commissioner in Executive Council orders as follows	Le commissaire en conseil exécutif, conformément au paragraphe 2(4) de la <i>Loi sur les normes de construction</i> , décrète ce qui suit :
1 The attached <i>Building Standards Regulation, 2015</i> is made.	1 Est établi le <i>Règlement de 2015 sur les normes de construction</i> paraissant en annexe.
2 Order-in-Council 1992/077 is repealed.	2 Le Décret 1992/077 est abrogé.
Dated at Whitehorse, Yukon, <i>December 16</i> 2015.	Fait à Whitehorse, au Yukon, le <i>16 Décembre</i> 2015.
 Commissioner of Yukon/Commissaire du Yukon	

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Overview of the Changes

Where are the changes coming from?

New Fire Safety Regulations

[OIC 2015/252](#)

YUKON	YUKON
CANADA	CANADA
<u>ORDER-IN-COUNCIL 2015/ 252</u>	<u>DÉCRET 2015/252</u>
<u>FIRE PREVENTION ACT</u>	<u>LOI SUR LA PRÉVENTION DES INCENDIES</u>
Pursuant to section 23 of the <i>Fire Prevention Act</i> , the Commissioner in Executive Council orders as follows:	Le commissaire en conseil exécutif, conformément à l'article 23 de la <i>Loi sur la prévention des incendies</i> , décrète ce qui suit :
1 The attached <i>Fire Safety Regulation, 2015</i> is made.	1 Est établi le <i>Règlement de 2015 sur la protection contre les incendies</i> paraissant en annexe.
2 The <i>Fire Safety Regulations</i> (C.O. 1976/079) are repealed.	2 Le <i>Règlement sur la protection contre le feu</i> (O.C. 1976/079) est abrogé.
Dated at Whitehorse, Yukon, <i>December 16</i> 2015.	Fait à Whitehorse, au Yukon, le <i>16 Décembre</i> 2015.
 Commissioner of Yukon/Commissaire du Yukon	

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Issues Addressed:

New Building Standards Regulation OIC 2015/250

Oil-Fired Appliance Permits - OIC 2015/250

- 9 Every application for an oil-fired appliance permit must be signed by an oil burner mechanic (OBM) who, both when they sign the application and when the permit is issued, is included in the register described in section 33.**

- 18(2) An oil-fired appliance permit lapses if the oil burner mechanic who signed the application for the permit is removed from the register described in section 33 before completing the work that the permit authorizes.**

- 30 An oil burner mechanic is responsible for a controlled installation if the oil burner mechanic (a) signs the application for the oil-fired appliance permit for the controlled installation under section 9; or (b) agrees under subsection 31(3) to take responsibility for the controlled installation.**

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Issues Addressed:

Oil-Fired Appliance Permits - OIC 2015/250

- 31(1) Except as provided in subsection (2) to (4), the only person who may carry out a controlled installation is the oil burner mechanic who is responsible for it.**
- 33 The Director must**
- (a) maintain a register of oil burner mechanics;**
 - (b) include in the register any oil burner mechanic who applies under section 34; and**
 - (c) make the contents of the register accessible to the public free of charge.**
- 34(1) To be included in the register, an oil burner mechanic must apply to the Director.**
- 35(2) The Director may remove from the register any oil burner mechanic who**
- (a) is no longer available for work as an oil burner mechanic in Yukon; or**
 - (b) does or allows the doing of any work, relating to an oil-fired appliance, that contravenes this Regulation or a notice, permit or order.**

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Issues Addressed:

Oil-Fired Appliance Permits - OIC 2015/250

- 35(3) Before removing an oil burner mechanic from the register under subsection (2), the Director must**
- (a) give the oil burner mechanic at least 15 days advance notice in writing of the removal;**
 - (b) include with the notice a summary of the Director's reasons; and**
 - (c) consider any relevant written submission that the Director receives from the oil burner mechanic.**
- 36 For the purposes of sections 6 and 7 of the Act, the removal under paragraph 35(2)(b) of an oil burner mechanic from the register is deemed to be the cancellation of a permit, and the oil burner mechanic may appeal it to the Board by giving the Director written notice of the appeal within 30 days after the removal.**

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Issues Addressed:

CSA – B139 Series - 2015 Installation Code Applies - OIC 2015/250

32(1) In this section, “installation code” means Canadian Standards Association (CSA) standard B139 Series - 2015, “*Installation Code for Oil Burning Equipment*”, as amended or replaced from time to time.

