

National Building Code engagement

Key changes and Northern Construction Considerations

Industry Education and Engagement Session

October 8, 2026 | Whitehorse, Yukon

Revised Oct 15/26

Presented by: Ken Kunka AScT, BCQ



Introduction and Objectives

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.



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WELCOME

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.



TODAYS SESSION

8:00-8:30 – Registration

- **Introductions and session objectives**
- **What we've learned so far**

Break

- **Back to Basics – Code and local regulations**
- **Part 3 major changes**

Lunch

- **Part 9 major changes (input requested)**
- **Review of other National Building Code changes**
- **Recap and Next steps**

4:00 - Closing remarks

Request for participants

- Mute your cell phones
- Ask questions and take notes
- Be respectful of others' opinions

Ken Kunka AScT, BCQ

Flywheel Building Solutions



- Originally from Thunder Bay – living in Summerland BC
- 30+ years as a Building Official
 - 13yrs as Building and Permitting Manager – City of Penticton
- Building Officials Association of BC (BOABC) – Bldg. Code Qualified
 - [Lunch & Learn Webinars – BOABC](#) (2021-24)
- Designer, Consultant and Code/Systems Coach
- 5 BC Bldg Code cycles – numerous bylaws & jurisdictions
- 2024/25 Whitehorse Education sessions
 - [Building Permit Updates | Engage Whitehorse](#)

What I hope to gain through this project

- Better understanding of building industry challenges – techniques
- Better understanding of Yukon building practices and permitting
- Stronger relationships with industry partners

Education modules

Each of the modules will be will range from 45-90 minutes with time for questions and answers.

A handout has been provided for some of todays sessions.

Updated presentation modules and notes will be provided.





National Building Code Engagement Workshop

Module 01 – What we’ve learned so far.

The National Building Code engagement officially launched on September 15. In preparation, staff began engaging with stakeholders several months earlier and received comments and questions leading up to the in-person session. This session will review that feedback and consider how it can inform future education and engagement sessions.

What we’ve heard to date.
 Concerned builder/developer: (example)
 We are deeply committed to this place and to being a part of Yukon’s future. However, there is the cold reality that it is simply not economical to invest in new commercial construction in Yukon and one of the primary drivers of those costs are what we believe to be unnecessary provisions from the NBC.

“This issue is not an esoteric policy discussion. It is a very real conversation about jobs and investment and future development of our community.”
Esoteric means intended for or understood by only a small group of people who have special knowledge, training, or hidden interests

Overall, questions and comments received to date can be categorized in three groups:

- Technical Code awareness - implementation
- Yukon regulation – Building Standards Act
- Permit processing – Yukon or Whitehorse

Parrell discussions will likely be required to review Yukon regulations such as the Building Standards and Municipal Act as well as overall permitting processing for all levels of government.

Suggested Engagement Structure
 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

Contact Us
 If you have questions about process, or want to share your feedback directly, contact us.
Contact Information
 Email: nbc.engagement@yukon.ca

Engageyukon.ca



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Who is in the room and why

- Developer or Owner
- Designer or Professional (Arch, Eng)
- Builder or Trades
- Products or suppliers
- Regulation and enforcement
- Energy and building performance
- Others

Please introduce yourself with your name, organization or community, and connection to design, construction, regulation, housing or building performance.

National Building Code engagement



OBJECTIVE

Help build a made-in-Yukon approach to the 2025 National Building Code.

- How (or should) we adapt the code for the Yukon?
- How should we roll out the new requirements?

ENGAGEMENT PROCESS

- Learn more about changes to the 2025 National Building Code
- Share ideas for how to make the adoption of the 2025 Code work for the Yukon
- Tell us which energy tier you think the Yukon should select
- Tell us how we can better enforce and implement new requirements

National Building Code engagement

How will your input make a difference?

Your input will help make sure that the adoption of the 2025 National Building Code works for the Yukon.

Both the **Government of Yukon** and the **City of Whitehorse** will hear your input. It will be used to:

- help us understand
- inform possible changes
- help us improve the way we communicate and roll out new requirements.



