

National Building Codes

Key changes and Northern Construction Considerations

Industry Education and Engagement Session

October 20, 2026

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Webinar 01



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Disclaimer & Acknowledgement

Information presented does not directly represent the opinions of the Yukon Government or City of Whitehorse.

This presentation is conceptual and for informal educational purposes only.

Material presented must not be considered complete or exhaustive. Code provisions have been generally represented and may not reflect all provisions.

LAND ACKNOWLEDGEMENT

We respectfully acknowledge that wherever we gather in the Yukon, we are on the traditional territories of Yukon First Nations.

We honour the enduring relationships of Yukon First Nations with these lands and waters, and recognize their cultures, histories, and contributions.

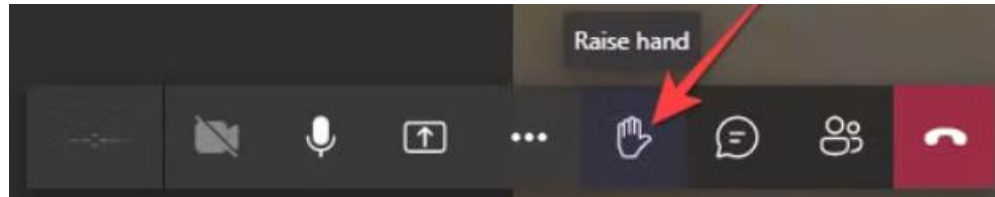


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Session rules

Request for participants

- Mute your microphones
- Ask questions
 - Raise your hand
 - Put it in the chat
 - Future follow up thru engagement site
- Be respectful of others' opinions



Contact Information

Email

nbc.engagement@yukon.ca

Poll Question-1
Who is in the room?

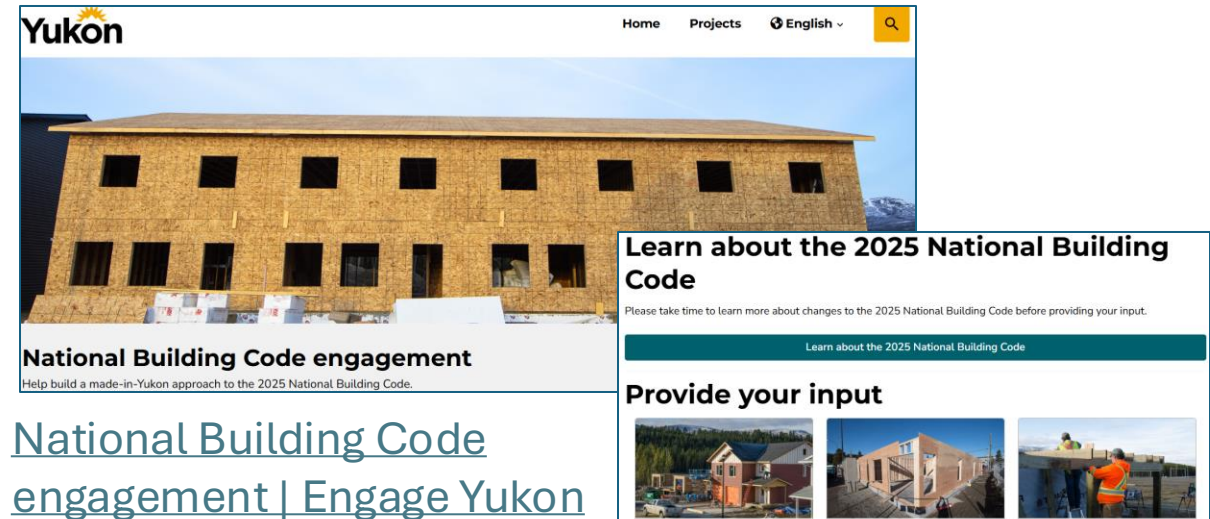
October 8th Overview

Topics Covered

- What we've learned so far
- Back to Basics – Code and local regulations
- Part 3 major changes
- Part 9 major changes
- Review of other National Building Code changes
- Recap and Next steps

Workshop sessions can be viewed at:

Resource library - [Learn about changes in the 2025 National Building Code | National Building Code engagement | Engage Yukon](#)



Learn about the 2025 National Building Code

Please take time to learn more about changes to the 2025 National Building Code before providing your input.

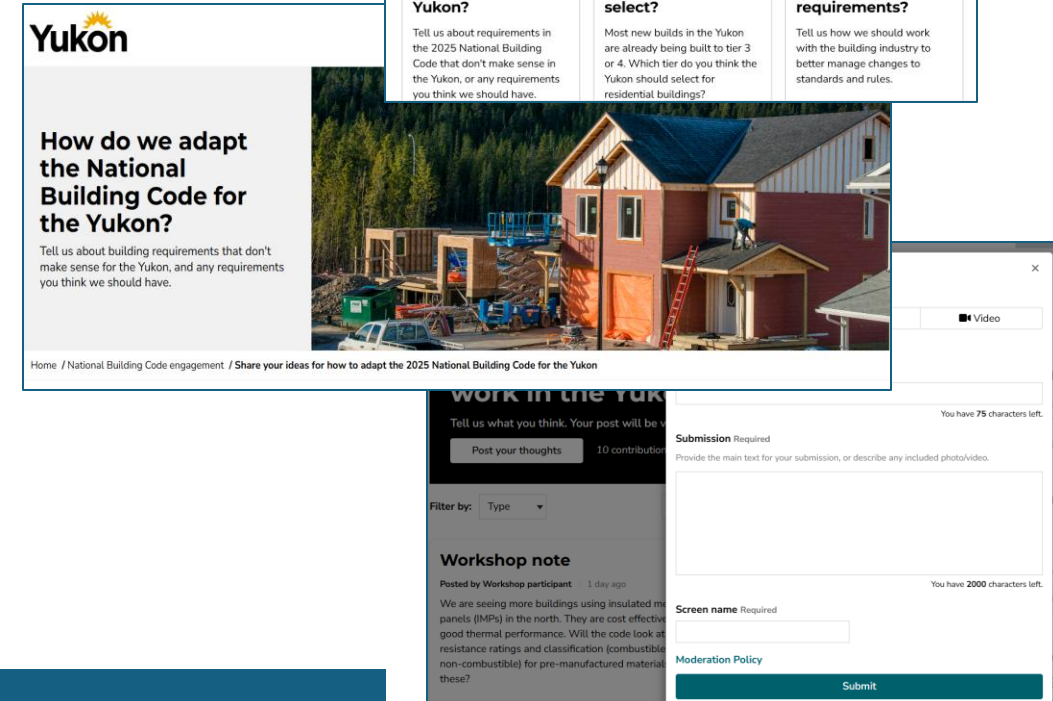
[Learn about the 2025 National Building Code](#)

Provide your input

How do we adapt the code for the Yukon?
Tell us about requirements in the 2025 National Building Code that don't make sense in the Yukon, or any requirements you think we should have.

Which energy tier should the Yukon select?
Most new builds in the Yukon are already being built to tier 3 or 4. Which tier do you think the Yukon should select for residential buildings?

How should we roll out new requirements?
Tell us how we should work with the building industry to better manage changes to standards and rules.



How do we adapt the National Building Code for the Yukon?

Tell us about building requirements that don't make sense for the Yukon, and any requirements you think we should have.

[Home](#) / [National Building Code engagement](#) / [Share your ideas for how to adapt the 2025 National Building Code for the Yukon](#)

work in the Yukon

Tell us what you think. Your post will be visible to all.

[Post your thoughts](#) 10 contributions

Filter by: Type

Workshop note

Posted by Workshop participant 1 day ago

We are seeing more buildings using insulated metal panels (IMPs) in the north. They are cost effective and have good thermal performance. Will the code look at resistance ratings and classification (combustible/non-combustible) for pre-manufactured materials?

Submission Required

Provide the main text for your submission, or describe any included photo/video.

You have 75 characters left.

Screen name Required

You have 2000 characters left.

[Moderation Policy](#)

[Submit](#)

Questionnaire Observations

Participant Surveys – 28 Questionnaires received

Industry representation – by sector (some participants indicated involvement in various sectors)				
Owner 03	Developer 02	Builder 06	Gov 06	Supplier 01
Designer 02	Architect 07	Engineer 03	Trades: 05 (and type): Framer - 04 Plmg/Gas 01	
Energy Performance 01 Building Envelope		Other:		

Type of projects/code classifications you are typically involved in. (select all that apply)		
New/Reno (Part 9) – 37%	New/Reno (Part 3) - 32%	New/Reno (Part 3) - 31%
Small Scale Housing	Multi Res.	Comm/Indus
Other:		

How familiar are you with the new National Building Code (2025) changes?		
Not very – 39%	Some – 55%	Very - 5%

What area of the Code/topic matters to you the most? (select all that apply)				
Part 3 – 37%	Part 4 – 5%	Part 5 – 7%	Part 9 – 41%	Unsure – 10%
Please provide specific comments or concerns. - Part 10 Existing, All parts of the code are equally important, Part 10 implementation timelines and industry preparedness, Impacts of Part 10, Energy efficiency & building permit requirements on existing residential buildings have upgrades/major additions, 3.2.5.7. water supply.				

What types of concern(s) to you have				
Technical - 31%	Financial - 10%	Implementation 41%	Unsure 2%	No comment (16%)
Understanding (Const/Inspection)				
Please provide specific comments or concerns • I have no concerns other than impact on existing buildings • Necessity				

Sample of participant comments:

- Do not adopt the NBC 2025. Each new code roughly increases the cost of construction by 6% to 8%.
- Through legislation, formally adopt NECB with model code editions
- My concerns primarily center around implementation and administration.
- Adequate water supply for firefighting concerns on current implementation.
- Increased space requirements for accessible dwellings contributing to “worse” housing stock.



October 20th Webinar Focus - NBC 2025

This review focuses on **three significant** changes along with their possible implications for Yukon's construction industry and occupants.

- **Part 3 – (NEW) Adaptable and Visitable dwellings**
- **Part 9 – (MAJOR CHANGES) Lateral Design loads - climatic & seismic data information changes**
- ~~**Part 9 – (MAJOR CHANGES) Technical changes in 9.36 including Energy Performance Tiers Carry over to Oct 27th webinar**~~
- **Part 10 – (NEW) Alteration to Existing Buildings**

Time permitting, we will allow for other topics of concern to be discussed and or follow up on.

How will we review the changes

When thinking about a change, we should try to frame it:

Question	Example
What is the Yukon doing now?	Current NBC 2020 vs Yukon practice.
What does the NBC 2025 introduce?	Specific new requirement or clarification?
Is Yukon already partially aligned?	Yes/No
What is the actual gap?	Training, design, supply, inspection, cost, administration
What transition support is needed?	Guidance, phased implementation, exemption



Code Change Review Breakdown

1. Identify the change

Code edition, affected provisions and associated **Proposed Change Forms (PCFs)**, where confirmed.

2. Explain the rationale

The problem addressed, the new approach and its practical significance.

3. Consider Yukon application

Local relevance, existing modifications and implementation considerations.

4. Assess potential impacts

Industry and occupants: minor, medium or high, with benefits and challenges.

5. Evaluate adoption options

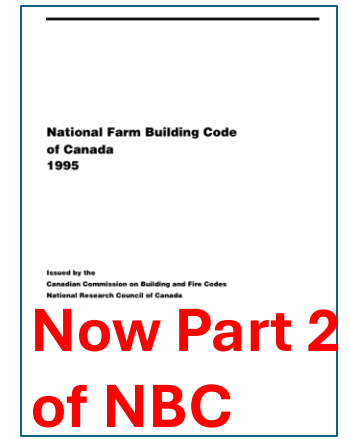
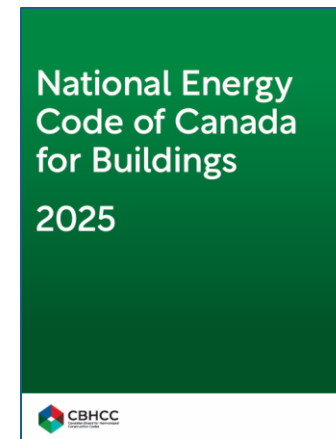
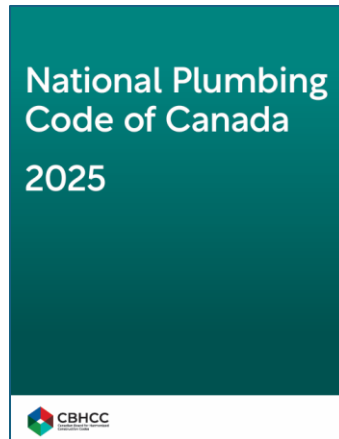
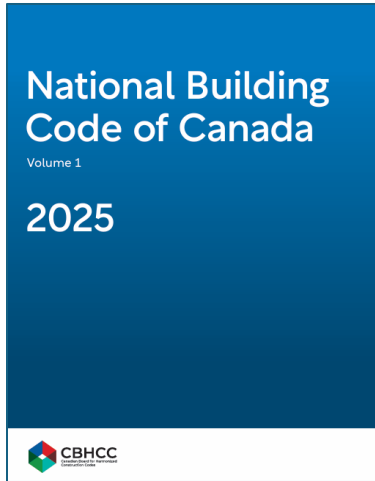
Education, further review, Yukon modification or a national change request.

6. Recommend next steps

A preferred approach, supporting rationale and outstanding confirmations.

Primary Focus - Code Change Review

Main code reference



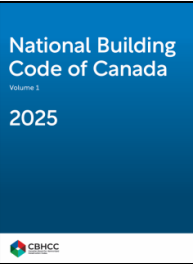
Parts 9

Referenced documents/standards

Look at Code development & Yukon Regulations
Public Code Reviews (PCFs) – Northern implementation

Part 3 - Adaptable and visitable dwelling units

This session will cover the new Articles 3.8.4. and 3.8.5. and how they relate to Part 9 Residential projects.



