

National Building Codes

Key changes and Northern Construction Considerations

Industry Education and Engagement Session

October 8, 2026 | Whitehorse, Yukon

Revised Oct 15/26

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Module 03 – Part 03 Changes

Potential impacts to the Yukon

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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Learning Objectives

By the end of this Part 3 review, participants will be able to:

- Identify key changes to foamed plastic coverings, EMTC, spatial separation, lighting and emergency power systems, and adaptable and visitable dwellings.
- Assess potential impacts on Yukon's construction industry and occupants.
- Recommend education, further review and implementation priorities for Yukon.

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 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

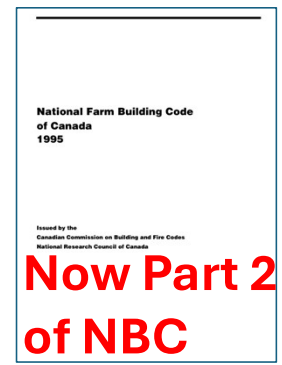
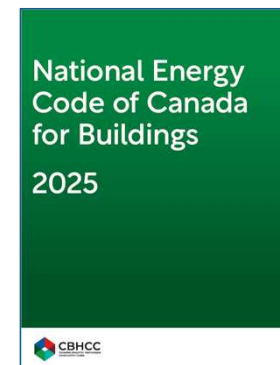
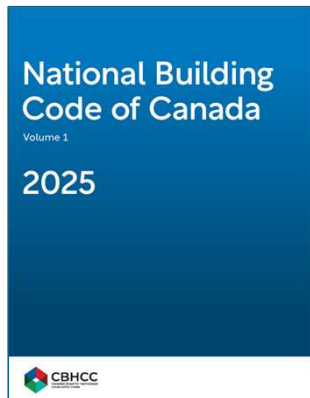
Education, further review, Yukon modification or a national change request.

6. Recommend next steps

A preferred approach, supporting rationale and outstanding confirmations.

Primary Focus - Code Change Review

Main code reference



Parts 3

Referenced documents/standards

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

National Building Code of Canada (NBC)

Part 3 of the National Building Code was developed to address buildings that present higher life-safety risks because of size, height, occupancy type, occupant load, or complexity. Its primary focus is protecting occupants and facilitating fire department and emergency response operations.

More modern changes to Part 3 include: (2010 to present)

- Accessibility and barrier-free design,
- Mass timber,
- Occupant evacuation,
- Fire protection systems,
- Emergency communication,
- Resilience and climate considerations,
- New occupancy types and care models

Div A -1.3.3.2.

Application of Parts 3, 4, 5 and 6

- 1)** Parts 3, 4, 5, and 6 of Division B apply to all *buildings* described in Article 1.1.1.1 and
- a) classified as *post-disaster buildings*,
 - b) used for *major occupancies* classified as
 - i) Group A, *assembly occupancies*,
 - ii) Group B, *care, treatment or detention occupancies*, or
 - iii) Group F, Division 1, *high-hazard industrial occupancies*, or
 - c) exceeding 600 m² in *building area* or exceeding 3 *storeys* in *building height* used for *major occupancies* classified as
 - i) Group C, *residential occupancies*,
 - ii) Group D, *business and personal services occupancies*,
 - iii) Group E, *mercantile occupancies*, or
 - iv) Group F, Divisions 2 and 3, *medium- and low-hazard industrial occupancies*.



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National Building Code of Canada (NBC)



The first formal adoption of the National Building Code in Yukon:

- The first formal adoption, which was the 1980 National Building Code of Canada (NBC) (the Eighth Edition) on a territory-wide scale in Yukon occurred with the enactment of the Building Standards Act in 1983.

Yukon current code version

- NBC 2020 with territorial variations (April/23)

Current modification related to Part 3:

- Yukon - None – [Building Code Modifications Regulations](#)
 - 7 Modular Homes
- City of Whitehorse – To confirm – Building Bylaw No. 99-05 – to confirm

NBC 2025 Part 3: Focus of this review

This review focuses on five Part 3 changes and their implications for Yukon's construction industry and occupants.



