

# NECB Compliance Information

## Application

As of January 1, 2019, the National Energy Code for Buildings (NECB) 2017 Edition is enforced within Saskatchewan. Please refer to Framework Guide for submission requirements.

As per NECB 2017 Division A, Article 1.1.1.1., the Code applies to the design and construction of all *new buildings*, *additions*, and *major alterations* including:

- Buildings classified under Part 3 of the National Building Code (NBC)
- Buildings classified under Part 9 of the NBC containing non-residential occupancies whose combined floor area exceeds 300 m<sup>2</sup> or medium-hazard industrial occupancies (F2)
- Any building to which NBC Section 9.36. applies but the owner/applicant proposed to design and construct to the NECB.

## Notes

The NECB applies to *new buildings*, *additions* and *major alterations*. This form provides for the requirements for *new buildings* and *additions*. *Major alterations* may not be required to satisfy all requirements included. Contact the *authority having jurisdiction* (AHJ) to determine which requirements will apply for a specific *major alteration* project. In addition, for buildings or additions built after January 1, 2019 that are designed and constructed in compliance with the NECB the owner must maintain compliance with the NECB for all future alterations.

## Definitions

**Addition** means any conditioned space that is added to an *existing building* that increases the building's floor surface area by more than 10 m<sup>2</sup>.

**Alteration** means a change or extension to any matter or thing or to any occupancy regulated by The Uniform Building and Accessibility Standards Act. In the context of the Code:

**Minor alteration** means a stand-alone project for which a permit is required:

- often isolated or small in scope;
- does not involve structural elements;
- does not impact systems in other areas of the building;
- does not affect the operation of the fire alarm or sprinkler systems; and,
- does not make the means of egress non-compliant with the Code.

**Major alteration** means:

- Everything requiring a permit that does not fall under the scope of *minor alteration*; and,
- Where other systems need to be considered. These systems might be indirectly linked to the alteration project as the project does not intend to change these systems but their operation or compliance may be affected by other changes involved in the alteration (e.g., heating system and ventilation system after an extensive building envelope upgrade).

**Competent person** means a person, firm, or corporation, acceptable to the local authority, who is knowledgeable and experienced in the application of the National Building Code of Canada Section 9.36. for the design of buildings and/or building systems.

**Ground oriented dwelling units** includes:

- traditional individual detached houses with or without a secondary suite;
- semi-detached houses or duplexes (doubles) where each house may contain a secondary suite;
- row houses without secondary suites; and,
- row houses with secondary suites where firewalls are constructed in accordance with NBC Sentence 9.10.11.2.(1).

This means construction and footprint of the base building. The term does not apply to stacked dwelling units or multiple unit residential buildings other than those specifically mentioned above.

**New Building** means, in the context of energy efficiency standards, a building whose building permit is issued on or after January 1, 2019. It includes the base building and the initial tenant development(s).

Examples:

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- If a building and development permit application (BPA) is submitted for an office building and the BPA includes the development of the floor areas, the BPA for the office building is considered the *new building* and will be required to address NECB compliance.
- If a BPA is submitted for strip mall that is designed without tenant development of the interior floor area, the BPA for the strip mall and the future BPA's for the initial tenant development (fit-out) will be considered the *new building* and will be required to address NECB compliance.

**Other project types**, means any project not related to ground-oriented dwelling units.

This includes the entire base building and any interior construction completed for occupancy (owned or tenant improvements/fit-out).

## Design Professional Involvement for NECB Compliance

\*Existing Design Professional requirements remain for NBC

As per The Uniform Building and Accessibility Standards (UBAS) Regulations, a building designed to the NECB shall have a Design Professional, Architect or Engineer, licensed to practice in the province of Saskatchewan complete the design or design review of the building and building systems.

A building within the scope of Part 9 of the NBC designed under the NECB requires a competent person to complete the design or design review.

A coordinating NECB design professional is required to be responsible for coordinating the design work associated with energy compliance and the building and development permit process. The coordinating NECB design professional is required to fill out and sign the NECB Project Summary and the associated compliance report. Other design professionals may be involved in specific parts of NECB; their information will be added to the NECB Project Summary.

Compliance Path	Design Professional Involvement *	Documents to be sealed
Prescriptive	Design professional can either seal for entire compliance or Parts of compliance (must specify). Example: Project may have single design professional sealing for entire NECB or project may have architect seal for Part 3; and, mechanical engineer seal for Part 5 & 6; and, electrical engineer seal for Part 4 & 7.	Drawings that detail NECB compliance *see NECB <a href="#">Drawing Requirements</a> handout
Trade-off	Design professional can either seal for entire compliance or Parts of compliance (similar to prescriptive). Any Parts that do not use trade-off will have to comply with prescriptive. Note: Part 7 does not permit trade-off.	Trade-off calculations and drawings that detail NECB compliance
Performance	A single design professional has to take responsibility for the model and compliance with NECB.	Performance modelling report that details NECB compliance for construction

Note: As of November 2018, Saskatchewan Building Standards and Licensing Branch has proposed changes to the UBAS Regulation that include the requirement for a design profession to complete an inspection for buildings designed to NECB. Once the UBAS Regulations for this requirement are in place, a design professional will have to provide assurance to the Authority Having Jurisdiction that the inspection has been completed.