Part 3 - Adaptable and visitable dwelling units

NBC 2025: A broader accessibility framework

The accessibility objective now extends **to all types of dwelling units**, with flexibility for jurisdictions to determine application.

3.8.4. Adaptable dwelling units (NEW)

Basic features prepare homes for changing needs and future modifications.

3.8.5. Visitable dwelling units (NEW)

Additional entrance-level circulation and washroom features support visits by people using mobility aids.

Yukon application must be confirmed

National model-code provisions do not mean every dwelling must be fully accessible.

Confirm adopted scope and designated units.



Adaptable, visitable and accessible

Adaptable: Prepare for changing needs

Include basic access features now and make future modifications easier.

Visitable: Enable everyday visits

Provide usable entrance-level circulation and washroom space for visitors using mobility aids.

Accessible: Support everyday use

Provide a broader set of features suited to occupants' accessibility needs.

Illustrative example

A visitor can enter a home but cannot reach or use its washroom. Entrance access alone does not provide meaningful visitability.



Adaptable and visitable features

Adaptable homes

Reinforced washroom walls prepare for future grab bars at toilets, showers and tubs. Bars need not be installed immediately.

A wider entrance and reachable switches and outlets improve basic access.

Planning ahead can reduce the need to reopen finished walls.

Visitable homes

Adds wider entrance-level travel paths and washroom maneuvering space to adaptability features.

Supports visits with greater independence and dignity.

For designated units in multi-unit buildings. Confirm Yukon's adopted scope.



Part 9 Reference - Existing

9.5.2. Barrier-Free Design

9.5.2.1. General

1) Except as provided in Articles 9.5.2.3. and 3.8.2.1., every building shall be designed in conformance with Section 3.8.

9.5.2.2. Protection on Floor Areas with a Barrier-Free Path of Travel

1) Where a barrier-free path of travel required in Article 9.5.2.1. is provided to any storey above the first storey, the requirements in Article 3.3.1.7. shall apply.

9.5.2.3. Exception for Apartment Buildings

1) Except as provided in Sentence (2), if the building is not equipped with an elevator, the barrier-free path of travel described in Section 3.8. need only be provided on the entrance level of an apartment building.

2) The barrier-free path of travel on the entrance level described in Sentence (1) need not be provided where the difference in floor elevation between the entrance level and every dwelling unit exceeds 600 mm.

A-3.8.2.1.(4) and (5) Application to Dwelling Units. Subsection 3.8.4. focuses on technical requirements that eliminate the need for, or reduce the cost and difficulty of, common modifications to a dwelling unit for accessibility, thereby making the dwelling unit more easily adaptable to a person's needs.

Subsection 3.8.5. is founded on the principle of visitability, i.e., providing basic accessibility features to allow persons with disabilities related to mobility to visit others in their dwellings. These features include barrier-free paths of travel in the main living spaces of a dwelling unit and washrooms that are large enough for a person using a wheelchair to maneuver in that space.

EXISTING NBC 2020

3.8.2.1. Exceptions

(See Note A-3.8.2.1.)

- 1) The requirements of this Section apply to all buildings except
 - a) detached houses, semi-detached houses, houses with a secondary suite, duplexes, triplexes, townhouses, row houses and boarding houses (see Note A-1.4.1.2.(1) of Division A, Secondary Suite),
 - b) buildings of Group F, Division 1 major occupancy, and
 - c) buildings that are not intended to be occupied on a daily or full-time basis, including automatic telephone exchanges, pumphouses and substations.

NEW – NBC 2025

3.8.2. Application

3.8.2.1. General

(See Note A-3.8.2.1.)

- 1) Except as provided in Sentences (2) to (5), the requirements of this Section apply to all buildings.
- 2) The requirements of this Section do not apply to
 - a) buildings of Group F, Division 1 major occupancy, and
 - b) buildings that are not intended to be occupied on a daily or full-time basis, including automatic telephone exchanges, pumphouses and substations.
- 3) Except as provided in Sentence (4), the requirements of this Section do not apply to detached houses, semi-detached houses, houses with a secondary suite, duplexes, triplexes, townhouses, row houses and boarding houses. (See Note A-1.4.1.2.(1) of Division A, Secondary Suite.)
- 4) The requirements of Subsection 3.8.4. apply to
 - a) detached houses, semi-detached houses, houses with a secondary suite, duplexes, triplexes, townhouses, row houses and boarding houses, and
 - b) other dwelling units where required by federal, provincial or territorial regulations or municipal bylaws.
 (See Note A-3.8.2.1.(4) and (5).)
- 5) The requirements of Subsections 3.8.4. and 3.8.5. apply to dwelling units required to be visitable by federal, provincial or territorial regulations or municipal bylaws. (See Note A-3.8.2.1.(4) and (5).)

Part 9 Reference - Existing

9.5.2. Barrier-Free Design

9.5.2.1. General

1) Except as provided in Articles 9.5.2.3. and 3.8.2.1., every *building* shall be designed in conformance with Section 3.8.

9.5.2.2. Protection on Floor Areas with a Barrier-Free Path of Travel

1) Where a *barrier-free* path of travel required in Article 9.5.2.1. is provided to any *storey* above the *first storey*, the requirements in Article 3.3.1.7. shall apply.

9.5.2.3. Exception for Apartment Buildings

1) Except as provided in Sentence (2), if the *building* is not equipped with an elevator, the *barrier-free* path of travel described in Section 3.8. need only be provided on the entrance level of an *apartment building*.

2) The *barrier-free* path of travel on the entrance level described in Sentence (1) need not be provided where the difference in floor elevation between the entrance level and every *dwelling unit* exceeds 600 mm.

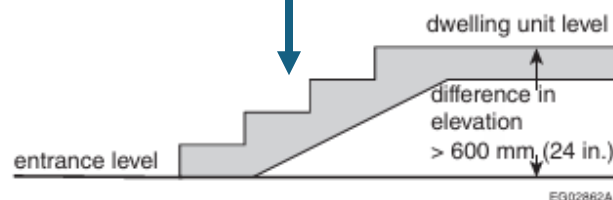


Figure 9.5.-3
Entrance level not requiring a barrier-free path of travel

3.3.1.7. Protection on Floor Areas With A Barrier-Free Path Of Travel

9.5.2.2. Protection on Floor Areas with a Barrier-Free Path of Travel

This Article indicates that the requirements of NBC Article 3.3.1.7., which are intended to ensure the safety of persons in wheelchairs in an emergency situation, apply where a barrier-free path of travel is provided to an upper storey in a multi-storey building. Figure 9.5.-1 shows an example of a floor area that is served by an elevator. Figure 9.5.-2 shows an example of a floor area that is provided with a balcony.

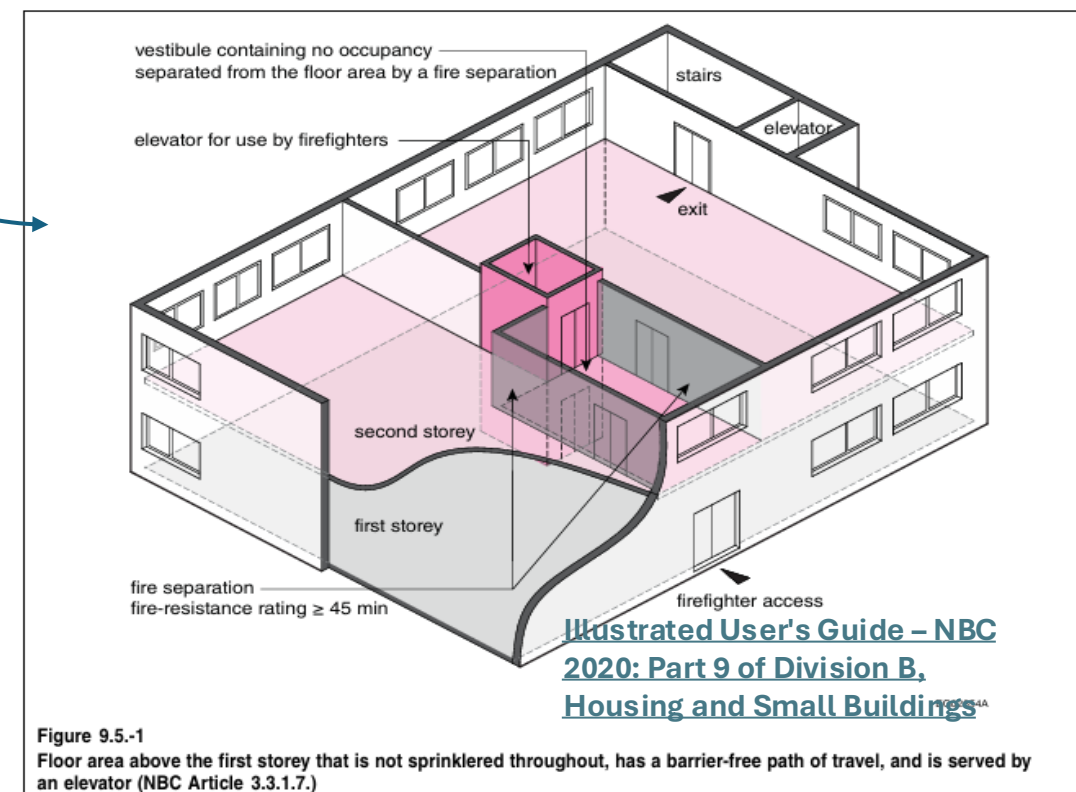


Figure 9.5.-1
Floor area above the first storey that is not sprinklered throughout, has a barrier-free path of travel, and is served by an elevator (NBC Article 3.3.1.7.)

3.8.4. Adaptable dwelling units – updated

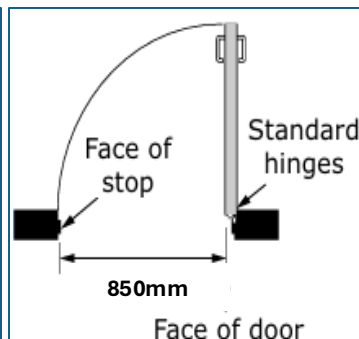
3.8.4.1. Entrance Doorway Width

850mm x 1980mm – 33.5” x 6’-8”

3.8.4.1. Entrance Doorway Width

(See Note A-3.8.4.1.)

1) The minimum clear width of at least one entrance doorway of a dwelling unit shall be 850 mm when the entrance door is in the open position.



3.8.4.2. Electrical Switches and Receptacles

3.8.4.2. Electrical Switches and Receptacles

1) Except as provided in Sentence (2), where they are mounted on a wall and intended for regular use by the occupant, electrical switches and receptacles shall be located with their centre lines

- a) between 400 mm and 1 200 mm above the finished floor or ground surface, and
- b) at least 300 mm from the inside wall corner.

(See Note A-3.8.4.2.(1).)

2) Sentence (1) does not apply to electrical switches and receptacles that are intended for use with dedicated equipment or appliances.

9.5.5. Doorway Sizes (NBC 2025)

Entrance - 810mm x 1980mm - 32” x 6’-8”

Table 9.5.5.1.
Size of Doors
Forming Part of Sentence 9.5.5.1.(1)

At Entrance to:	Minimum Width, mm	Minimum Height, mm
Dwelling unit or house with a secondary suite including common spaces (required entrance)	810	1 980
Vestibule or entrance hall		

A-3.8.4.2.(1) Centre Lines of Electrical Switches and Receptacles. Figure A-3.8.4.2.(1) illustrates the positioning of the centre lines of an electrical switch and receptacle in accordance with Sentence 3.8.4.2.(1).

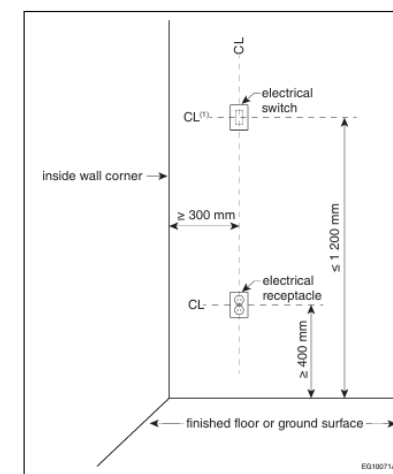


Figure A-3.8.4.2.(1)
Positioning of centre lines of electrical switches and receptacles
Note to Figure A-3.8.4.2.(1):
(1) CL = centre line

Will these changes
create issues with
implementation?

Should be shown on
the permit drawings.



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3.8.4. Adaptable dwelling units – updated

3.8.4.3. Walls around Water Closets

3.8.4.3. Walls around Water Closets

(See Note A-3.8.4.3. and 3.8.4.4.)

1) Stud walls around water closets shall be reinforced to support the present or future installation of grab bars in accordance with Sentence 9.31.2.3.(2).

2) Except as provided in Sentences (3) to (6), the reinforcement of stud walls around water closets required by Sentence (1) shall cover a minimum area that

- on the side walls, extends horizontally from the rear wall to 1 600 mm beyond the rear wall and vertically from 690 mm to 1 630 mm above the finished floor, and
- on the rear wall, on both sides of the water closet, extends horizontally from 200 mm to 600 mm beyond the centre line of the water closet and vertically from 690 mm and 960 mm above the finished floor.

(See Note A-3.8.4.3.(2).)