- Protective coverings over foamed plastic insulation (includes also ext. cladding)
- Encapsulated mass timber construction (EMTC)
- Limiting distances and areas of unprotected openings
- Lighting and Emergency Power Systems
- Adaptable and visitable dwelling units

Other Part 3 changes fall outside today's focus and can be discussed separately or in a follow-up session.

Protective coverings over foamed plastic insulation

Code references (NBC 2025)

- 3.1.4.2. & 9.10.17.

Type of change – modification to existing NBC 2020

Existing Yukon modification: No

Associated PCF – Yes - [PCF 1647 – New Standard for Testing of Protective Coverings over Foamed Plastic Insulation](#) - introduces references to CAN/ULC-S145:2018, "Standard Method of Test for the Evaluation of Protective Coverings for Foamed Plastic Insulation – Full-Scale Room Test."

Code Change Request (CCR) - CCR 943, CCR 944, CCR 1071

Change explanation

- Adds a compliance path for the testing of assemblies incorporating protective coverings over thermosetting foamed plastic insulation by referencing a new standard test method in Part 3 and, through reference, Part 9 as well.



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Protective coverings over foamed plastic insulation

Code references (NBC 2025)

3.1.4.2. (1)

modified

- c) by any protection method that meets the requirements of Sentence 3.1.5.15.(2) (see Note A-3.1.4.2.(1)(c)), or
- d) for thermosetting foamed plastic insulation, by a protective covering, incorporated in the assembly, that meets the requirements of classification 10 min when tested in conformance with CAN/ULC-S145, "Standard Method of Test for the Evaluation of Protective Coverings for Foamed Plastic Insulation – Full-Scale Room Test," and is installed as tested (see Note A-3.1.4.2.(1)(d)).

NEW

(See Note A-3.1.4.2.(1).)

Please also note slight variance in wording in 9.10.17.1(d)

- c) by any protection method that meets the requirements of Sentence 3.1.5.15.(2) (see Note A-3.1.4.2.(1)(c)), or
- d) for thermosetting foamed plastic insulation, by a protective covering, incorporated in the assembly, that meets the requirements of Clause 3.1.4.2.(1)(d) (see Note A-3.1.4.2.(1)(d)).

modified

NEW

Exterior Cladding (which could include foam plastics)

Updates in NBC 2025



3.1.4.8. Exterior Cladding

1) Except as provided in Sentence (2), cladding on an exterior wall assembly of a *building* or part of a *building* conforming to Article 3.2.2.51. or 3.2.2.60. shall consist of

- a) *noncombustible* cladding, or
- b) except as provided in Sentence (4), a wall assembly that satisfies the criteria of Clause 3.1.5.5.(1)(b).

(See Note A-3.1.4.8.(1).) (See also Notes A-3.1.5.5.(1)(b)(i) and A-3.1.5.5.(1)(b)(ii).)

modified

2) For *buildings* conforming to Article 3.2.2.51. or 3.2.2.60., *combustible* cladding is permitted to represent up to 10% of the cladding on the face of an exterior wall facing a *street* or access route, provided all portions of the *combustible* cladding are located not more than 15 m from a *street* or access route conforming to Article 3.2.5.6., measured horizontally from the face of the *building*.

modified

NBC 2020 – had many changes already

3.1.4.8. Exterior Cladding

1) Except as provided in Sentence (2), not less than 90% of the exterior cladding on each exterior wall of *buildings* conforming to Article 3.2.2.51. or 3.2.2.60. shall consist of

- a) *noncombustible* cladding, or
- b) except as provided in Sentence (4), a wall assembly that satisfies the criteria of Clause 3.1.5.5.(1)(b).

(See Note A-3.1.4.8.(1).) (See also Notes A-3.1.5.5.(1)(b)(i) and A-3.1.5.5.(1)(b)(ii).)

2) Where a *building* is considered to face 1 *street* in accordance with Clause 3.2.2.10.(3)(b), the exterior cladding on each exterior wall of *buildings* conforming to Article 3.2.2.51. or 3.2.2.60. shall consist of

- a) *noncombustible* cladding, or
- b) except as provided in Sentence (4), a wall assembly that satisfies the criteria of Clause 3.1.5.5.(1)(b).