32(3) Any controlled installation must be carried out in accordance with the applicable requirements of the installation code B139 Series - 2015, “*Installation Code for Oil Burning Equipment*”.

The more significant changes in the Standard CSA B139 Series-15 are as follows;

6.5.5. Oil tanks are required to be on a single pad and sized according to tank capacity, the 2 and 4 pad systems will no longer be accepted. (see Figure B.16(a))

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CSA – B139 Series - 2015 Installation Code Applies - OIC 2015/250

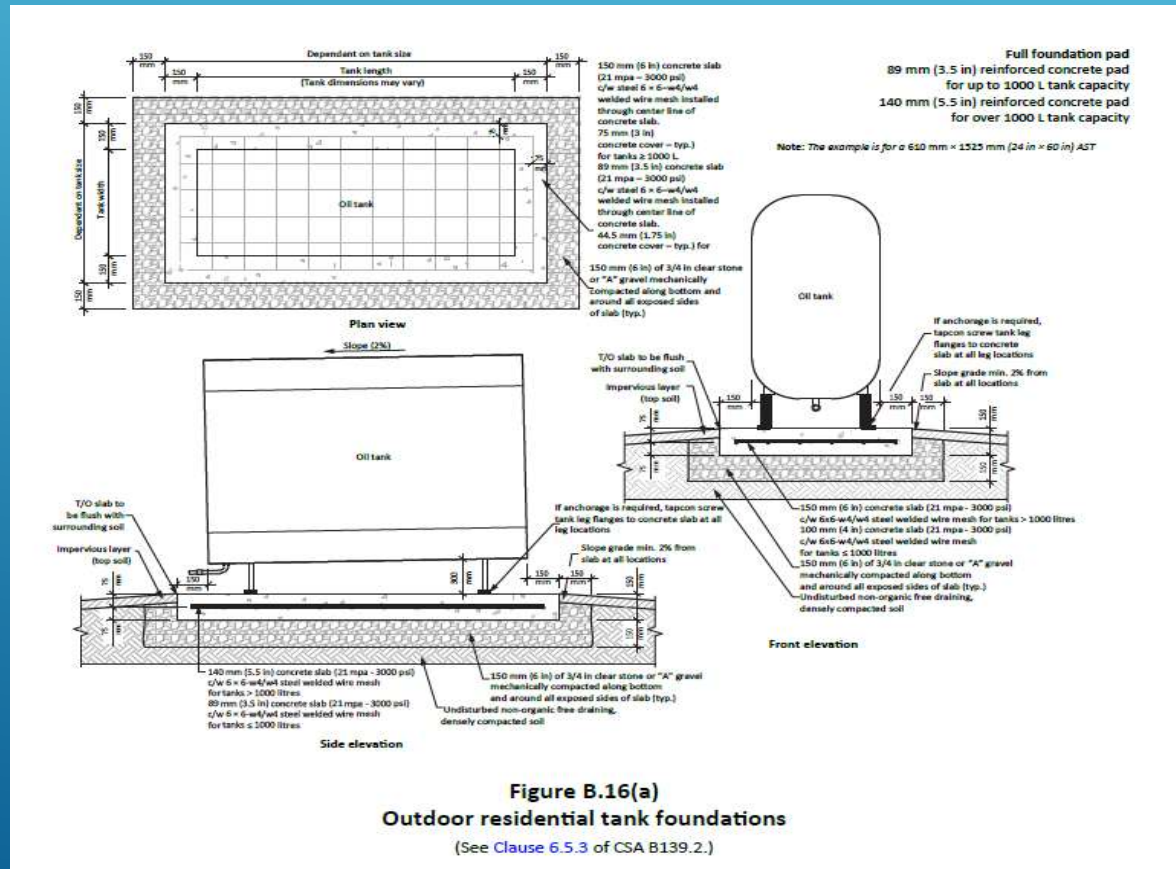


Figure B.16(a)
Outdoor residential tank foundations

(See Clause 6.5.3 of CSA B139.2.)