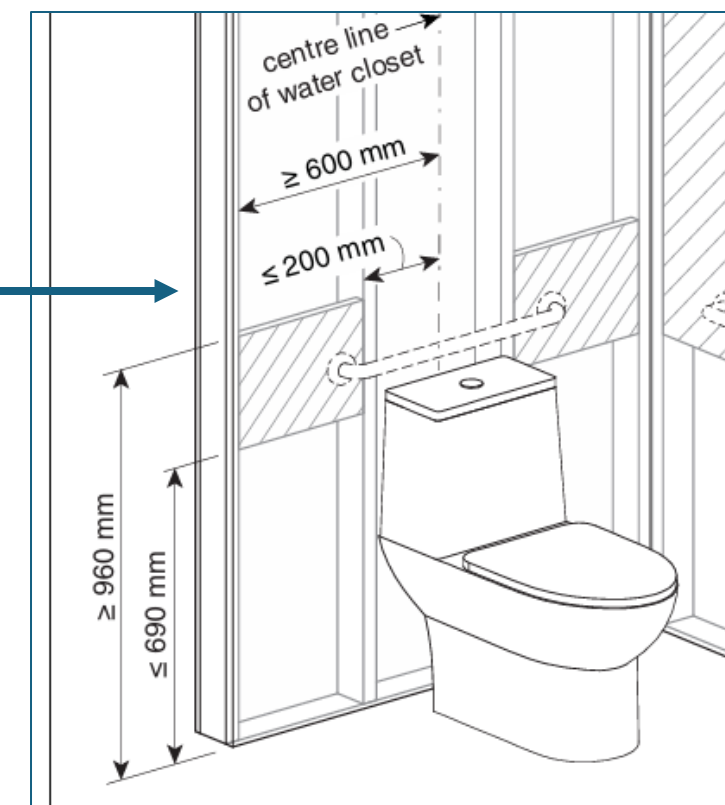
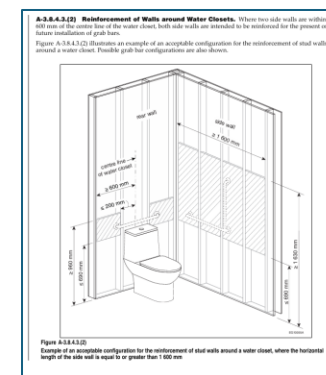
3) Where the horizontal length of the side wall is greater than 400 mm but less than 1 600 mm, the reinforcement described in Clause (2)(a) need only extend to the end of the wall.

4) Where the horizontal length of the side wall is 400 mm or less, the reinforcement described in Clause (2)(a) is not required.

5) Where the side wall is located more than 600 mm from the centre line of the water closet, the reinforcement described in Clause (2)(a) is not required.

6) Penetrations for wall openings and wall-mounted fixtures are permitted within the reinforced wall area. (See Note A-3.8.4.3.(6).)

What is the most practical way of providing blocking - 2x10?



Should be shown on the permit drawings.

3.8.4. Adaptable dwelling units – updated

3.8.4.4. Walls around Showers and Bathtubs

3.8.4.4. Walls around Showers and Bathtubs

(See Notes A-3.8.4.4. and A-3.8.4.3. and 3.8.4.4.)

1) Except as provided in Sentences (5) to (8), stud walls around showers shall be reinforced to support the present or future installation of grab bars in accordance with Sentence 9.31.2.3.(2).

2) The reinforcement of stud walls around showers required by Sentence (1) shall cover a minimum area that

- on side walls, extends horizontally along the full length of the shower and vertically from 690 mm to 1 630 mm above the finished floor, and
- on entrance walls, extends horizontally at least 400 mm, centred over the shower entrance, and vertically from 580 mm to 1 670 mm above the finished floor.

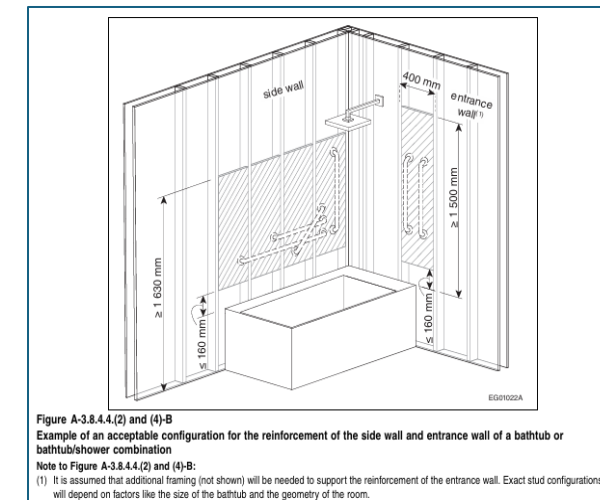
(See Note A-3.8.4.4.(2) and (4).)

3) Except as provided in Sentences (5) to (8), stud walls around bathtubs and bathtub/shower combinations shall be reinforced to support the present or future installation of grab bars in accordance with Sentence 9.31.2.3.(2).

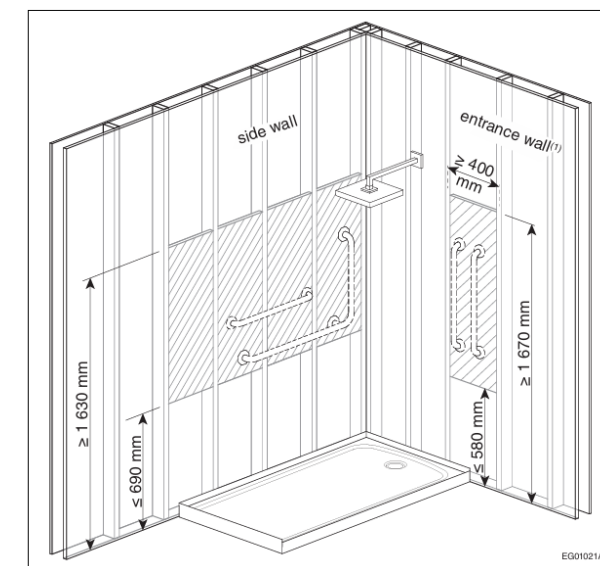
4) The reinforcement of stud walls around bathtubs and bathtub/shower combinations required by Sentence (3) shall cover a minimum area that

- on side walls, extends horizontally along the full length of the bathtub or bathtub/shower combination and vertically from 160 mm above the bathtub rim or tiling flange to 1 630 mm above the finished floor, and
- on entrance walls, extends horizontally at least 400 mm, centred over the bathtub or bathtub/shower combination entrance, and vertically from 160 mm to 1 500 mm above the bathtub rim or tiling flange.

(See Note A-3.8.4.4.(2) and (4).)



Q- What is the most practical way of providing blocking – 2x10?



Should be shown on the permit drawings.

Figure A-3.8.4.4.(2) and (4)-A
Example of an acceptable configuration for the reinforcement of the side wall and entrance wall of a shower

3.8.4. Adaptable dwelling units – updated

3.8.4.4. Walls around Showers and Bathtubs

5) Where a shower, bathtub or bathtub/shower combination is provided with a prefabricated enclosure,

- a) Clauses (2)(a) and (4)(a) do not apply, and
- b) Clauses (2)(b) and (4)(b) apply, except that the minimum reinforcement area shall extend horizontally from the entrance or rim to 400 mm beyond the entrance.

(See Note A-3.8.4.4.(5).)

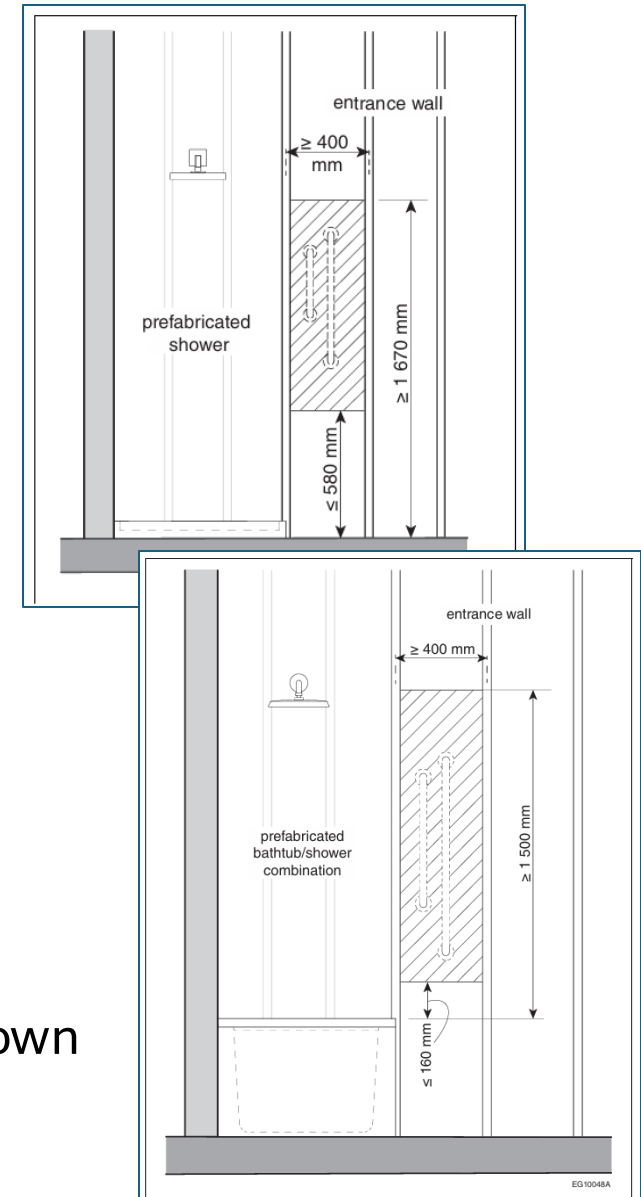
6) Where the side of a shower, bathtub or bathtub/shower combination is not adjacent to a stud wall, Clauses (2)(a) and (4)(a) do not apply. (See Note A-3.8.4.4.(6) and (7).)

7) Where the entrance to a shower, bathtub or bathtub/shower combination is not adjacent to a stud wall, Clauses (2)(b) and (4)(b) do not apply. (See Note A-3.8.4.4.(6) and (7).)

8) Penetrations for wall openings and wall-mounted fixtures are permitted within the reinforced area. (See Note A-3.8.4.3.(6).)

Q-What is the most practical way of providing blocking – 2x10?

Should be shown on the permit drawings.



3.8.5. Visitable Dwelling Units

Entrance level

3.8.5. Visitable Dwelling Units

3.8.5.1. Path of Travel, Doors and Doorways

- 1) The **entrance level** of a visitable dwelling unit shall be served by a path of travel that
 - a) conforms to Sentences 3.8.3.2.(1), (2) and (4), and Clauses 3.8.3.2.(3)(a), (b) and (d) to (f), and
 - b) extends from an entrance doorway conforming to Article 3.8.4.1. into
 - i) at least one indoor living or dining room or space (see Note A-3.8.5.1.(1)(b)(i)), and
 - ii) at least one washroom conforming to Article 3.8.5.2.
- 2) All doors and doorways located in the path of travel described in Clause (1)(b) shall conform to Sentences 3.8.3.6.(2), (4) and (5). (See Note A-3.4.3.4.)

A-3.8.3.2.(2) Reduction in Clear Width of Barrier-Free Path of Travel. Figure A-3.8.3.2.(2) presents schematic examples of barrier-free paths of travel with a section whose clear width is reduced as permitted by Sentence 3.8.3.2.(2).

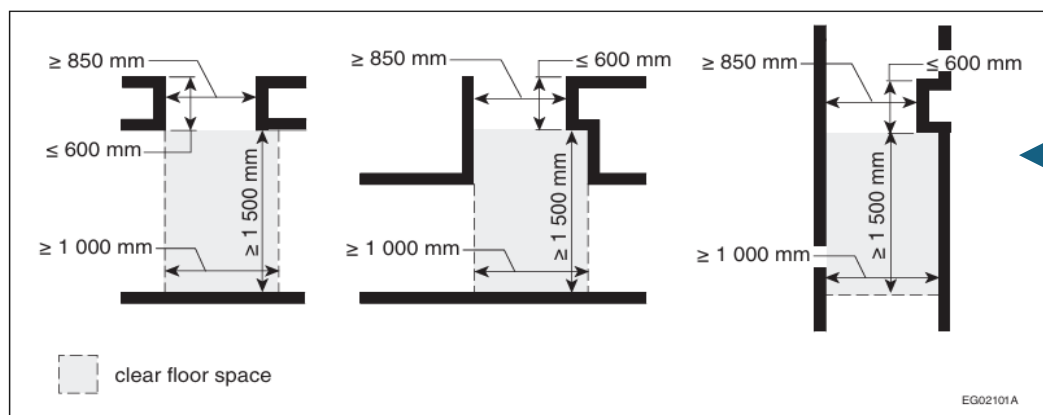


Figure A-3.8.3.2.(2)
Barrier-free paths of travel with a reduced clear-width section

3.8.3.2. Barrier-Free Path of Travel

- 1) Except as required elsewhere in this Part or as permitted by Sentence (2) and Article 3.8.3.6. pertaining to doorways, the clear width of a *barrier-free* path of travel shall be not less than 1 000 mm.
- 2) The clear width of a *barrier-free* path of travel is permitted to be reduced to not less than 850 mm for a length of not more than 600 mm, provided the clear floor space at either end of the reduced-clear width section is level within a rectangular area
 - a) whose dimension parallel to each end of the reduced-clear width section is not less than 1 000 mm, and
 - b) whose dimension perpendicular to each end of the reduced-clear width section is not less than 1 500 mm.
 (See Note A-3.8.3.2.(2).)
- 3) Interior and exterior walking surfaces that are within a *barrier-free* path of travel shall
 - a) have no opening that will permit the passage of a sphere more than 13 mm in diameter,
 - b) have any elongated openings oriented approximately perpendicular to the direction of travel,
 - c) be stable, firm and slip-resistant,
 - d) have a cross slope no steeper than 1 in 50,
 - e) be beveled at a maximum slope of 1 in 2 at changes in level between 6 mm and 13 mm, and
 - f) be provided with sloped floors or *ramps* at changes in level more than 13 mm.
 (See Note A-3.8.3.2.(3).)
- 4) A *barrier-free* path of travel is permitted to include *ramps*, passenger elevators or other platform-equipped passenger-elevating devices to overcome a difference in level.

Yukon can determine what units are “visitable”



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Code references and associated PCFs

NBC 2025: Subsections 3.8.4. and 3.8.5.

