

Building Code adoption process – Part 2

Here are some helpful tips to better understand the National Building Code structure and code changes. These tips will help get you thinking before the workshop on **October 8**.

Who has authority over building codes in the Yukon?

Canada develops model codes. Yukon adopts and modifies them. Municipal and First Nation governments may set or enforce local requirements.

Three levels of authority		
Level	Role	Remember
National	Develops model codes.	The NBC is not automatically law.
Yukon	Adopts, modifies, and enforces codes.	Check the Act and regulations.
Municipal or First Nation	May apply local rules and enforcement.	Confirm site-specific requirements.

1. National level: develops the model code

The Canadian Board for Harmonized Construction Codes develops the National Model Codes, including the NBC. They apply in Yukon only when adopted by law.

2. Yukon level: adopts, modifies, and enforces

The **Building Standards Act** adopts the NBC in Yukon and allows the territory to replace, change, or exclude provisions. It also supports permits, inspections, and enforcement.

The **Building Standards Regulation, 2015** covers administration, permits, inspections, and rural construction. The **Building Code Modifications Regulation (O.I.C. 2014/055)** sets Yukon-specific changes, including venting, frost protection, drainage, mobile and modular homes, and energy efficiency.



Reference: https://laws.yukon.ca/cms/images/LEGISLATION/regs/oic2014_055.pdf

3. Local level: applies requirements where the project is located

Municipalities: Under the **Municipal Act**, municipalities may regulate land use, development, buildings, safety, and services. They may also manage permits, inspections, and local requirements. Check zoning separately.

Yukon First Nations: Section 5 of the **Building Standards Act** allows a Yukon First Nation to enforce the code on settlement land when legal conditions are met. First Nation laws, agreements, and land status may also apply. Confirm requirements with the relevant government.

NBC 2025 - Encapsulated Mass Timber (EMTC) changes

What changes: For sprinklered Group C and D buildings, the maximum EMTC floor level increases from 42 m to 50 m; the 12-storey limit remains. More timber may be exposed, and a three-layer Type X gypsum-board encapsulation option is added.

Proposed Change Forms (PCFs): 1792 and 1794—height limit; 1870—exposed timber; 1963—encapsulation option; 1872—construction-stage fire protection.

What this could mean for Yukon

- More flexibility for taller floor-to-floor heights and exposed-wood designs.
- Earlier coordination among designers, officials, fire services, insurers, and suppliers.
- Greater need for cold-climate moisture protection and specialized mass-timber skills.

Part 9 - Rough-Opening Sill Protection changes

What changes: Window and door rough-opening sills must include a second plane of protection that collects incidental water and drains it to the exterior. The detail must prevent water from becoming trapped beneath the unit or entering the wall assembly.

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Code references: NBC Division B, Articles 9.7.6.1., 9.27.2., and 9.27.3. Associated change: **PCF 1950—Protection from Precipitation of Rough-Opening Sills for Windows and Doors.**

Why this matters in Yukon

- Higher R-values often produce thicker wall assemblies and deeper window and door openings.
- More exterior insulation keeps outer wall layers colder and reduces their drying potential.
- Water trapped at a sill can wet insulation and framing, leading to mould, rot, corrosion, and reduced thermal performance.
- Details should provide a sloped, continuous, and drainable sill tied into the second plane of protection.

Typical walls and drying risks

- **Deep or double-stud walls:** Deep sills need continuous slope and drainage.
- **Exterior-insulated or service-wall assemblies:** Recessed openings and added layers increase flashing transitions and require alignment with the air barrier and drainage plane.
- Deep openings can carry water farther into the wall.
- Cold, low-permeance layers can limit inward and outward drying.
- Trapped rain or construction moisture can damage framing, insulation, fasteners, and finishes.

Key takeaway: In high-R-value Yukon walls, drainage and drying must be designed, not assumed. Coordinate the window or door, sill pan or membrane, flashing, air barrier, insulation, and cladding before construction.

Electronic versions of the National Model Codes are available for free through the [NRC Publications Archive](#). Hard copies of code documents are also available for purchase through the [NRC Virtual Store](#).



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Got thoughts? Share them with us!

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Send us your feedback or contact us with questions. Email nbc.engagement@yukon.ca