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Issues Addressed:

CSA – B139 Series - 2015 Installation Code Applies - OIC 2015/250

- 6.6.1. Above-ground tanks may be installed outdoors on an elevated stand, provided that installation is in a geographical area designated by the authority having jurisdiction; the stand has been designed by a professional engineer; the stand is non-combustible and does not need to be provided with fire resistance protection; the stand has been approved by the tank manufacturer to be used with their tank; and safe access has been provided for the operation, servicing and inspection of the tank.**
- 6.6.2. Access to a tank-filling connection located more than 5' above grade or tank pad shall be provided by concrete or steel steps.**
- 7.3.4. Any outdoor tank or multiple tank installation shall be provided with secondary containment or be of double bottom. No single tank or multiple bottom connect tanks shall exceed 2500L and when multiple tanks are used the total capacity shall not exceed 5000L. When the total capacity of supply tanks exceeds 2500L and serves only a single supply line, this line shall be located at the top of the tanks.**

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Issues Addressed:

CSA – B139 Series - 2015 Installation Code Applies - OIC 2015/250

7.3.5. All outdoor tanks aboveground shall be piped with either a single-line system at the top of the tank with a de-aerator, or standard weight carbon or stainless steel pipe with a minimum nominal diameter of 1 1/4" connected at the bottom of the tank. This steel pipe may transition to copper once it has passed into the building, or it may be a stainless steel flexible line with a minimum diameter of 1" with the provision to transition to copper once the stainless line has passed into the building.

We continue to regulate tanks up to and including 2500 L and combination of tanks with a total capacity of 5000 L.

Please contact the Fire Marshal's Office for tanks greater than these capacities.

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CSA – B139 Series - 2015 Installation Code Applies - OIC 2015/250



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APPROVED

Standard weight carbon or stainless steel pipe with a minimum nominal diameter of 1 1/4" connected at the bottom of the tank.



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Issues Addressed:

Verification of depth of Water and Sewer Service Connections

- 8 Every application for a permit for work on or at a property must include, if the work includes a connection to a public sanitary or storm sewer or water line, **a declaration by the property's owner that the owner has verified that the connection will be at a sufficient depth and of a sufficient capacity to service the proposed work.**

Permit Fees to be doubled if construction begins prior to the issuance of a Permit

- 13(2) If the work that a permit authorizes begins before the permit is issued (or, if the permit specifies a date before which the work is not to begin, before that date), the fee for the permit is two times the amount that subsection (1) sets out.

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Issues Addressed:

Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

15(2) It is deemed to be a term of any permit authorizes work on the interior of a building each residence (as defined in Part 3 of the - **OIC 2015/252** - Fire Safety Regulations, 2015) in the building must be equipped with residential safety alarms in accordance with that Regulation.

New Fire Safety Regulations OIC 2015/252 – Part 3 Residential Safety Alarms

Application

7 This Part applies to all residences in Yukon including, for greater certainty, residences that were constructed before this Regulation entered into force,

Smoke Alarms

8 The owner of a residence must ensure that the residence is equipped with smoke alarms in accordance with the requirements of the National Fire Code of Canada and this Regulation.

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Issues Addressed:

Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

National Fire Code of Canada – Fire Safety Installations

Smoke Alarms

- 2.1.3.3.(1) Smoke Alarms conforming to CAN/ULC-S531, “Smoke Alarms,” shall be installed in each dwelling unit and, except for care, treatment or detention occupancies required to have a fire alarm system, in each sleeping room not within a dwelling unit.**
- 2.1.3.3.(2) Smoke Alarms within dwelling units shall be installed between each sleeping area and the remainder of the dwelling unit, and where the sleeping areas are served by hallways, the smoke alarms shall be installed in the hallways.**
- 2.1.3.3.(3) Smoke Alarms shall be installed in conformance with CAN/ULC-553, “Installation of Smoke Alarms”.**
- 2.1.3.3.(4) Smoke Alarms in existing buildings are permitted to be battery operated.**

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Issues Addressed:

Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

Smoke Alarms

When any **Permit is applied** for in an EXISTING BUILDING, the location of **Smoke Alarms** shall be installed as outlined below:

Smoke Alarms conforming to CAN/ULC-S531, "Smoke-Alarms," shall be installed in conformance with CAN/ULC-S553, "Installation of Smoke-Alarms". as follows:

- ❑ Inside each sleeping room, or
- ❑ Located outside a sleeping room, within 5 m of any sleeping room door, between the sleeping rooms and the remainder of the storey , and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway, and
- ❑ There shall be at least one smoke alarm installed on each storey, including basements, and