- [1880 Accessibility objective extended to all dwelling units](#)
- [1881 / 2028 Application and scope of accessibility requirements](#)
- [1883 Adaptable dwelling entrance](#)
- [1957 Reachable controls in dwelling units](#)
- [1882 / 2030 Future grab-bar reinforcement and structural strength](#)
- [1884 Paths of travel within visitable dwelling units](#)
- [1958 Washrooms in visitable dwelling units](#)

Proposal history, not a complete final-code crosswalk

PCF 2031 is also linked in the proposal records. Its precise role remains to be confirmed. The published NBC 2025 governs.



Why this matters for Yukon communities

Aging in place

Aligns with Yukon's aim to help seniors and Elders live safely and independently in their own homes or communities.

Family and community connections

Visitable homes can remove physical barriers to gatherings with friends and relatives.

Continuity and choice

Adaptable homes can support changing needs. Housing features work alongside community services and personal supports.

Local voices matter

Engage people with disabilities, seniors and Elders, Yukon First Nations, housing providers and builders.

Discussion: What prevents people from staying in or visiting homes locally?



Accessible Housing by Design— House Designs and Floor Plans




CSA/ASC B652:23
 National Standard of
 Canada

Accessible dwellings




 Accessibility Standards
 Canada

Normes d'accessibilité
 Canada

SCC  CCN

Free online
CSA/ASC B652:23.
Accessible dwellings
Not referenced in NBC 2025




CSA/ASC B651:23
National Standard of
Canada

Accessible design for the built environment







Accessibility Standards
Canada

Normes d'accessibilité
Canada

scc  ccn

CSA/ASC B651:23 | Codes &
Standards | Product | CSA
Group

BCBC 2024 ILLUSTRATED GUIDE ON ACCESSIBILITY

GHIL GROUP LIMITED
A PART OF @JS HELD

Version 10

An Illustrated Commentary on Accessibility Requirements
In **British Columbia Building Code 2024**

BCBC 2024 Illustrated
Guide on Accessibility |
GHL Consultants Ltd.

Yukon impacts and implementation

Impact to Yukon: preliminary qualitative assessment

Industry: Medium impact

Updates to standard plans, electrical layouts and washroom details.

Training and inspection procedures for concealed reinforcement.

Potential space-planning implications for visitable units.

Costs and feasibility depend on building type and Yukon's application decisions.

Occupants: High positive potential

Greater independence and opportunities for social participation.

Better preparation for changing needs and some future modifications.

Benefits accumulate as suitable housing becomes available.

Reflects potential importance to affected people, not a measured territory-wide outcome.

Industry: Medium (mixed)*

Occupants: High (positive)*



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Recommended path to adoption

Support adoption with targeted education and clear Yukon application

- Confirm Yukon application with residents, communities and industry.
- Prepare code-aligned details, worked layouts and inspection checklists.
- Test local designs and address demonstrated cost or layout barriers.

Other option: A conditional six-month transition

- If readiness gaps remain, consider a six-month deferral of 3.8.4. and 3.8.5. beyond Yukon's NBC 2025 adoption date.
- Continue education. Explore a temporary amendment to the Building Code Modifications Regulation, subject to legal review.
- Set a firm end date and permit-transition rules. Require training milestones and weigh delayed accessibility benefits.
- BC provides a transition precedent. Its scope and requirements differ from NBC 2025.

Preserve the social benefits while giving industry clear, workable requirements.



Part 9 - Lateral Design Loads

This session will review the significant changes made to Lateral – Seismic and Wind design requirements from the NBC 2020. This includes changes to structural design parameters and seismic and climatic data.



Part 9 - Lateral Design Loads

Code references (NBC 2025) – 9.4, 9.23.13, Appendix C climatic and seismic information

Type of change: Modifications and additions to the NBC 2020

Existing Yukon modification: NA

Associated PCFs – 1475 (ver 1) Resistance to Lateral Loads

Change explanation

- Updates the seismic design parameter used in Part 9 from $S_a(0.2)$ to S_{max} , adds new prescriptive framing types options for braced wall panels, and extends requirements for bracing to resist lateral loads to locations with low seismic and wind loads.

Why it matters

- The changes to Part 9 lateral design in the NBC are crucial for northern communities due to the increased seismicity and wind loads experienced in these regions. The new requirements aim to enhance the structural resilience of buildings against these environmental hazards, which can lead to significant structural damage or even collapse during extreme events.



Lateral Design Loads

9.4 Structural Requirements

The introduction of new structural design requirements for snow and wind in the NBC 2025 is a response to the increasing intensity of extreme weather events and the need to ensure the safety and resilience of buildings. The updated code reflects the changing climate patterns, which include increased wind speeds, heavier snowfalls, and more intense thermal loads. These changes are necessary to protect buildings designed to outdated codes (historical data collection) that did not account for these evolving conditions.

The new "uniform risk" model for wind and snow loads aims to provide a consistent level of safety across different geographical regions and hazard types, ensuring that structures can withstand the impacts of climate change for the next 75 to 100 years.

For more information review PCF 1475, Appendix C notes, and [New 2025 National Building Code uses future climate data for first time – ClimateData.ca](#)

[Freezing Degree Days | Canada | Climate Atlas of Canada](#)



Lateral Design Loads

9.4 Structural Requirements

9.4.2.2. Specified Snow Loads

(See Note A-9.4.2.1. and 9.4.2.2.)

Modified - NBC 2025

1) Except as provided in Sentences (2) to (5), specified snow loads shall be not less than those calculated using the following formula:

$$S = \frac{C_b S_{s,1/1000}}{1.5} + \frac{S_{r,1/1000}}{1.5}$$

where

S = specified snow load,

C_b = basic snow load roof factor, which is 0.45 where the entire width of the roof does not exceed 4.3 m and 0.55 for all other roofs,

$S_{s,1/1000}$ = 1-in-1 000 annual probability ground snow load in kPa, determined according to Subsection 1.1.3., and

$S_{r,1/1000}$ = associated 1-in-1 000 annual probability rain load in kPa, determined according to Subsection 1.1.3.

NBC 2020

9.4.2.2. Specified Snow Loads

(See Note A-9.4.2.1. and 9.4.2.2.)

1) Except as provided in Sentences (2) to (4), specified snow loads shall be not less than those calculated using the following formula:

$$S = C_b S_s + S_r$$

where

S = specified snow load,

C_b = basic snow load roof factor, which is 0.45 where the entire width of the roof does not exceed 4.3 m and 0.55 for all other roofs,

S_s = 1-in-50-year ground snow load in kPa, determined according to Subsection 1.1.3., and

S_r = associated 1-in-50-year rain load in kPa, determined according to Subsection 1.1.3.

9.4.2.3. Reference Hourly Wind Pressure

New - NBC 2025

1) The reference hourly wind pressure (RHWP) referred to in this Part shall be calculated as follows:

$$RHWP = \frac{q_{1/500}}{1.4}$$

NBC 2025 – new reference to wind not previously mentioned in NBC 2020

where

$q_{1/500}$ = 1-in-500 annual probability wind pressure, in kPa, determined in accordance with Subsection 1.1.3.

2) Where the RHWP, as calculated in Sentence (1), is used to design structural members and their connections in accordance with Part 4 and Subclause 9.4.1.1.(1)(c)(i), it shall be multiplied by a factor of 1.4.

Discussions on possible factor issue

9.4.2.6. Seismic Design Parameter

(See Note A-9.4.2.6.)

New - NBC 2025

1) Except as provided in Sentence (2) and unless otherwise indicated, the value of the seismic design parameter, S_{max} at a location listed in Table C-3 of Appendix C shall be taken as S_{max} for unknown Site Class. (See Note A-9.4.2.6.(1).)

2) Where the Site Class is determined in accordance with Sentence 4.1.8.4.(3), the value of the seismic design parameter, S_{max} at a location listed in Table C-3 of Appendix C, is permitted to be taken as S_{max} for the determined Site Class. (See Note A-9.4.2.6.(2).)

Also Snow loads (factor 1.5) 9.4.2.2.(3)

3) Where the specified snow load, S , as calculated in Sentence (1) is used to design structural members and their connections in accordance with Part 4 and Subclause 9.4.1.1.(1)(c)(i), it shall be multiplied by a factor of 1.5.

NBC 2025 – note there is a factor error currently being reviewed.



Lateral Design Loads

Appendix C – Table C-2 Climatic Information – “Future Shifted Climatic Data”

Change Explanation

Updates the climatic design data in Table C-2 by taking into consideration projected future changes over a 50-year time horizon.

NBC 2025- modified or new

Table C-2
Climatic Design Data for Selected Locations in Canada

Province and Location	Elev., m	Design Temperature						Degree-Days Below 18°C	Degree-Days Below 15°C	15 Min. Rain, mm	One Day Rain, 1/50, mm	Ann. Rain, mm	Moist. Index	Ann. Tot. Ppn., mm	Driving Rain Wind Pressures, Pa, 1/5	Snow Load, kPa, 1/50		Snow Load, kPa, 1/1000		Hourly Wind Pressures, kPa			Winter Average	
		January		July 2.5%												S _s	S _r	S _s	S _r	1/10	1/50	1/500	Temp., °C	Wind Speed m/s
		2.5% °C	1% °C	Historical ⁽¹⁾		Future																		
				Dry °C	Wet °C	Dry °C	We °C																	
Yukon																								
Aishihik	920	-44	-46	23	15	27	19	7500	6500	10	56	270	0.6	340	60	2.0	0.1	3	0.2	0.28	0.40	0.6	-14	2.2
Dawson	330	-50	-51	26	16	30	19	8120	7100	13	65	270	0.6	440	50	3.0	0.1	4.4	0.2	0.23	0.33	0.48	-17	2
Destruction Bay	815	-43	-45	23	14	27	18	7800	6790	10	64	290	0.6	380	140	2.0	0.1	3	0.2	0.44	0.63	0.96	-14	2.3
Faro	670	-46	-47	25	16	29	20	7300	6310	13	43	300	0.6	380	50	2.4	0.1	3.6	0.2	0.27	0.37	0.55	-14	2.3
Haines Junction	600	-45	-47	24	14	29	18	7100	6120	10	66	230	0.6	400	310	2.3	0.1	3.3	0.2	0.25	0.36	0.54	-11	2.5
Snag	595	-51	-53	23	16	27	19	8300	7280	10	77	390	0.6	440	50	2.3	0.1	3.4	0.2	0.23	0.33	0.48	-17	2.2
Teslin	690	-42	-44	24	15	28	19	6770	5800	13	49	300	0.5	400	50	3.2	0.1	4.6	0.2	0.27	0.36	0.49	-12	2.2
Watson Lake	685	-46	-48	26	16	30	20	7470	6470	13	69	360	0.6	510	70	3.4	0.1	4.9	0.2	0.27	0.37	0.55	-15	2
Whitehorse	655	-41	-43	25	15	30	19	6580	5610	10	56	260	0.5	340	60	2.1	0.1	3.2	0.2	0.30	0.40	0.56	-11	3.7

Related to 9.23.13



Lateral Design Loads

Appendix C – Table C-3 Seismic Information

The seismic data in Part 9 of the NBC 2025 was changed from $S_a(0.2)$ to S_{max} to align with the updated seismic hazard values used for design of Part 4 buildings. This change ensures that a single set of seismic hazard values is used for **both Part 4 and Part 9 buildings**, which is crucial for maintaining structural safety and sufficiency. The seismic design parameter, S_{max} , is derived from the 2020 seismic hazard values and is used to design buildings under Part 4 of the NBC 2020.

This update is part of the broader effort to improve design methodologies within Part 9 to address earthquake resistance of housing and small buildings in locations with high seismic hazard values

[For those areas not identified in Table C-3 – go to: 2025 - 2020 National Building Code of Canada Seismic Hazard Tool](#)

Lateral Design Loads

Appendix C – Table C-3 Seismic Information

Change Explanation

Updates the seismic design data in Table C-3 used in Part 9 from $S_a(0.2)$ to S_{max}

NBC 2025

Table C-3
Seismic Design Parameter, S_{max} , for Selected Locations in Canada

Province and Location	S_{max} for Unknown Site Class	S_{max} According to Site Class				
		A	B	C	D	E
Yukon						
Aishihik	0.906	0.235	0.303	0.564	0.821	0.906
Dawson	0.787	0.245	0.311	0.513	0.721	0.787
Destruction Bay	2.69	1.47	1.89	2.69	2.69	2.08
Faro	0.515	0.141	0.18	0.294	0.452	0.515
Haines Junction	1.3	0.54	0.693	1.06	1.28	1.3
Snag	1.1	0.329	0.427	0.766	1.03	1.1
Teslin	0.567	0.148	0.19	0.322	0.498	0.567
Watson Lake	0.529	0.147	0.189	0.3	0.463	0.529
Whitehorse	0.701	0.171	0.219	0.404	0.619	0.701

Related to 9.23.13

9.23.13.1.

Requirements for Low to Moderate Wind and Seismic Forces (less than 0.47)

Table C-3 Seismic Design Data for Selected Locations in Canada for Part 9 Design	
Province and Location	$S_a(0.2)$ for Seismic Design in Part 9
Yukon	
Aishihik	0.446
Dawson	0.396
Destruction Bay	1.54
Faro	0.271
Haines Junction	0.973
Snag	0.502
Teslin	0.284
Watson Lake	0.304
Whitehorse	0.334

NBC 2020

Question – who determines of Site class C and or Unknown?