3) A wall assembly conforming to Clause (1)(b) or (2)(b) that includes *combustible* cladding made of *fire-retardant-treated wood* shall be tested for fire exposure after the cladding has been subjected to the accelerated weathering test specified in ASTM D2898, "Standard Practice for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing."

4) Exterior wall assemblies constructed in accordance with Section D-6 of Appendix D are deemed to comply with Clauses (1)(b) and (2)(b).

Housing example: basement insulation

Illustrative scenario, not a documented fire incident (Part 9)

Exposed foam in a basement

- A homeowner installs spray polyurethane foam on basement walls before adding the protective finish.
- A room fire exposes the foam to heat and flames. Unprotected foam can contribute to fire growth.
- A suitable protective covering delays the foam's involvement.

What the code change addresses

- Adds a test-based compliance path for coverings over thermosetting foam insulation.
- The full-scale room test evaluates fire growth and time to flashover for the covering and foam together.
- It does not permit exposed foam or make every coating acceptable.

Sources: CBHCC, PCF 1969 (Part 9 linkage); CAN/ULC-S145 full-scale room test scope.

Required protection remains. The change adds a compliance route.

Protective coverings over foamed plastic insulation

Impact to Yukon: preliminary qualitative assessment

Industry – Possible Negative Impacts

- New test-method compliance path may require **design updates** and **assembly re-evaluation**.
- **Supply-chain lag**: Yukon suppliers may not immediately carry assemblies tested under the new method.
- **Training burden** for designers, builders, and officials.
- Potential **cost increases** for small builders if current assemblies don't meet new criteria.

Overall impact to industry
Low/Med (negative)

Community / Occupant Benefits

- **Improved fire-safety performance** for assemblies using thermosetting foamed plastics.
- Clearer, more reliable **acceptance criteria** for protective coverings.
- Long-term reduction in **fire spread risk** in homes and small buildings.
- Supports safer construction in **remote Yukon communities** where foam insulation is common.

Overall impact to Occupant
High (positive)

Protective coverings over foamed plastic insulation

This change has a **low/medium impact on Yukon's construction** industry and a **meaningful long-term benefit for occupants and community safety**.



Recommended: Education prior to adoption

- Provide guidance for designers, builders and officials on the new test method, acceptable assembly documentation and compliance options. Engage suppliers early to address availability concerns.

Other options considered

- Further review prior to adoption
- Yukon Building Codes Modification Regulation – delay option
- National Code Change Request
- No concern for adoption

Option moving forward - Proceed with adoption following targeted education and confirmation of compliance requirements and supplier readiness.



Encapsulated mass timber construction (EMTC)

Code references (NBC 2025)

- **Division B – 3.1.6** – various changes within this Subsection

Type of change: Modification to NBC 2020 EMTC provisions

Existing Yukon modification: NA

Associated PCFs: **Yes** – [1870 Exposure of Mass Timber Elements](#)

Related PCF 1963 & PCF 1872 (NFC)

Code Change Request (CCR) - 1381

Change explanation

- Increases maximum physical height to 50 m while retaining the 12-storey limit.
- Permits more exposed mass timber and adds an encapsulation option.

Expands design choices for EMTC projects.

Encapsulated mass timber construction (EMTC)

Increases maximum physical height to 50 m while retaining the 12-storey limit.

NBC 2025

NBC 2020

3.2.2.48. Group C, up to 12 Storeys, Sprinklered

- 1) A building classified as Group C is permitted to conform to Sentence (2), provided
- a) it is *sprinklered*,
 - b) it is not more than 12 storeys in building height,
 - c) it has a height not more than 50 m measured between the floor of the first storey and the uppermost floor level that does not serve a rooftop enclosure for elevator machinery, a stairway or a service room used only for service to the building, and
 - d) it has a building area not more than 6 000 m².
- 2) Except as provided in Article 3.2.2.16., the building referred to in Sentence (1) is permitted to be of *encapsulated mass timber construction or noncombustible construction*, used singly or in combination, and

3.2.2.48. Group C, up to 12 storeys, Sprinklered

- 1) A building classified as Group C is permitted to conform to Sentence (2), provided
- a) it is *sprinklered* throughout,
 - b) it is not more than 12 storeys in building height,
 - c) it has a height not more than 42 m measured between the floor of the first storey and the uppermost floor level that does not serve a rooftop enclosure for elevator machinery, a stairway or a service room used only for service to the building, and
 - d) it has a building area not more than 6 000 m².
- 2) Except as provided in Article 3.2.2.16., the building referred to in Sentence (1) is permitted to be of *encapsulated mass timber construction or noncombustible construction*, used singly or in combination, and

Permits more exposed mass timber and adds an encapsulation option.