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Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

Smoke Alarms

- ❑ Ancillary spaces and common spaces not in dwelling units in a house with a secondary suite, and
- ❑ Smoke alarms shall be installed on or near the ceiling, and
- ❑ Smoke alarms shall be installed with permanent connections to an electrical circuit, have no disconnect switch between the overcurrent device and the smoke alarm, be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of no less than 7 days in the normal condition, followed by 4 minutes of alarm, and

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Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

Smoke Alarms

- ❑ Where more than one smoke alarm is required, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms to sound, and
- ❑ A manually operated device shall be incorporated within the circuitry of a smoke alarm installed in a dwelling unit so that the signal emitted by the smoke alarm can be silenced for a period of not more than 10 min, after which the smoke alarm will reset and sound again if the level of smoke in the vicinity is sufficient to re-actuate it.
- ❑ Smoke alarms in a house with a secondary suite shall be wired so that the activation of any one smoke alarm causes all smoke alarms within the house & within the secondary suite to sound.

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Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

Smoke Alarms

- ❑ If a building is not supplied with electrical power, smoke alarms are permitted to be battery-operated.
- ❑ Where instructions are necessary to describe the maintenance and care required for smoke alarms to ensure continuing satisfactory performance, they shall be posted in a location where they will be readily available for reference.
- ❑ Suites of residential occupancy are permitted to be equipped with smoke detectors in lieu of smoke alarms, provided a fire alarm system has been installed in conformance with CAN/ULC-S524, "Installation of Fire Alarm Systems".

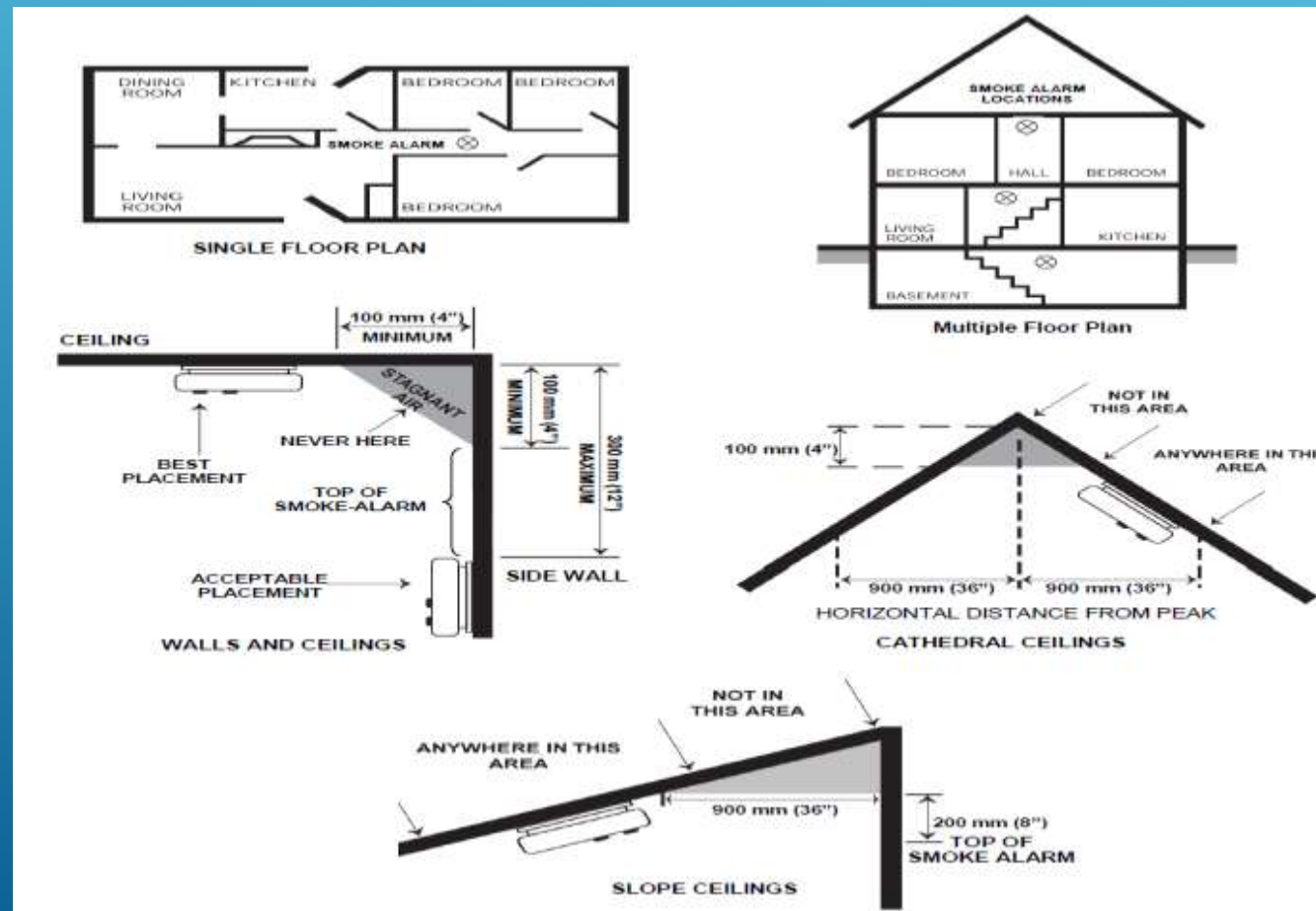
Here are some examples of locations where smoke alarms will be required in EXISTING BUILDINGS.