Yukon – New Seismic and Climatic Data

Yukon Comparable Lateral Load Seismic and Wind data									
	Sa(2.0)	Smax Unkown	SiteClass C	Wind 1/50	Wind (1/500)	Snow s 1/50	Snow r 1/50	Snow s 1/1000	Snow r 1/1000
	2020	2025	2025	2025	2025	2025	2025	2025	2025
Aishihik	0.446	0.906	0.564	0.40	0.60	2.00	0.10	3.00	0.20
Dawson	0.396	0.787	0.513	0.33	0.48	3.00	0.10	4.40	0.20
Destruction Bay	1.54	2.690	2.69	0.63	0.96	2.00	0.10	3.00	0.20
Faro	0.271	0.515	0.294	0.37	0.55	2.40	0.10	3.60	0.20
Haines Junction	0.93	1.300	1.06	0.36	0.54	2.30	0.10	3.30	0.20
Snag	0.502	1.100	0.766	0.33	0.48	2.30	0.10	3.40	0.20
Teslin	0.284	0.567	0.322	0.36	0.49	3.20	0.10	4.60	0.20
Watson Lake	0.304	0.529	0.300	0.37	0.55	3.40	0.10	4.90	0.20
Whitehorese	0.334	0.701	0.404	0.40	0.56	2.10	0.10	3.20	0.20

9.4 Structural Requirements

	NBC 2020 Snow			NBC 2025 Snow			NBC 2025 (new Wind)			Low -Mode	less 0.6
	$S = C_b S_s + S_r$	Cb 0.55	Cb 0.55	S=	$\frac{C_b S_s 1/1000}{1.5}$	$\frac{S_r 1/1000}{1.5}$	RHWP = $\frac{S_r 1000}{1.4}$				
Aishihik	1.20			1.23	1.10	0.13	0.43	0.6		High	0.6 -1.2
Dawson	1.75			1.75	1.61	0.13	0.34	0.48		Extreme	over 1.2
Destruction Bay	1.20			1.23	1.10	0.13	0.69	0.96			
Faro	1.42			1.45	1.32	0.13	0.39	0.55			
Haines Junction	1.37			1.34	1.21	0.13	0.39	0.54			
Snag	1.37			1.38	1.25	0.13	0.34	0.48			
Teslin	1.86			1.82	1.69	0.13	0.35	0.49			
Watson Lake	1.97			1.93	1.80	0.13	0.39	0.55			
Whitehorese	1.26			1.31	1.17	0.13	0.40	0.56			

No significant changes in snow loads



Lateral Design Loads

Section 9.23. Wood-Frame Construction

The following is a reference point for changes/additions made within the **NBC 2025** related to lateral design requirements. A more in-depth discussion will be provided later in 2026.

- Modified – 9.20.1 General and 9.20.2. Earthquake Reinforcement
- New – 9.23.2.6. Notation for Reference Framing Types
- New – 9.23.2.7. Weight of Construction and Cladding
- New & Modified – 9.23.3. Fasteners and Connectors
- Modified – 9.23.6. Anchorage
- Modified – 9.23.11 Wall Plates
- **Major revisions and New – 9.23.13. Bracing to Resist Lateral Loads Due to Wind and Earthquake.**
 - 9.23.13.1. Requirements for Low to Moderate Wind and Seismic Forces
 - 9.23.13.2. Requirements for High Wind and Seismic Forces
 - 9.23.13.3. Requirements for Extreme Wind and Seismic Forces
 - Note 9.23.13.7. Simplified Method for Determining Minimum Length of Bracing

Recommend full industry consultation and design review, especially for current unique Yukon building practices

Lateral Design Loads (NBC 2025)

Section 9.20. Masonry and Insulating Concrete Form Walls Not In Contact with the Ground

9.20.1. Application

9.20.1.1. General

- 1) Except as provided in Article 9.20.1.2., this Section applies to
 - a) unreinforced masonry and masonry veneer walls not in contact with the ground, where
 - i) the height of the walls constructed on the *foundation* walls does not exceed 11 m, and
 - ii) the roof or floor assembly above the *first storey* is not of ~~concrete construction, and~~
 - b) flat insulating concrete form walls not in contact with the ground that (see Note A-9.15.1.1.(1)(c) and 9.20.1.1.(1)(b))
 - i) have a maximum floor-to-floor height of 3 m,
 - ii) are erected in *buildings* not more than 2 *storeys* in *building height*, and
 - iii) are erected in locations where the seismic design parameter, S_{max} for Site Class C is not greater than 0.27 (see also Article 9.4.2.6.).

2) For walls other than those described in Sentence (1), or where the masonry walls or insulating concrete form walls not in contact with the ground are designed for specified loads on the basis of ultimate and serviceability limit states, Subsection 4.3.2. shall apply.

9.20.1.2.

Earthquake Reinforcement

(See also Article 9.4.2.6.)

- 1) In locations where the seismic design parameter, S_{max} for Site Class C is greater than 0.37, loadbearing elements of masonry buildings more than 1 storey in building height shall be reinforced with not less than the minimum amount of reinforcement required by Subsection 9.20.15.
- 2) In locations where the seismic design parameter, S_{max} for Site Class C is greater than 0.23 but not greater than 0.37, loadbearing elements of masonry buildings 3 storeys in building height shall be reinforced with not less than the minimum amount of reinforcement required by Subsection 9.20.15.

NBC 2020

- iii) are erected in locations where the seismic spectral acceleration, $S_a(0.2)$, is not greater than 0.4 (see Note A-9.20.1.2.).



	Sa(2.0)	Smax Unkown	SiteClass C
	2020	2025	2025
Aishihik	0.446	0.906	0.564
Dawson	0.396	0.787	0.513
Destruction Bay	1.54	2.690	2.69
Faro	0.271	0.515	0.294
Haines Junction	0.93	1.300	1.06
Snag	0.502	1.100	0.766
Teslin	0.284	0.567	0.322
Watson Lake	0.304	0.529	0.300
Whitehorse	0.334	0.701	0.404

NBC 2025 - All communities exceed ICF limit (0.27 max)

9.20.1.2.

See Subsection 9.20.15.



Lateral Design Loads (NBC 2025)

9.23.2.6.

NEW

Notation for Reference Framing Types

1) For the purposes of this Section, the following designations shall have the meanings stated herein:

- "WSP" means a wood structural panel,
- "GWB" means a gypsum board structural panel, and
- "DWB" means a diagonal wood board structural panel.

9.23.2.7.

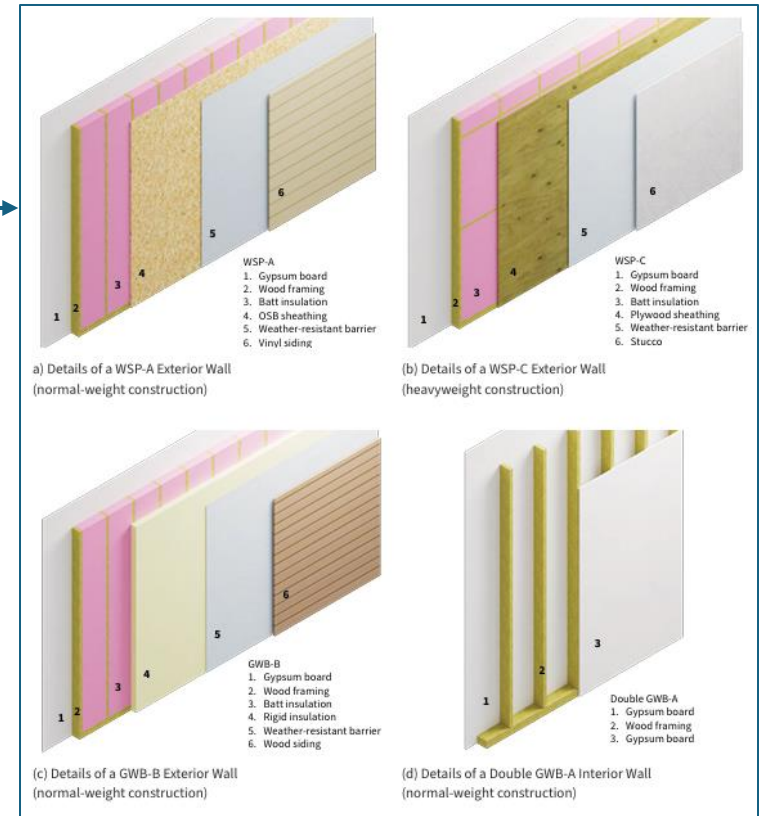
NEW

Weight of Construction and Cladding

(See Note A-9.23.2.7.)

- For the purposes of this Section, a *building* shall be considered to be
 - normal-weight construction if the average dead weight per *storey* does not exceed
 - 0.5 kPa for floors and 0.5 kPa for *partitions* and interior walls,
 - 0.5 kPa for the roof, and
 - 0.4 kPa for exterior walls.
 - heavyweight construction if the average dead weight per *storey* exceeds one of the limits stated in Subclauses (a)(i) to (iii), up to a maximum of
 - 1.5 kPa for floors and 0.5 kPa for *partitions* and interior walls,
 - 1.0 kPa for the roof, and
 - 1.2 kPa for exterior walls.
- In a *building* clad with masonry veneer, the average dead weight of the masonry veneer shall not exceed 1.9 kPa.
- In a *building* clad with stone veneer, the average dead weight of the stone veneer shall not exceed 3.2 kPa.

Q-how do Yukon double walls relate to 9.23.2.6.



Lateral Bracing Requirements (2025 Edition)

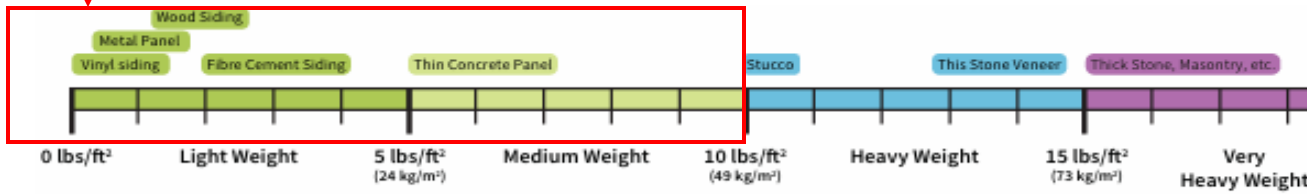


Figure 2.4: Approximate Weight for Various Common Cladding Types

Lateral Bracing Requirements (2025 Edition)

Note – discussions underway related to exterior insulation over 50mm may be considered heavy weight Cladding.



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Lateral Design Loads (NBC 2025)

9.23.3. Fasteners and Connectors - New & Modified

Important to read the notes

Table 9.23.3.5.-C
Fastening of Wall Sheathing in Required Braced Wall Panels Where the Reference Hourly Wind Pressure (RHWP) ≤ 1.2 kPa and $S_{max} \leq 2.6$
 Forming Part of Sentence 9.23.3.5.(3)

Reference Framing Type ⁽¹⁾⁽²⁾	Minimum Sheathing Element ⁽³⁾ and Maximum Stud Spacing	Minimum Specifications for Fasteners		Minimum Number or Maximum Spacing of Fasteners ⁽⁴⁾⁽⁵⁾ along Panel Edges Fastened to Framing
		Common, Spiral or Ring Thread Nails	Screws	
GWB-O (interior side of WSP and DWB framing types)	12.5 mm gypsum board for 600 mm stud spacing	2.48 mm diameter ring thread with 20 mm penetration into support framing ⁽⁶⁾	3.45 mm shank diameter, Type W, with 20 mm penetration into support framing ⁽⁷⁾	200 mm o.c. for nails or 300 mm o.c. for screws
GWB-A	12.5 mm gypsum board for 600 mm stud spacing			200 mm o.c. for nails or 300 mm o.c. for screws
GWB-B	12.5 mm gypsum board for 400 mm stud spacing			200 mm o.c.
GWB-C	12.5 mm gypsum board for 400 mm stud spacing			150 mm o.c.
GWB-D	12.5 mm gypsum board, blocked, ⁽⁸⁾ for 400 mm stud spacing			100 mm o.c.
WSP-A	9.5 mm plywood, OSB or waferboard for 400 mm stud spacing	2.84 mm x 51 mm ⁽⁹⁾	NP ⁽¹⁰⁾	150 mm o.c.
WSP-B	11 mm plywood, OSB or waferboard, blocked, ⁽⁸⁾ for 600 mm stud spacing	3.25 mm x 63 mm ⁽⁹⁾		150 mm o.c.
WSP-C	11 mm plywood, OSB or waferboard, blocked, ⁽⁸⁾ for 600 mm stud spacing	3.25 mm x 63 mm ⁽⁹⁾		100 mm o.c.
WSP-D	11 mm plywood, OSB or waferboard, blocked, ⁽⁸⁾ for 600 mm stud spacing	3.25 mm x 63 mm ⁽⁹⁾		75 mm o.c.
WSP-E	15.5 mm plywood, OSB or waferboard, blocked, ⁽⁸⁾ for 600 mm stud spacing	3.66 mm x 63 mm ⁽⁹⁾		75 mm o.c.
DWB	19 mm diagonal lumber board, for 600 mm stud spacing	3.25 mm x 63 mm ⁽⁹⁾	3.25 mm x 51 mm	2 per support framing where lumber width ≤ 184 mm or 3 per support framing where lumber width > 184 mm

Notes to Table 9.23.3.5.-C:

- (1) See Note A-Table 9.23.3.5.-C.
- (2) The fastener requirements are applicable whether or not WSP and DWB framing types have gypsum board installed on the interior side of the assembly, and whether or not GWB framing types have gypsum board installed on the exterior side of the wall.
- (3) Plywood, OSB, waferboard and board lumber shall conform to the material standards specified in Subsection 9.23.17. Wood-based panels may be installed vertically or horizontally. Gypsum sheathing shall conform to the requirements for gypsum board set out in Subsection 9.29.5.
- (4) See Note A-9.23.3.1.(2).
- (5) For plywood, OSB or waferboard panel sheathing, the maximum fastener spacing along intermediate supports shall be 300 mm o.c. For gypsum sheathing, the maximum spacing along intermediate supports shall conform to Sentence 9.29.5.8.(4) for nails and to Sentence 9.29.5.9.(4) for screws.
- (6) Nails for GWB framing types shall conform to Article 9.29.5.6.
- (7) Screws for GWB framing types shall conform to Article 9.29.5.7.
- (8) Where blocking is required, horizontal joints of panel sheathing shall occur over blocking consisting of not less than 38 mm x 89 mm lumber oriented either edgewise or flat-wise, and the panel sheathing shall be fastened to the blocking.
- (9) Nails for WSP and DWB framing types shall conform to Article 9.23.3.1.
- (10) NP = not permitted.