NBC 2025 3.1.6.4.

- 3) Except as provided in Sentences (5) and (7), the exposed surfaces of mass timber beams, columns and arches within a *suite or fire compartment* need not be protected in accordance with Sentence (1), provided
- a) their aggregate exposed surface area does not exceed 35% of the total wall area of the perimeter of the *suite or fire compartment* in which they are located, and
 - b) the *flame-spread rating* on any exposed surface is not more than 150.
- (See Note A-3.1.6.4.(3) to (7).)

NBC 2020 3.1.6.4.

- 3) Except as provided in Sentence (5), the exposed surfaces of mass timber beams, columns and arches within a *suite or fire compartment* need not be protected in accordance with Sentence (1), provided
- a) their aggregate surface area does not exceed 10% of the total wall area of the perimeter of the *suite or fire compartment* in which they are located, and
 - b) the *flame-spread rating* on any exposed surface is not more than 150.
- (See Note A-3.1.6.4.(3) to (6).)

Mass timber in Yukon

Mass timber and NBC 2020

Large structural wood members and panels. NBC 2020 introduced EMTC up to 12 storeys, subject to fire-safety and other code requirements.

Yukon: no mandate

Wood, mass timber and MMC remain optional. Designs must meet applicable code requirements.

Federal support and Yukon opportunities

Funding may support mass timber and prefabrication.

Potential benefits include remote builds and less time on site. Eligibility and project economics vary.



[University of New Brunswick
Report - Canadian MMC
framework](#)



Encapsulated mass timber construction (EMTC)

Impact to Yukon: preliminary qualitative assessment

Industry: Opportunities and challenges

- More flexibility may expand the range of viable mass timber projects.
- Designers, builders and officials need training on exposure and encapsulation limits.
- Projects should assess supply, transport costs and construction capacity early.
- Benefits depend on uptake. Current Yukon EMTC use is not quantified.

Community / Occupant Benefits

- More opportunities for visible wood in code-compliant interior spaces.
- Greater design flexibility could support future housing and community projects.
- Fire-safety requirements remain essential as timber exposure increases.
- Affordability and delivery benefits depend on each project, not the code change alone.

Industry impact: Medium (mixed)

Occupant impact: Medium (positive)



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Encapsulated mass timber construction (EMTC)

Medium, project-dependent impacts. The change can support broader use of mass timber in Yukon.

Recommended: Education prior to adoption

- Explain height, exposure and encapsulation limits. Coordinate training with designers, builders, officials and fire services.
- Confirm local project demand and supplier readiness before implementation.

Other options considered

- Further review: Confirm local demand, supplier readiness and training needs.
- Yukon modification: Consider only for a demonstrated local technical gap.
- National Code Change Request: Escalate verified issues with EMTC provisions.
- No concern for adoption: Proceed after guidance and readiness checks.

Option moving forward: Support adoption with education and readiness checks. Amend only for a specific technical gap.





Limiting distances and areas of unprotected openings

Code references (NBC 2025)

- Division B, Article 3.2.3.1.: Tables C–E and related explanatory Note
- 3.2.3.7.(3) and (4)

Type of change: Table revisions and calculation clarification to NBC 2020

Existing Yukon modification: Not applicable

Associated PCFs – original PCF related to limiting distance, spatial, etc. unknown

Note (2026) - Proposed Change 1684 -Revision of Intent Statements and Attributions for NBC Sentences 3.2.3.7.(3) and (4)

Code Change Request (CCR) – unknown

Appears to be code maintenance and consistency correction vs a new technical requirement (request).

Limiting distances and areas of unprotected openings

Change explanation

- Recalculates Tables 3.2.3.1.-C to -E directly from the original equation.
- Adds the equation in an explanatory Note and clarifies linear interpolation between entries in Tables 3.2.3.1.-B to -E.