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**Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings
New Fire Safety Regulations OIC 2015/252 – Part 3 Residential Safety Alarms**

Carbon Monoxide – CO Alarms

- 9(1) Subject to subsection (4), this section applies to any residence that;
- (a) has a fuel-burning appliance or a garage in it;
 - (b) is in the same building as, and shares a wall or floor/ceiling assembly with, a service room that has a fuel-burning appliance in it; or
 - (c) is in the same building as a garage and
 - (i) shares a wall or floor/ceiling assembly with the garage, or
 - (ii) is adjacent to an enclosed space to which the garage is also adjacent.
- (2) The owner of a residence to which this section applies must ensure that there is an approved CO alarm
- (a) in each bedroom in the residence; or
 - (b) in a suitable location outside each of the bedrooms and within five metres (measured following corridors and doorways) of each of the bedroom doors.

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**Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings
New Fire Safety Regulations OIC 2015/252 – Part 3 Residential Safety Alarms**

Carbon Monoxide – CO Alarms

- 9(3) If a residence is in the same building as, and shares a wall or floor/ceiling assembly with, a service room, the owner of the service room must ensure that there is an approved CO alarm in the service room.**

- 9(4) This section does not apply to a residence that is required by the building code (as defined in the Building Standards Act – Regulation OIC 2015/250) to have carbon monoxide CO alarms and that complies with those requirements.**

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Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

Carbon Monoxide – CO Alarms

When any **Permit is applied** for in an EXISTING BUILDING, the location of **CO Alarms** shall be installed as outlined below:

Carbon Monoxide (CO) Alarms conforming to CAN/CSA-6.19, “Residential Carbon Monoxide Alarming Devices,” shall be installed in every building with a residential or care occupancy that contains a fuel-burning appliance or an attached garage, as follows:

- ❑ Have no disconnect switch between the overcurrent device and the CO alarm, where the CO alarm is powered by the electrical system, and
- ❑ Be mechanically fixed at a height recommended by the manufacturer.
- ❑ Where a room contains a solid-fuel-burning appliance, a CO alarm shall be mechanically fixed within the room:
 - at the manufacturer’s recommended height where these instructions specifically mention solid-fuel-burning appliances, or
 - in the absence of specific instructions related to solid-fuel-burning appliances, on or near the ceiling.

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Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

Carbon Monoxide – CO Alarms

- **Where a fuel-burning appliance is installed in a suite of residential or care occupancy, a CO alarm shall be installed:**
 - **inside each sleeping room, or**
 - **outside each sleeping room, within 5 m of each sleeping room door, measured following corridors and doorways, and.**
 - **in the room or where the appliance is not located within a room, than within the storey that the fuel-burning appliance is located.**
- **Where a fuel-burning appliance is installed in a service room that is not in a suite of residential or care occupancy, a CO alarm shall be installed:**
 - **inside each sleeping room, that shares a wall or floor/ceiling assembly with the service room, and**
 - **in the service room.**

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Carbon Monoxide – CO Alarms

- ❑ For each suite of residential or care occupancy that shares a wall or floor/ceiling assembly with an attached garage or that is adjacent to an attic or crawl space to which the attached garage is also adjacent, a CO alarm shall be installed:
 - inside each sleeping room, or
 - outside each sleeping room, within 5m of each sleeping room door, measured following corridors and doorways.
- ❑ Where CO alarms are installed in a house with a secondary suite including their common spaces, the CO alarms shall be wired so that the activation of any one CO alarm causes all CO alarms within the house with a secondary suite including their common spaces to sound.
- ❑ If a building is not supplied with electrical power, battery-operated carbon monoxide alarms are permitted, but they must be mechanically fixed.