Lateral Design Loads (NBC 2025)

9.23.6. Anchorage - Modified

3) Except as provided in Sentence (5), anchorage of *braced wall panels* shall be provided by fastening the sill plate to the *foundation* with not less than two anchor bolts per *braced wall panel* that

- are spaced in accordance with Table 9.23.6.1., and
- include anchor bolts located at opposite ends of each panel not more than 0.3 m from the panel edge and, where possible, not more than 0.5 m from the end of the *foundation* wall.

(See Note A-9.23.6.1.(3).)

9-144 Division B

Sentence (5) – part 4

National Building Code of Canada 2025 Volume 2

Division B

9.23.6.3.

Table 9.23.6.1.

Anchor Bolt Spacing within Braced Wall Panels Where the Reference Hourly Wind Pressure (RHWP) ≤ 1.2 kPa and $S_{\max} \leq 2.6$
Forming Part of Sentence 9.23.6.1.(3)

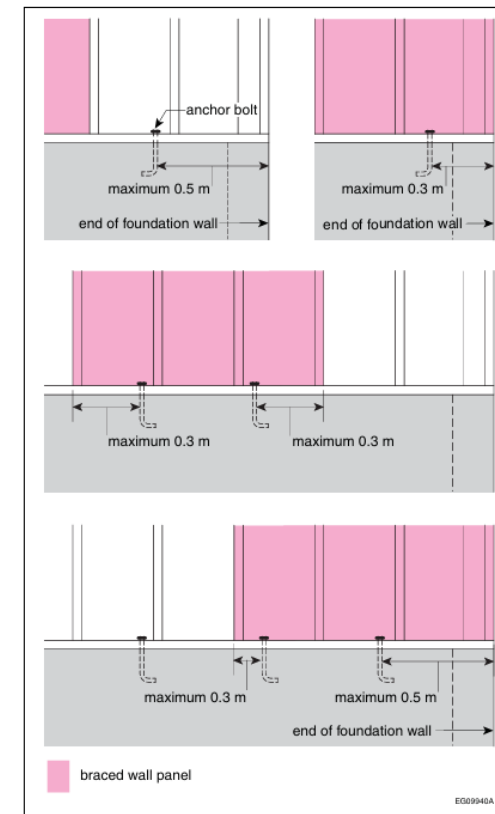
Reference Framing Type	Maximum Spacing of Anchor Bolts within <i>Braced Wall Panels</i> , m	
	Anchor Bolt Diameter	
	12.7 mm	15.9 mm
GWB-A	2.4	2.4
GWB-B	2.4	2.4
GWB-C	1.8	2.4
GWB-D	1.4	2.1
WSP-A	1.4	2.1
WSP-B	0.8	1.2
WSP-C	0.7	1.0
WSP-D	0.6	0.9
WSP-E	0.5	0.8
DWB	0.8	1.2

Q – how does anchorage work with S406 PWF or when buildings are not on foundations?

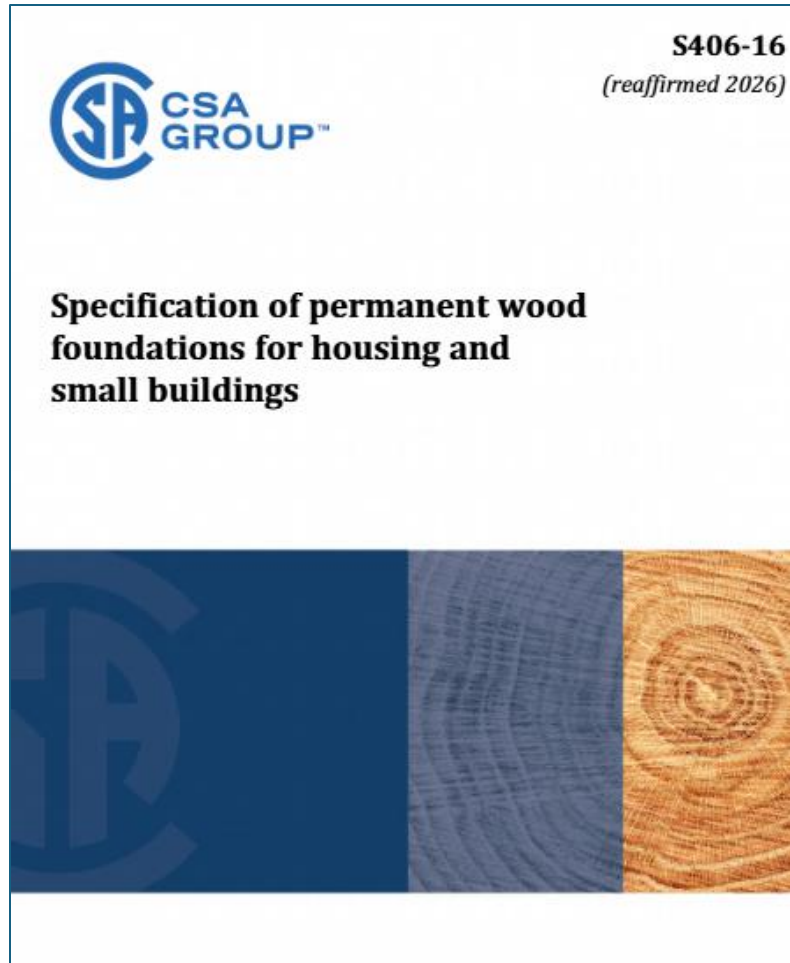
Piers, piles, cribbing, screw piles – Eng'd?

- [Foundations in Permafrost of Northern Canada: Review of Geotechnical Considerations in Current Practice and Design Examples](#)

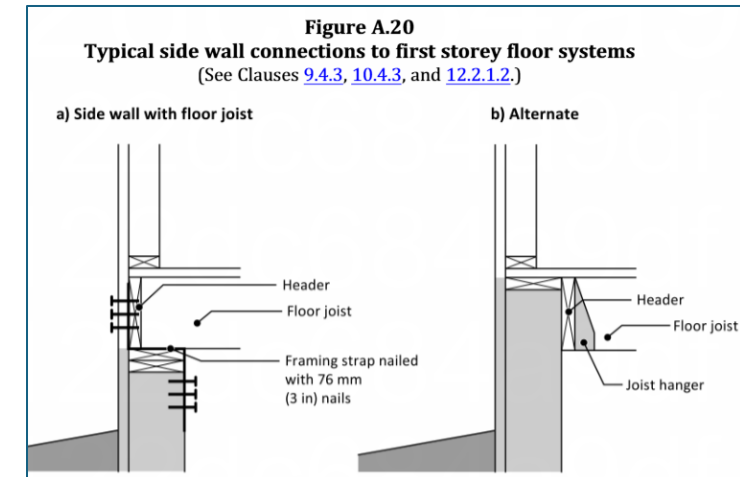
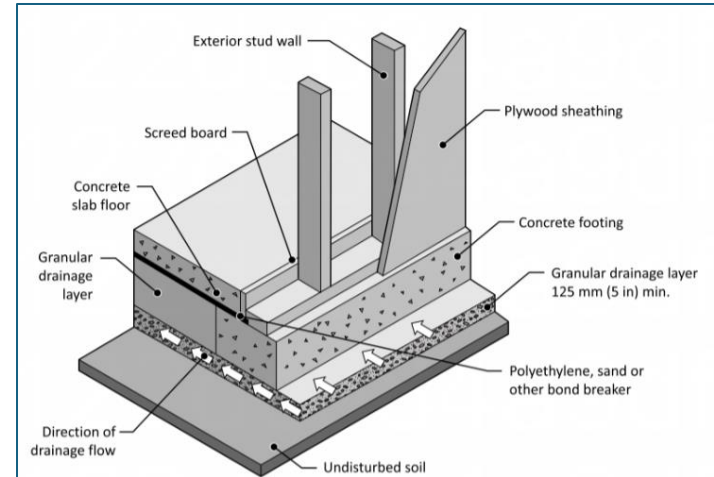
A-9.23.6.1.(3) Anchorage of Braced Wall Panels.



Lateral Design Loads (S406-16)



S406 Requirements vs current industry practice.



4.3 Design assumptions

Tabular data and figures in this Standard are based upon the general principles provided in CSA O86, with the following design assumptions:

- a) the permanent wood foundation conforms to the installation requirements of this Standard and to good construction practice;
- b) specified soil bearing capacity is 75 kPa or more;

Suggest to review the remainder of 4.3
Does it meet updates in NBC 2025 data?

Lateral Design Loads (NBC 2025)

9.23.11 Wall Plates - Modified

5) Except as provided in Sentence (7), doubled top plates in *braced wall bands* shall be fastened on each side of a splice with not less than 76 mm long common steel wire nails or spiral nails in accordance with the minimum number of nails required by Table 9.23.11.4.-A or 9.23.11.4.-B, **whichever is greater, where**

- the seismic design parameter, S_{max} , is not greater than 2.6, or
- the reference hourly wind pressure (RHWP), as calculated in Sentence 9.4.2.3.(1), is not greater than 1.2 kPa.

Table 9.23.11.4.-A
Fasteners in Doubled Top Plate Splice Connections in Braced Wall Bands Where $S_{max} \leq 2.6$
Forming Part of Sentence 9.23.11.4.(5)

$S_{max}^{(1)}$	Minimum Number of Nails on Each Side of Doubled Top Plate Splice for <i>Braced Wall Band</i> Spacing of 10.6 m ⁽²⁾			
	Weight of Construction or Cladding Type ⁽³⁾			
	Normal-Weight Construction	Heavyweight Construction ⁽⁴⁾	Masonry Veneer (on one or more <i>building</i> faces) ⁽⁴⁾⁽⁵⁾	Stone Veneer (on one or more <i>building</i> faces) ⁽⁴⁾⁽⁵⁾
$S_{max} \leq 0.60$	4	7	8	10
$0.6 < S_{max} \leq 0.8$	6	8	9	12
$0.8 < S_{max} \leq 1.2$	9	12	14	19
$1.2 < S_{max} \leq 1.6$	12	16	19	25
$1.6 < S_{max} \leq 2.0$	14	20	23	31
$2.0 < S_{max} \leq 2.6$	19	25	30	40

Notes to Table 9.23.11.4.-A:

- See Article 9.4.2.6.
- For a *braced wall band* spacing of 7.6 m or less, the minimum number of nails may be divided by 2.
- See Article 9.23.2.7.
- Limited to 2 storeys in *building* height. See Sentence (7).
- Where the height of the masonry or stone veneer does not exceed a half storey above the *foundation*, the veneer may be disregarded.

Table 9.23.11.4.-B
Fasteners in Doubled Top Plate Splice Connections in Braced Wall Bands Where the Reference Hourly Wind Pressure (RHWP) ≤ 1.2 kPa
Forming Part of Sentence 9.23.11.4.(5)

RHWP, kPa	Minimum Number of Nails on Each Side of Doubled Top Plate Splice for <i>Braced Wall Band</i> Spacing of 10.6 m, ⁽¹⁾ Rough Terrain, ⁽²⁾ and Roof Eave-to-Ridge Height of 3 m ⁽³⁾
RHWP ≤ 0.3	7
$0.3 < \text{RHWP} \leq 0.4$	9
$0.4 < \text{RHWP} \leq 0.5$	11
$0.5 < \text{RHWP} \leq 0.6$	13

Significant change with increased number of double top plate splice connections.

NBC 2020

Table 9.23.11.4.
Fasteners in Doubled Top Plate Splice Connections in Braced Wall Bands where $0.70 < S_a(0.2) \leq 1.8$
Forming Part of Sentence 9.23.11.4.(5)

$S_a(0.2)$	Minimum Number of Nails on Each Side of Doubled Top Plate Splice				
	Light Construction			Heavy Construction ⁽¹⁾	
	Number of Supported Floors ⁽²⁾				
	0	1	2	0	1
$0.70 < S_a(0.2) \leq 0.80$	2	5	8	3	8
$0.80 < S_a(0.2) \leq 0.90$	2	5	8	4	8
$0.90 < S_a(0.2) \leq 1.0$	3	6	10	4	10
$1.0 < S_a(0.2) \leq 1.1$	3	7	11	5	11
$1.1 < S_a(0.2) \leq 1.2$	3	7	11	5	12
$1.2 < S_a(0.2) \leq 1.3$	3	8	12	5	12
$1.3 < S_a(0.2) \leq 1.35$	4	8	12	5	13
$1.35 < S_a(0.2) \leq 1.8$	4	8	13	5	13

Notes to Table 9.23.11.4.:

- See Note A-9.23.13.2.(1)(a)(i).
- All constructions include support of a roof load in addition to the number of floors indicated.



Lateral Design Loads (NBC 2025)

Relearn almost everything you once knew in NBC 2020

9.23.13. Bracing to Resist Lateral Loads Due to Wind and Earthquake - 5 design options

- 9.23.13.1. (modified) Requirements for Low to Moderate Wind and Seismic Forces – 3 design options
- 9.23.13.2. (modified) Requirements for High Wind and Seismic Forces – 2 design options (Part 4)
- 9.23.13.3. (modified) Requirements for Extreme Wind and Seismic Forces

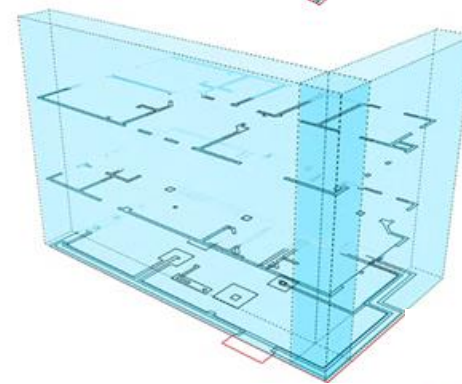
9.23.13.4. Braced Wall Bands

(See Note A-9.23.13.4.)