Supports consistent spatial-separation calculations. It does not mean larger openings are permitted in every case.

NBC 2025

NBC 2020

3.86 Division B

Table 3.2.3.1.-E
Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered
Forming Part of Sentence 3.1.6.9.(5) and Article 3.2.3.1.

Exposing Building Face	Area of Unprotected Opening for Groups E and F, Division 1 and 2 Occupancies, %																		
Max. Area, m ²	Limiting Distance, m																		
	0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9	10	11	12	13	14	15	16
10	0	8	12	21	33	50	96	100											
15	0	8	10	17	25	37	67	100											
20	0	8	10	15	21	30	53	85	100										
25	0	8	9	13	19	26	45	70	100										
30	0	7	9	12	17	23	39	61	88	100									
40	0	7	8	11	15	20	32	48	69	93	100								
50	0	7	8	10	14	18	28	41	57	77	100								
60	0	7	8	10	13	16	25	36	49	66	85	100							
80	0	7	8	9	11	14	21	29	40	52	67	84	100						
100	0	7	8	9	11	13	18	25	34	44	56	69	84	100					
150	0	7	7	8	10	11	15	20	26	33	41	50	60	71	84	97	100		
200 or more	0	7	7	8	9	10	13	17	22	27	33	40	48	56	66	76	87	99	100

Table 3.2.3.1.-E
Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout
Forming Part of Sentence 3.1.6.9.(5) and Article 3.2.3.1.

Exposing Building Face	Area of Unprotected Opening for Groups E and F, Division 1 and 2 Occupancies, %																	
Max. Area, m ²	Limiting Distance, m																	
	0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9	10	11	12	13	14	15
10	0	8	12	20	34	50	96	100										
15	0	8	10	16	26	36	68	100										
20	0	8	10	14	22	30	54	86	100									
25	0	8	10	14	18	26	44	70	100									
30	0	8	8	12	18	24	40	60	88	100								
40	0	8	8	12	16	20	32	48	68	94	100							
50	0	8	8	10	14	18	28	40	58	76	100							
60	0	8	8	10	12	16	24	36	50	66	86	100						
80	0	8	8	10	12	14	20	30	40	52	66	84	100					
100	0	8	8	8	10	12	18	26	34	44	56	70	84	100				
150	0	8	8	8	10	12	16	20	26	32	40	50	60	72	84	98	100	
200 or more	0	8	8	8	8	10	14	18	22	28	34	42	50	60	68	80	92	100

Limiting distances and areas of unprotected openings

Impact to Yukon: preliminary qualitative assessment

Industry: Opportunities and challenges

- Update calculation tools and templates to use the revised table values.
- Clearer interpolation guidance may reduce inconsistent permit reviews.
- Check designs near opening-area limits for project-specific adjustments.
- Anticipated transition effort is mainly design and review, not new products.

Community / Occupant Benefits

- More consistent application of requirements that limit fire spread between buildings.
- Clearer calculations can support predictable window and façade design.
- Daylight and layout effects depend on the revised result for each building face.
- No quantified safety gain or guaranteed increase in window area established.

Industry impact: Minor (mixed)*

Occupant impact: Minor (positive)*



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Limiting distances and areas of unprotected openings

Minor overall impact anticipated, with project-specific checks where opening areas approach the permitted limit.

Recommended: Education prior to adoption

- Issue a short bulletin with a worked interpolation example. Update calculation tools and brief designers and reviewers.

Other options considered

- Further review: Target designs near compliance limits.
- Yukon modification or delay: No demonstrated need at present.
- National Code Change Request: Only for a verified technical issue.
- No concern for adoption: Broadly appropriate after routine guidance.

**Option moving forward: Proceed with adoption and focused guidance.
Escalate only demonstrated calculation or compliance issues.**



Lighting and Emergency Power Systems

Code references (NBC 2025, Division B)

- 3.2.7.1. and Table 3.2.7.1.: Minimum lighting.

Type of change - Lighting update & related existing emergency lighting to NBC 2020.

Yukon modification: Not applicable

Associated PCF - [PCF 1762, “Illumination Levels”](#): 3.2.7.1. and 9.34.2.7.

Separate washroom emergency-lighting PCF: not confirmed.

