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JANUARY 2017

Attn: Architects, professional engineers, industrial/commercial/institutional contractors and other stakeholders

Re: Energy efficiency submission requirements

Summary

Effective January 1, 2017, the submission requirements for all permit applications made for new Part 9 non-residential and Part 3 buildings and additions are changing. This will provide staff with a greater opportunity to review and comment on the aspects of a building that affect energy consumption, helping to ensure that the minimum efficiency requirements of the Ontario Building Code are met through active enforcement.

This is applicable to all applications submitted after December 23, 2016.

Energy Requirements

Part 12 and Ministry of Municipal Affairs (MMA) Supplementary Standard SB-10 of the 2012 Building Code outline the energy and water efficiency requirements for both Part 3 buildings and for Part 9 non-residential buildings.

New requirements in SB-10 come into effect on January 1, 2017 that will result in a 13% improvement over current energy efficiency measures.

The MMA is currently revising the options applicants can use to demonstrate compliance with the requirements of SB-10. While the new compliance options will take effect on January 1, 2017, a grace period will be granted for permit applications submitted prior to July 1, 2017. This will allow applicants to follow the compliance options provided for in Divisions 3 and 5 of the current version of SB-10 (September 14, 2012).

January 1 to June 30, 2017

Permit applications submitted from January 1 to June 30, 2017 require compliance with the current version of SB-10 (September 14, 2012) using one of the following compliance options:

1. Exceed by not less than 35% the energy efficiency levels attained by conforming to NRCC 38730-1997 "Model National Energy Code of Canada for Buildings". This will require energy modeling.
2. Exceed by not less than 17.5% the energy efficiency levels attained by conforming to the ASHRAE 90.1-2010 "Energy Standard for Buildings Except Low-Rise Residential Buildings". This will require energy modeling

3. Exceed by not less than 13% the energy efficiency levels attained by conforming to the NRCC 54435-2011 “National Energy Code of Canada for Buildings” and Chapter 3 in Division 2 of SB-10. This will require energy modeling.
4. Achieve the energy efficiency levels attained by conforming to ASHRAE 90.1-2010 “Energy Standard for Buildings Except Low-Rise Residential Buildings” and Chapter 2 in Division 3 of SB-10. These are prescriptive requirements but may require energy modeling depending on the option selected within the standard.
5. Achieve the energy efficiency levels attained by conforming to the prescriptive requirements in Division 5 of SB-10.

Part 9 non-residential buildings that meet certain requirements may use option #5. All other Part 9 non-residential and Part 3 buildings are required to follow one of the first four options. It is important to note that the first four options are also required to meet the carbon dioxide equivalents and peak electric demand requirements found in Chapter 1, Division 3 of SB-10.

Permit Application Requirements

Effective January 1, 2017, the City of Guelph will no longer accept the one page “Energy Efficiency Certification Form” that was previously required with permit applications. Instead, a combination of documentation will be required based on the option selected in order to demonstrate compliance with the energy efficiency requirements of the Building Code. The attached energy efficiency design summary (EEDS) forms outline the new submission requirements, which are outlined below.

Part 3 buildings:

Applicants will be required to complete the “Energy Efficiency Design Summary (for Part 3 Buildings)” form (see attached). Applicants will also be required to provide forms specific to the compliance option chosen, and may also be required to provide energy simulation outputs, and additional calculations.

Part 9 non-residential buildings:

Applicants will be required to complete the “Energy Efficiency Design Summary (for Part 9 Non-Residential Buildings)” form (see attached). In addition, the permit application shall include the referenced set of forms in order to demonstrate compliance with Division 5 of SB-10.

Submission Format

Electronic copies of EEDS forms, including any associated documentation, shall be submitted to bldgdept@huroneast.com at the time of initial permit application. Building permits cannot be issued until all energy efficiency forms and documentation have been received and reviewed.

After June 30, 2017

Permit applications submitted after June 30, 2017 require compliance with the updated version of SB-10 (January 1, 2017) using one of the following options:

1. Achieve the energy efficiency levels attained by conforming to ASHRAE 90.1-2013 “Energy Standard for Buildings Except Low-Rise Residential Buildings” and Chapter 2 in Division 3 of SB-10. This may require energy modeling depending on the option selected within the standard.

2. Achieve the energy efficiency levels attained by conforming to Section 7 of ASHRAE 189.1-2014 “Standard for the Design of High-Performance Green Buildings Except Low-Rise Residential Buildings”, excluding Sections 7.2.b, 7.4.7.3, 7.4.8, and 7.5.
3. Achieve the energy efficiency levels attained by conforming to NRCC 56191-2015 NECB “National Energy Code of Canada for Buildings” and Chapter 3 in Division 3 of SB-10. This may require energy modeling depending on the option selected within the standard.
4. Achieve the energy efficiency levels attained by conforming to Division 5 of SB-10.

Part 9 non-residential buildings that meet certain requirements can use option #4. All other Part 9 non-residential and Part 3 buildings are required to follow one of the first three options. It is important to note that the first three options are also required to meet the Carbon Dioxide Equivalents and Peak Electric Demand requirements found in Chapter 1, Division 3 of SB-10.

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