National Building Code engagement

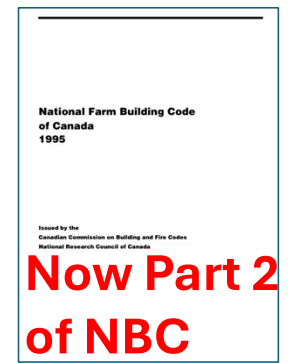
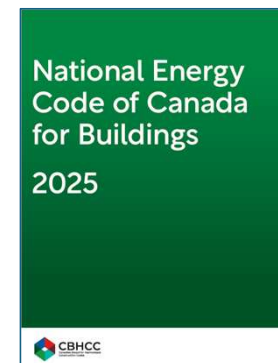
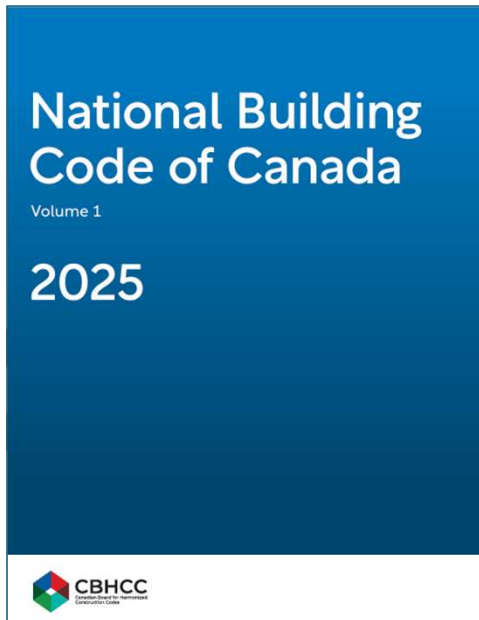


Timeframe



Primary Focus - Code Change Review

Main code reference



Referenced documents/standards

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

Scope and Limitations

THE SESSIONS DOES NOT PROVIDE

- Official Code interpretation
- Project-specific design advice
- **Comprehensive** review of every territorial, municipal or First Nations permit process, bylaw or standards
- Final adoption, adaptation or transition direction
- A forum to vent grievances about government staff

EDUCATION
+
DISCUSSION

Simplified examples
support learning and
engagement

Please excuse the amount of text on some slides. We recognize that it may be difficult to absorb everything listed during a short workshop. The extra detail provides context for you to review at your own pace later.

HOW WILL WE REVIEW THE CHANGES

SEEK FIRST TO UNDERSTAND

- Codes and Regulations
- What changed from 2020 to 2025 & why

TEST

- What changes in design or construction?
- What are the northern implications - Impacts?

RESPOND

- Education
- Transition support
- Adoption consideration
- Further research
- Potential future Code change

Input informs review

It does not automatically result in an exemption, non-adoption or Code change

ENGAGEMENT

We're looking for ideas that:

- ensure public safety;
- make it feasible for builders to do their jobs;
- address unique needs and challenges of northern buildings; and
- ensure high-quality housing supply for communities and homeowners.

In-Person Session

- Ask a question during the session modules
- **Fill in a Questionnaire sheet**
- Participate in the engagement boards around the room

On-going feedback

[Share your ideas.](#)

Tell us which requirements make sense, and which ones don't.
Share your ideas. Your post will be visible to others. (max 140 characters).

Tell us your idea

You have 140 characters left

Screen name *
Enter user name

[Moderation Policy](#) [Submit](#)

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Participant feedback questionnaire

How familiar are you with the NBC 2025?

Not very

Some

Very

What areas?

Which 2025 Code Part & Topic matters to you ?

PART 03

PART 09

OTHER

Provide specific code topic.

What type of concern is it?

TECHNICAL
UNDERSTANDING

FINANCIAL

IMPLEMENTATION

OTHER

Provide specific concern.

**Please refer to your questionnaire.
Capturing recurring themes for continued
engagement and education**

Question or Comments



Contact Us

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

Contact Information

Email nbc.engagement@yukon.ca