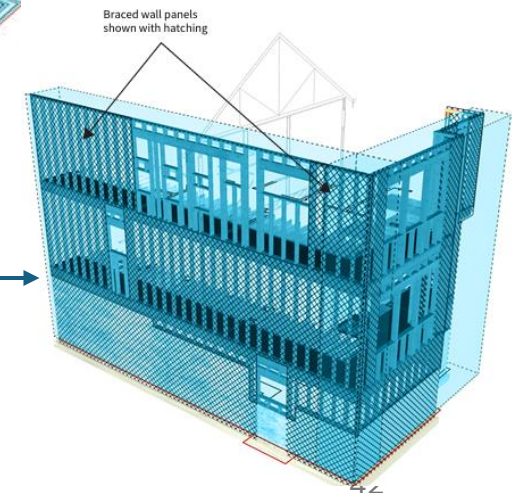
- 1) *Braced wall bands* shall
 - a) surround the perimeter of the *building*,
 - b) be full *storey* height,
 - c) be not more than 1.2 m wide,
 - d) lap at both ends with another *braced wall band*,
 - e) be aligned with *braced wall bands* on *storeys* above and below, and
 - f) conform to the spacing and dimensions given in Table 9.23.13.5. and Article 9.23.13.9.
- 2) For split-level *buildings*, a *braced wall band* shall be located where there is a change in floor level greater than the depth of one floor joist.

9.23.13.5. Braced Wall Panels in Braced Wall Bands

- 1) Except as provided in Sentences (2) and 9.23.13.12.(2) to (4), and Article 9.23.13.9., *braced wall panels* shall
 - a) be located within *braced wall bands*,
 - b) be laterally supported at each floor level and the roof,
 - c) extend, as applicable, from the top of the supporting footing, slab or subfloor to the underside of the floor, ceiling or roof framing above, and
 - d) conform to the spacing and dimensions given in Table 9.23.13.5. and Article 9.23.13.9.



[Illustrated Guide: Lateral Bracing Requirements - Part 9 of the BC Building Code](#)



Lateral Design Loads (NBC 2025)

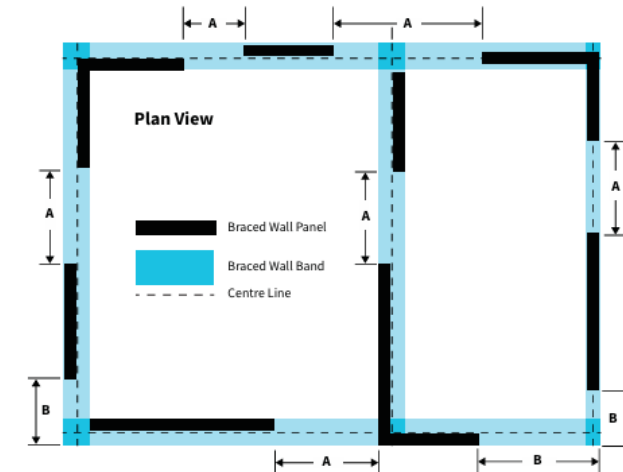
9.23.13. 5 Braced Wall Panels in Braced Wall Bands

9.23.13.5. Braced Wall Panels in Braced Wall Bands

- 1) Except as provided in Sentences (2) and 9.23.13.12.(2) to (4), and Article 9.23.13.9., *braced wall panels* shall
- be located within *braced wall bands*,
 - be laterally supported at each floor level and the roof,
 - extend, as applicable, from the top of the supporting footing, slab or subfloor to the underside of the floor, ceiling or roof framing above, and
 - conform to the spacing and dimensions given in Table 9.23.13.5. and Article 9.23.13.9.

Table 9.23.13.5.
Spacing and Dimensions of Braced Wall Bands and Braced Wall Panels
Forming Part of Sentences 9.23.13.4.(1) and 9.23.13.5.(1)

Description	Spacing and Dimensions of <i>Braced Wall Bands</i> and <i>Braced Wall Panels</i> ⁽¹⁾⁽²⁾⁽³⁾
Maximum distance between centre lines of adjacent <i>braced wall bands</i> measured from the furthest points between centres of the bands ⁽⁴⁾	10.6 m
Maximum distance between required <i>braced wall panels</i> measured from the edges of the panels	6.4 m
Maximum distance from the end of a <i>braced wall band</i> to the edge of the closest required <i>braced wall panel</i>	2.4 m
Minimum length of individual wood-sheathed <i>braced wall panels</i> :	
• panel located at the end of a <i>braced wall band</i> where the <i>braced wall panel</i> connects to an intersecting <i>braced wall panel</i>	600 mm
• panel not located at the end of a <i>braced wall band</i> or <i>braced wall panel</i> located at the end of a <i>braced wall band</i> where the <i>braced wall panel</i> does not connect to an intersecting <i>braced wall panel</i>	750 mm
Minimum length of individual <i>braced wall panels</i> sheathed only with gypsum board	1.2 m
Minimum length of individual diagonal-lumber-sheathed <i>braced wall panels</i>	1.2 m
Minimum total length of all <i>braced wall panels</i> in a <i>braced wall band</i>	Per Article 9.23.13.9.



NBC 2020 – BWP % length deleted

Table 9.23.13.5.
Spacing and Dimensions of Braced Wall Bands and Braced Wall Panels
Forming Part of Sentences 9.23.13.4.(1) and 9.23.13.5.(1)

Description	Spacing and Dimensions of <i>Braced Wall Bands</i> and <i>Braced Wall Panels</i> ⁽¹⁾⁽²⁾⁽³⁾	
	Seismic and Wind Loads	
	$0.70 < S_d(0.2) < 1.0$	$1.0 \leq S_d(0.2) \leq 1.8$ or $0.80 \leq \text{HWP} < 1.2 \text{ kPa}$
Minimum total length of all <i>braced wall panels</i> in a <i>braced wall band</i>		
• supporting 3 floors, light construction	75% of length of <i>braced wall band</i>	
• supporting 2 floors, heavy construction ⁽⁴⁾	75% of length of <i>braced wall band</i>	
• supporting 2 floors, light construction	40% of length of <i>braced wall band</i>	
• supporting 1 floor, heavy construction ⁽⁴⁾	40% of length of <i>braced wall band</i>	
• supporting 1 floor, light construction	25% of length of <i>braced wall band</i>	
• ~~not supporting a floor~~	25% of length of <i>braced wall band</i>	

Lateral Design Loads (NBC 2025)

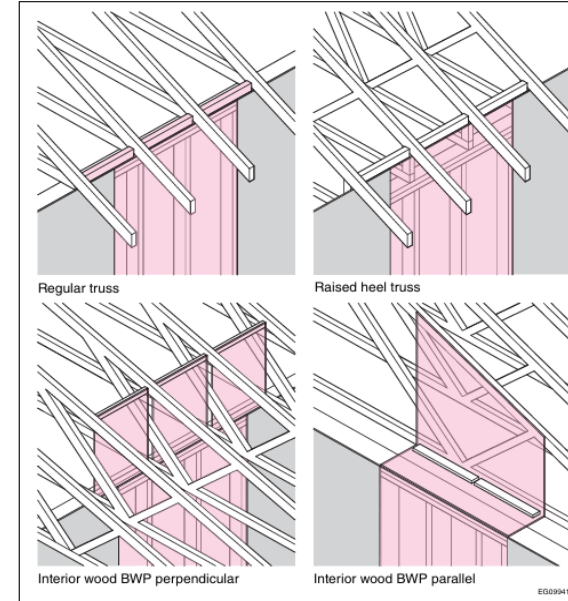
9.23.13.5.

3) Interior or exterior wood-sheathed *braced wall panels*, other than panels of WSP-A framing type, in the uppermost *storey* shall

- a) extend to the roof framing, and
- b) have their top plate connected to
 - i) top chords of perpendicular or offset parallel trusses by using blocking panels or other methods of lateral load transfer designed by the roof truss manufacturer,
 - ii) perpendicular or offset parallel joists or rafters by using blocking of the same construction as the *braced wall panel* below, or
 - iii) rafters, joists or trusses by using methods of lateral load transfer designed in accordance with good engineering practice.

(See Note A-9.23.13.5.(3) and (4).)

4) The top plates of *braced wall panels* described in Sentence (3) shall be fastened in accordance with Table 9.23.3.4. (See Note A-9.23.13.5.(3) and (4).)



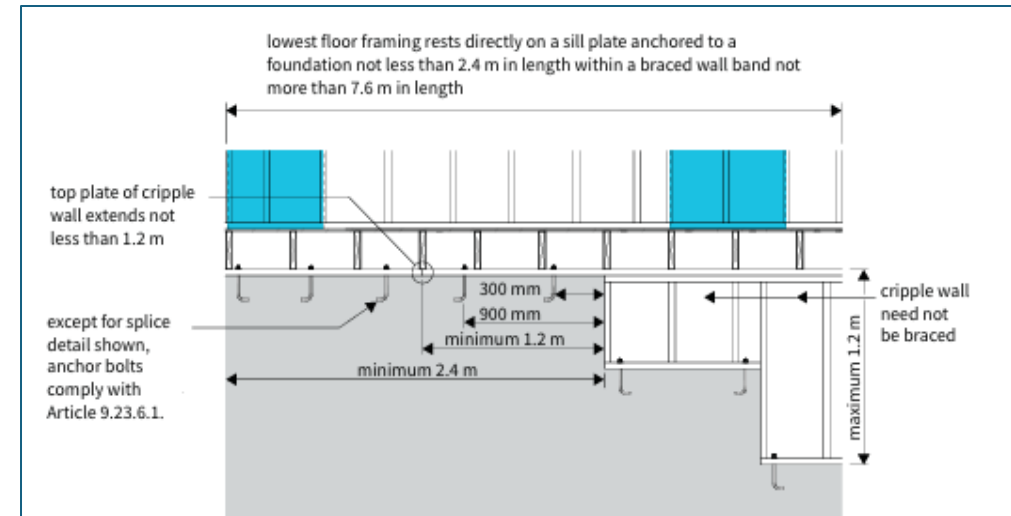
Currently under review for clarification and new drawings

9.23.13.10 Foundation Cripple Walls

9.23.13.11 Cripple Walls in Stepped Foundations

9.23.13.12. Additional System Considerations

- Verandas and detached buildings



Lateral Design Loads (NBC 2025)

9.23.7. Simplified Method for Determining Minimum Length of Bracing

5 design options

Smax 0.47, RHWP 0.6, plan dimension up to 10.6m x 10.6m (**under review**)

9.23.8. Table Method for Determining Minimum Length of Bracing

3 design options

Smax 0.47, RHWP 0.6, plan dimension up to 21.2m x 21.2m – design related to Tables

9.23.9. Calculation Method for Determining Minimum Length of Bracing

2 design options (Part 4)

Smax for Site C no greater than 2.6 and RHWP max 1.2kPa

Strongly suggest a separate education session on these methods.

Include S406 design review.

Lateral Design loads : Resources

TECH ESSENTIALS
a CHBA member-only resource

Lateral Loads Resistance

High winds and earthquakes make houses experience sideways forces. "Lateral" is just another word for "sideways". Wall sheathing typically acts as bracing that helps a home resist the sideways swaying, racking or even collapsing. Home designs featuring open floor plans, large windows, and few interior walls, however, reduce a home's resistance to these lateral forces.

What does the National Building Code (NBC) say about this?

Since the 2010 edition, the NBC has had minimum requirements for the resistance to lateral loads for regions with high wind- and earthquake loads. The 2025 NBC will require all homes across Canada to handle lateral forces because the exemptions for low-wind and earthquake locations were removed, so all homes in all locations will have to meet the minimum bracing requirements.

Why was a new "Illustrated Guide: Lateral Bracing Requirements" developed?

In March 2024, the Government of British Columbia added the proposed 2025 NBC requirements to the British Columbia Building Code and published a new [guide](#) to help builders comply with the new requirements and design homes to better resist local wind and earthquake loads.

Main Technical Concepts:

- Braced Wall Bands:** Imaginary zones throughout the home (shown in light blue) where bracing is required.
- Braced Wall Panels:** Sheathed wall sections that resist lateral loads (shown with hatching).
- Sheathing Materials:** Plywood, OSB, gypsum board, plus specific sheathing methods.

Compliance Methods

- Simplified Method:** Small, compact wood-frame homes can make use of an exemption based on very conservative design assumptions (see Appendix B.1 in the guide).
- Table Method:** Showing the required length of *Braced Wall Panels* in *Braced Wall Bands* for each storey of a home after builders select the number of storeys and their sheathing method. (see Appendix B.2 in the guide)
- Design Method:** The most flexible method in Part 9 of the NBC (while structural design according to NBC Part 4 would be the most flexible). It takes local climatic data into consideration and uses detailed factors and look-up tables to determine acceptable design options (e.g. required length of bracing).

Where can I find more information?

In addition to the [detailed BC design guide](#) mentioned above, the Canadian Wood Council has developed an [online calculator](#) to determine the required length of bracing.

Canadian Home Builders' Association

Page 1 of 1

April 28, 2025

[CHBA Tech Essentials](#)

BACKGROUNDER
a CHBA member-only resource

Understanding the New Lateral Load Requirements

Since the 2010 edition, the National Building Code (NBC) has had requirements for the resistance to lateral loads for homes in regions with high wind- and earthquake loads. The 2025 NBC will require all homes across Canada to resist lateral forces because low-wind and earthquake load locations will no longer be exempt. By mid 2027, the 2025 Harmonized National Construction Codes are expected to be adopted by all provinces. *This means all homes in Canada will have to meet the new bracing requirements – mostly because of wind loads and not seismic loads!*

The lateral load requirements improve the structural resilience against wind and earthquake loads and became necessary because of the continued trend in home designs featuring open floor plans, large windows, and few interior walls, all of which reduce a home's resistance to lateral forces. The goal of these changes is to help ensure that buildings can better withstand wind and earthquake forces that might otherwise lead to racking or even collapse of walls during extreme events.

Technical Concepts

The new requirements revolve around technical concepts that already exist in current building codes, but the triggers that make these requirements mandatory currently exclude many regions of Canada. Where and how the technical concepts play a role depends on the type of compliance method chosen and on the local seismic and wind loads.