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Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

New Yukon wide Requirements for Smoke and Carbon Monoxide Alarms in existing buildings

As of December 17, 2015 all buildings containing sleeping accommodations **must** have smoke alarms on every floor.

Carbon monoxide alarms **are required** where there is a fuel burning appliance or attached garage present on floors where the appliance is located and floors with sleeping areas or rooms.

New permits issued for additions or alterations to the interior of an existing building now have the **additional requirement** to insure that buildings with sleeping accommodations are provided with these alarms.

The following table provides some examples of types of permits and work and the **minimum acceptable types of alarms that are required**. If in doubt, ask.

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Issues Addressed:

Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

Permit type	Nature of the work	Hard wired smoke alarm	Battery or plug-in smoke alarm	CO Alarm can be battery, plug-in or hardwired
Building	Bedroom	X		X
Building	Add closet		X	X
Building	Kitchen reno		X	X
Building	Wood stove	X		X
Building	Oil Appliance	X		X
Gas	HW tank	X		X
Gas	New furnace	X		X
Gas	Boiler	X		X
Gas	fireplace	X		X
Electrical	Add plug		X	X
Electrical	Add dryer		X	X
Electrical	Wire bedroom	X		X
Electrical	Wire basement	X		X
Electrical	Service change	X		X
Electrical	Heat trace		X	X

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**Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings
New Fire Safety Regulations OIC 2015/252 – Part 3 Residential Safety Alarms**

Installation and Maintenance of Residential Safety Alarms

- 10 The owner of a residence must ensure that each residential safety alarm in the residence**
- (a) is installed in accordance with its manufacturer's instructions;**
 - (b) is in working order when it is installed;**
 - (c) subject to paragraph 11(b), is kept in working order through routine maintenance; and**
 - (d) is replaced as soon as it cannot be kept in working order through routine maintenance, and in any case no later than the date that its manufacturer indicates for its replacement.**

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**Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings
New Fire Safety Regulations OIC 2015/252 – Part 3 Residential Safety Alarms**

Residential Safety Alarms in Rental Housing

- 11 If a residence is a rental unit to which the Residential Landlord and Tenant Act applies**
- (a) the landlord must, in addition to complying with sections 8 to 10 in respect of the residence, keep a written record of the date on which each residential safety alarm in the residence was installed and the date that its manufacturer indicates for its replacement;**
 - (b) the landlord is not required to perform any routine maintenance of a residential safety alarm in the residence; and**
 - (c) the tenant must**
 - (i) keep each residential safety alarm in the residence in working order through routine maintenance, and**
 - (ii) immediately inform the landlord if the tenant has reason to believe that a residential safety alarm cannot be kept in working order through routine maintenance.**

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Yukon
Government
Building Safety Branch (C-8)
Box 2703
Whitehorse, Yukon
Y1A 2C6

**Residential
Building and/or Plumbing Permit Application Checklist**

Building Plumbing
Please check the appropriate box(es).

**Checklist for a Complete Application:
April 2014 – March 2016**

Please confirm your application is complete by filling in the check boxes in the list below and signing the declaration(s).

Incomplete applications will not be accepted.
(Please check each box to confirm your application contains the following information)