Change explanation

Table 3.2.7.1. organizes lighting requirements for public and service areas. Review illumination at circulation routes, controls and signs for safe and accessible use.

Universal-washroom emergency lighting changed in the NBC 2020.

Lighting and Emergency Power Systems

NBC 2025 Code changes

NBC 2020

National Building
Code of Canada
Version 3
2025

CMHC

3.2.7. Lighting and Emergency Power Systems

3.2.7.1. Minimum Lighting Requirements

- 1) Exits, public corridors, and corridors providing access to exit for the public or serving patients' sleeping rooms or classrooms shall be equipped to provide illumination to an average level not less than 50 lx at the levels of the floor, treads and handrails and at angles and intersections at changes of level where there are stairs or ramps.
- 2) The minimum level of the illumination required by Sentence (1) shall be 10 lx.
- 3) Every public or service area in a building shall be equipped with lighting outlets with fixtures to provide illumination to every portion of the area.
- 4) Except as provided in Sentences (5) to (8), the fixtures required by Sentence (3) shall provide illumination in conformance with Table 3.2.7.1.

Table 3.2.7.1.
Lighting for Public and Service Areas
Forming Part of Sentence 3.2.7.1.(4)

New Table

Public or Service Area	Minimum Illumination, lx
Garages	50
Public washrooms	100
Recreation rooms	100
Service hallways and stairways	50
Service rooms and laundry areas	200
Storage rooms	50

- 5) The minimum level of illumination over the entire length of escalators and moving walks shall be not less than 100 lx at the levels of the handrails, treads and walking surfaces.

3.2.7. Lighting and Emergency Power Systems

3.2.7.1. Minimum Lighting Requirements

- 1) An exit, a public corridor, or a corridor providing access to exit for the public or serving patients' sleeping rooms or classrooms shall be equipped to provide illumination to an average level not less than 50 lx at floor or tread level and at angles and intersections at changes of level where there are stairs or ramps.
- 2) The minimum level of the illumination required by Sentence (1) shall be 10 lx.
- 3) Rooms and spaces used by the public shall be equipped to provide illumination as described in Sentences (4) to (7) and Article 9.34.2.7.
- 4) The minimum level of illumination over the entire length of escalators and moving walks shall be not less than 100 lx at the level of the treads and walking surfaces.
- 5) Except as provided in Sentence (6) and except for light switches and internally illuminated controls, the minimum level of illumination at controls required by Article 3.8.2.6. shall be not less than 100 lx.

Lighting and Emergency Power Systems

Impact to Yukon: preliminary qualitative assessment

Industry: Opportunities and challenges

- Review lighting schedules and table references during design and permit review.
- Coordinate fixture locations and required emergency-lighting coverage.
- Local fixture or circuit changes may be needed where compliance gaps exist.
- Added Part 3 costs depend on the confirmed changes from NBC 2020.

Industry impact: Minor (mixed)*

Community / Occupant Benefits

- Consistent illumination supports safe movement in public and service areas.
- Visible controls and signs support users, especially people with low vision.
- Required emergency lighting supports safe exit during a power failure.
- Added 2025 benefits remain unconfirmed where NBC 2020 already requires coverage.

Occupant impact: Minor (positive)*

Lighting and Emergency Power Systems

Minor overall impact anticipated, subject to confirmation of the Part 3 changes from NBC 2020.

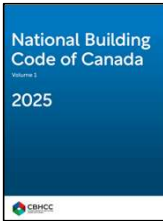
Recommended: Focused review and education before adoption

- Confirm lighting-table changes, washroom emergency-lighting scope and Yukon requirements. Brief designers, electrical contractors and officials.

Other options considered

- Further review: Confirm the 2020–2025 changes and reassess impacts.
- Yukon modification or delay: Only for a demonstrated implementation gap.
- National Code Change Request: Reserve for a verified technical issue.
- No concern for adoption: Subject to scope and local clarification.

Option moving forward: Support adoption after clarification and education. Escalate only demonstrated gaps.





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

Basic features prepare homes for changing needs and future modifications.

3.8.5. Visitable dwelling units

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.