Braced Wall Bands (BWB)

Braced wall bands are three-dimensional imaginary zones throughout a home where *braced wall panels* are required. The *braced wall band* – illustrated as light blue shape in the figure – extends both horizontally and vertically around the perimeter of the house for a two-storey home with a basement. *Braced Wall Bands* can exist within the home along interior walls as well and must be full storey height. Additionally, they need to overlap at their end points (as shown in slightly darker shaded light blue).

Canadian Home Builders' Association

Page 1 of 8

August 7, 2025

[CHBA Backgrounder](#)

Lateral Bracing Requirements
Part 9 of the BC Building Code 2024

ILLUSTRATED GUIDE

Based on NBC 2025 with modifications

[Illustrated Guide: Lateral Bracing Requirements - Part 9 of the BC Building Code](#)

Part 9 – Lateral Design

Challenges/Industry Impacts

- Significant modifications and additions for industry to review.
- Impacts to communities outside of Whitehorse with additional snow loads.
- Anchorage for buildings on permafrost without traditional foundations
- Additional concerns with current building practices (double frame walls and S406 PWF, and external insulation.
- Some areas within 9.23.13. under review.

Benefits to the Communities/Occupants

- Improved safety for occupants.
- Opportunity for increased consistency in design, construction and permitting processes.

**Moving forward: Consider full industry review prior to adoption.
Escalate if major gaps identified.**



Part 10: energy upgrades during alterations

National Building
Code of Canada
Volume 1
2025



FLYWHEEL
BUILDING SOLUTIONS

Part 10: energy upgrades during alterations

Why a new Part?

Clarifies energy requirements for alterations to existing Part 9 buildings, reducing inconsistent local interpretation. **Sets a baseline.**

Scope PCFs:

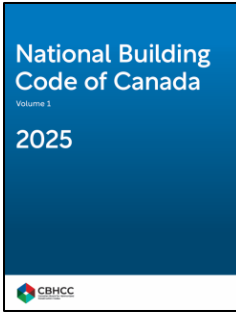
[Proposed Change 1812](#) Application of NBC Part 10 to the Alteration of Existing Buildings

[Proposed Change 1824](#) Scope and Application of NBC Part 10

Energy measures linked to the work undertaken

- Insulation in altered walls, roofs and ground-contact assemblies (PCFs 1829, 1850).
- Energy performance of replacement windows, doors and skylights (PCF 1826).
- Air-barrier continuity and airtightness where altered (PCF 1827).
- Efficiency of altered heating/ventilation and water-heating systems (PCFs 1828, 1825).

Scope matters: alteration-triggered requirements, not a blanket retrofit order for every existing building.



Part 10: applies to Part 9 Buildings

10.1.1.2. Application

- 1) The application of this Part shall be as described in Article 1.3.3.4. of Division A.

Buildings impacted

10.1.1.3. Compliance

1) Except as provided in Sentence (2), the *alteration of existing buildings* or parts thereof shall comply with Part 13 of Division B of the NECB.

2) Except as provided in Sentence (3), the *alteration of existing buildings* or parts thereof shall comply with Section 10.9. for

- a) *buildings of residential occupancy to which Part 9 applies,*
- b) *buildings containing business and personal services, mercantile or low-hazard industrial occupancies to which Part 9 applies whose combined total floor area does not exceed 300 m², excluding parking garages that serve residential occupancies, and*
- c) *buildings containing a mix of the residential and non-residential occupancies described in Clauses (a) and (b).*

3) For the purpose of determining whether Section 10.9. applies in Sentence (2), the *existing building* shall be considered together with the *alteration*.

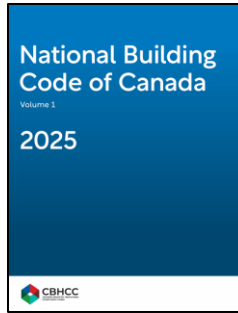
10.1.1.6. Extensions

- 1) Where an extension, including an addition, is being added to an *existing building*,
 - a) the existing building shall comply with this Part, and
 - b) the extension shall comply with all other Parts of the Code.

Floor area means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies.

300sqm = 3,230 sqft

Strongly recommend to review Section 10.9. Energy Efficiency of Housing and Small Buildings



Part 10: applies to Part 9 Buildings

Section 10.9. Energy Efficiency of Housing and Small Buildings

10.9.1. to 10.9.24. Reserved

10.9.25. Heat Transfer, Air Leakage and Condensation Control

10.9.25.1. Reserved

10.9.25.2. Reserved

10.9.25.3. Continuity of the Air Barrier System

(See Note A-10.9.25.3.)

1) Where the continuity of the below-grade *air barrier system* is adversely affected by an *alteration*, or where a continuous *air barrier system* does not exist throughout the extent of the *alteration*, where accessible,

- a) cracks in masonry walls, concrete walls, and floors-on-ground shall be sealed,
- b) floors-on-ground shall be sealed around their perimeter to the inner surfaces of adjacent walls using flexible sealant,
- c) penetrations of a floor-on-ground shall conform to Sentence 9.25.3.6.(4),
- d) penetrations of the *air barrier system* shall conform to Sentence 9.25.3.3.(6), and
- e) access hatches and sump pit covers shall conform to Sentence 9.25.3.3.(7).

10.9.36. Energy Efficiency

10.9.36.1. Compliance

- 1)** *Existing buildings* shall comply with
- a) this Subsection, or
 - b) Section 9.36.

10.9.36.3. Replacement Work

1) Where a component is being replaced, the energy performance level of that component shall not be decreased, unless it can be shown that the *building's* overall energy performance level will not be decreased as a result of the replacement.

A-10.9.25.3.

Application of Article 10.9.25.3.

Article 10.9.25.3. applies only to the area that **is exposed or made accessible by the alteration** or is within the extent of the alteration.

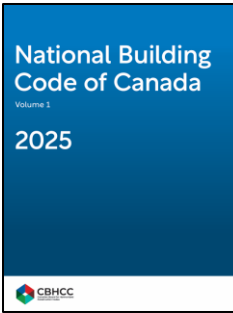
For example, where a bathroom is added to an existing basement, Article 10.9.25.3. applies to the area of the floor-on-ground and exterior walls that is opened for the new bathroom and not to other areas of the air barrier system.



Part 10: possible impacts in Yukon

Preliminary recommendation– recommend full engagement prior to adoption

The key concern is how much additional work an ordinary renovation triggers.



Impact to Yukon: preliminary qualitative assessment

Impacts to Industry

- Clearer rules and retrofit business opportunities
- Added assessments, paperwork and training
- Possible cost increases and longer schedules
- Coordinated insulation, air sealing and ventilation

Impacts to Community/Occupants

- Potential lower energy bills and improved comfort
- Better energy performance during planned work
- Upfront affordability and disruption concerns
- Risk of deferred work or costs passed to tenants

Local costs and savings need testing.

Benefits will vary by building and project.

Part 10: Yukon and Whitehorse adoption review

Yukon Building Act, Regulation, and Modification Regulation

Existing Buildings, renovations, additions or alterations

Building Standards Regulation, 2015 PART 2 Section 5	Règlement de 2015 sur les normes de construction PARTIE 2 Article 5
5 Permits required Unless a valid permit authorizes them to do so, a person must not	5 Permis obligatoire Sauf si un permis valide le permet, il est interdit :
(a) start or continue the construction of a <u>building</u> (other than an exempt building);	a) de commencer ou de poursuivre la construction d'un bâtiment autre qu'un bâtiment exclu;
(b) construct or install a plumbing system;	b) de construire ou de mettre en place une installation de plomberie;

7.01 Energy efficiency (1) Section 9.36 of the <i>National Building Code</i> does not apply to a residential building if	7.01 Efficacité énergétique (1) L'article 9.36 du <i>Code national du bâtiment</i> ne s'applique pas à un bâtiment résidentiel dans les cas suivants :
(a) all of the above grade exterior walls of the building are made of logs; or	a) tous les murs extérieurs au-dessus du niveau du sol sont constitués de rondins;
(b) the floor area of the building is 44.6 square metres (480 square feet) or less. [Subsection 7.01(1) added by O.I.C. 2016/49] [Subsection 7.01(1) replaced by O.I.C. 2016/155]	b) le bâtiment dont la surface de plancher est de 44,6 mètres carrés (480 pieds carrés) ou moins. [Paragraphe 7.01(1) ajouté par Décret 2016/49] [Paragraphe 7.01(1) remplacé par Décret 2016/155]

BUILDING STANDARDS ACT

1 Definitions

In this Act,

"**building**" means a building as defined in the National Building Code and **includes premises in a building, an addition built onto an existing building** and, where the context requires, a building site or the land adjoining a building; « *bâtiment* »

"**building code**" means the building code established under section 2; « *code du bâtiment* »

"**construct**" includes erect, excavate, **alter, add** to, demolish, **reconstruct, repair** and relocate; « *construire* »

"**install**", in relation to any thing, **includes modifying** it, replacing it and carrying out any prescribed activity in respect of it; « *installer* »

Part 10: Yukon and Whitehorse adoption review

City of Whitehorse Building & Plumbing Bylaw 99-50

Existing Buildings, renovations, additions or alterations

SHORT TITLE

1. This bylaw may be cited as the "**Building and Plumbing Bylaw**".

SCOPE

2. This bylaw applies to the design, construction and occupancy of new buildings, and the alteration, reconstruction, demolition, removal, relocation and occupancy of **existing** buildings.
3. The building code which applies to all work regulated by this bylaw within the City of Whitehorse is that prescribed by the *Building Standards Act* and the Regulations thereto.
18. The authority having jurisdiction may issue a permit for the construction, **renovation** or demolition of part of a building. Such permit is valid only for that portion of the building for which it is granted. A further permit is required in relation to any work for that portion of the building which is not covered by the initial or preceding permits. The granting of a permit for part of a building does not obligate the authority having jurisdiction to issue a building permit for the remainder of the building, unless the authority having jurisdiction is satisfied that such work will be carried out in accordance with this bylaw and the laws of general application.
35. The authority having jurisdiction may inspect an **existing** plumbing system and, where there is reason to suspect that the system is not satisfactory, order it to be tested.
85. Country Residential Forest Fuel Modification *(Bylaw 2007-27, June 25, 2007)*
All new residential construction in the Country Residential 1 and Country Residential 2 zones shall complete fuel modification in Fire Smart priority zones 1 and 2 as described in the Fire Smart manual. Fuel modification shall be completed within two years of obtaining occupancy. This work is not required for house additions, **renovations** or for the construction of accessory buildings. This section applies only to new lots purchased after July 1, 2007. *(Bylaw 2013-43, August 12, 2013)*

86. Energy Efficiency *(Bylaw 2014-24, June 9, 2014) (Bylaw 2025-24, May 26, 2025)*
 - (1) This section applies to site and factory built buildings and **additions** to buildings intended to be occupied during the heating season, excluding residential accessory structures and unheated buildings.
 - (2) Buildings and **additions** to which this section applies pursuant to Subsection 86(1), shall meet the following minimum thermal insulation values:
 - (a) Walls including foundation above and below grade – RSI 4.9 (R28)
 - (b) Ceilings throughout – RSI 10.57 (R60)
 - (c) Floors above unheated spaces – RSI 4.9 (R28)
 - (d) Slabs on ground – RSI 1.8 (R10), but builders shall not be required to extend insulation over concrete footings *(Bylaw 2025-24, May 26, 2025)*
 - (e) Slabs on ground containing radiant heat – RSI 3.5 (R20)
 - (f) Concealed floor space or crawl space from grade – RSI 1.8 (R10)
 - (g) Insulation with a thermal resistance of not less than RSI 1.8 (R10) shall be installed around the perimeter of a building extending not less than 600 mm (2 feet) from the building face immediately above or at footing level.
 - (h) Doors excluding glazing shall have a minimum thermal resistance of RSI 2.1 (R12)
 - (i) Windows and glazing installed shall have a minimum thermal resistance U value of 1.4W/m²•K (R4)

Part 10: Yukon and Whitehorse adoption review

Potential implementation friction

Building Standards Act

Section 2(2) allows regulations to replace or disapply NBC provisions. An Act amendment is not automatically necessary.

Whitehorse Building and Plumbing Bylaw 99-50

Already covers existing buildings and additions. Compare permit exemptions, energy provisions and enforcement procedures with Part 10. Bylaw or guidance updates may be needed.

Possible transitional measure

Recommend - seek legal advice on a temporary Part 10 exclusion or modification under the Building Code Modifications Regulation. Define its scope and review date.

Yukon currently states NBC 2025 adoption on June 22, 2027.

- **Any Part 10 deferral requires an explicit decision.**

Part 10: separate engagement and readiness

Recommended: a dedicated Part 10 workstream before implementation

1. Technical and regulatory workshops

Yukon and Whitehorse officials, legal counsel, designers, energy advisors and trades: compare common renovation scenarios and agree on triggers.

2. Community and affordability discussions

First Nation governments, municipalities, housing providers, owners and tenants: test affordability and disruption, including heritage and rural needs.

3. Pilot projects and public feedback

Renovators and suppliers: price local examples and trial permit checklists. Publish options for adoption, phased rollout or temporary modification.

Decision point: proceed when rules, capacity and supports are ready.

If not, consider a defined deferral with milestones.

2025 Codes: proposed next steps for Yukon

Education and implementation priorities

- **Education:** Code briefings, trade training and permit guides.
- **Focused engagement:** Hold specialist Part 4 sessions, separate Part 10/NECB/NFC reviews and a targeted NPC review.
- **Adoption readiness:** Confirm capacity and transition dates. Align territorial and municipal requirements.

Modifications or delay options: Review Yukon provisions. Assess temporary Part 10 modifications or deferral with legal counsel if readiness gaps remain.



Question or Comments



Contact Us

If you have questions about process, or want to share your feedback directly, contact us.

Contact Information

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