- Proof of an Approved Development Permit if the property is within one of over 20 Area Development Regulations in Yukon. Or Proof of an Approved Development Permit from the applicable Municipality if the property is in one of the following Municipalities:
Carmacks, Dawson City, Mayo, Faro, Teslin, Watson Lake or Haines Junction
- I have a current copy of the National Plumbing Code of Canada, or I have a copy readily available.
- An explanation of the work to be done for the plumbing application.
- A complete isometric drawing of the existing and proposed drainage and venting system.
- If the work includes a connection to a public sanitary or storm sewer or water line, a declaration by the property's owner that the owner has verified that the connection will be at a sufficient depth and of a sufficient capacity to service the proposed work.
- I have a current copy of the National Building Code of Canada, or I have a copy readily available.
- An explanation of the proposed construction, assurance of adequate soil bearing capacity for the building and positive site drainage away from all buildings without affecting adjacent properties.
- I am aware that if any construction has begun prior to the application and issuance of a Building Permit that any construction that has been undertaken will need to be analyzed and inspected by a Structural Engineer (registered to practice in Yukon) & a letter of approval from that Structural Engineer is to be submitted together with all the documentation required when applying for a Building Permit.
- I am aware that if any construction has begun prior to the application and issuance of a Building permit or Plumbing permit the permits fees may be doubled.
- I am aware that if any load bearing 2 X 4 wall exceeding 10 feet in height or any load bearing 2 X 6 wall exceeding 12 feet in height; the plans shall be stamped by a Structural Engineer (registered in Yukon) and is to be submitted together with all the documentation required when applying for a Building Permit.
- Copy of Certificate of Title or copy of the Agreement of Sale, if the applicant is not the owner then the owner is to provide a letter giving the applicant the right to build on their lot.
- A complete site plan, drawn to scale showing the dimensions of the property and the distances from the proposed building to all property lines, the location of the sewage disposal system, water wells, all existing buildings and structures. The site plan shall include a north arrow, legal description of the property and if available the civic address, lot dimensions, driveway access with dimensions.

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Retroactive Requirement for the Installation of Residential Safety Alarms in Existing Buildings

The use and square footage of all the existing buildings and structures must be provided: If they are used as dwelling units, provide the existing total number of dwelling units and the existing total number of bedrooms in each dwelling unit.

A complete foundation plan, drawn to scale, showing all dimensions, the provisions incorporated to provide protection from soil gas ingress and the location of the rough-in for the subfloor radon mitigation system, the effective thermal resistance values of all above and below ground wall & floor assemblies. If there is a drainage sump, a rock pit or dry well this is also to be shown on the plans.

A complete floor plan, of all floors in the proposed building, drawn to scale showing the square footage of each floor and what each room will be used for:
If the building will be used as a dwelling unit or several dwelling units, we need to know the maximum number of proposed bedrooms in each dwelling unit.

If there are any required fire separations the plans are to indicate the location of all the required fire separations and the fire resistance ratings that are applicable to each of these fire separation.

A complete cross section of the building, drawn to scale, the drawings need to indicate the materials being used to construct all the components of floors, walls, ceilings and roof.

An elevation drawing of the proposed building, drawn to scale showing the maximum height of the building, from the average finished grade level to the peak of the roof.

In addition to meeting all the requirements above a factory-built mobile home unit shall conform to CSA- Z240 and a factory-constructed building shall conform to CSA-A277.

I am aware that mechanical ventilation is required and will be installed.

The applicable Building Permit fee.

I am aware that in addition to an Approved Building Permit, I may also need some additional permits and approvals such as: plumbing permits, wood stove permits, oil heating and fuel storage system permits, propane and electrical permits, boiler approvals, elevator approvals, and sewage disposal system permits etc.

I hereby declare that all the information provided in this application for a Building Permit and contained in the supporting documents are to the best of my belief true and correct in all respects.

I hereby acknowledge that any changes to the plans outlined within this application will be submitted for review or this Building Permit will be deemed to be null and void.

I hereby acknowledge that if work has not started and no inspections have been requested within six months from the date the permit was issued the Building Permit will be deemed to be null and void and will be automatically cancelled.

I hereby acknowledge that if work is discontinued or suspended and not inspected for a period of twelve months from the last inspection the Building Permit will be deemed to be null and void and will be automatically cancelled.

I hereby confirm that the proposed construction, as outlined in the application for a Building Permit, complies with any easements, caveats or contracts which affect development of the site.

Date: _____

Signature of Applicant: _____ Print Name: _____

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www.community.gov.yk.ca/buildingsafety/building_safety.html

Questions?

Send them to us at Phone: (867) 667-5741
Toll free (in Yukon): 1-800-661-0408 local 5741
Fax: (867) 393-6249
E-mail: buildingsafety@gov.yk.ca

Thank you!

YHC CONTRACTOR'S BREAKFAST MEETING

FEBRUARY 10, 2016