3.8.4. Adaptable dwelling units – updated

3.8.4.1. Entrance Doorway Width

3.8.4.2. Electrical Switches and Receptables

3.8.4.3. Walls around Water Closets

3.8.4.4. Walls around Showers and Bathtubs

A-3.8.4.2.(1) Centre Lines of Electrical Switches and Receptables. 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).

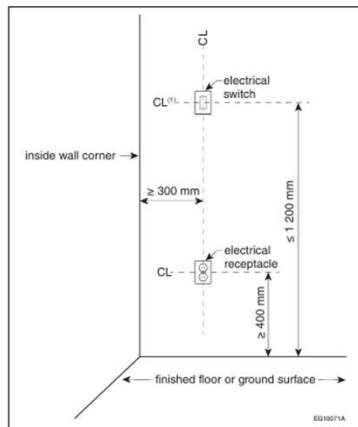


Figure A-3.8.4.2.(1)
Positioning of centre lines of electrical switches and receptacles
Note to Figure A-3.8.4.2.(1):
(1) CL = centre line

A-3.8.4.3.(2) Reinforcement of Walls around Water Closets. Where two side walls are within 600 mm of the centre line of the water closet, both side walls are intended to be reinforced for the present or future installation of grab bars.

Figure A-3.8.4.3.(2) illustrates an example of an acceptable configuration for the reinforcement of stud walls around a water closet. Possible grab bar configurations are also shown.

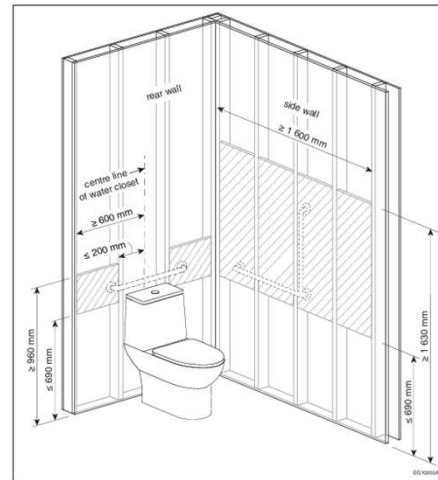


Figure A-3.8.4.3.(2)
Example of an acceptable configuration for the reinforcement of stud walls around a water closet, where the horizontal length of the side wall is equal to or greater than 1 600 mm

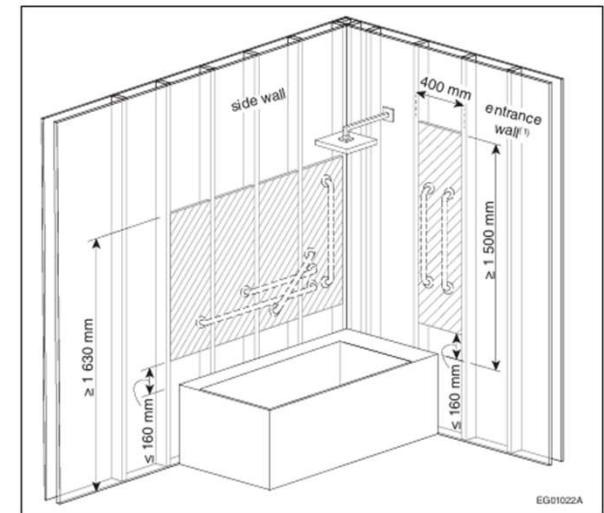


Figure A-3.8.4.4.(2) and (4)-B
Example of an acceptable configuration for the reinforcement of the side wall and entrance wall of a bathtub or bathtub/shower combination

Note to Figure A-3.8.4.4.(2) and (4)-B:

(1) It is assumed that additional framing (not shown) will be needed to support the reinforcement of the entrance wall. Exact stud configurations will depend on factors like the size of the bathtub and the geometry of the room.

3.8.5. Visitable Dwelling Units

Note – 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.)

3.8.5.2. Washrooms

- 1)** At least one washroom on the entrance level of a visitable dwelling unit shall
- a) have a water closet,
 - b) have a lavatory conforming to Clause 3.8.3.16.(1)(b), and
 - c) be designed to permit a wheelchair to turn in a clear floor space not less than 1 500 mm in diameter.

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.

3.8.5. Visitable Dwelling Units

3.8.5.2. Washrooms

- 1) At least one washroom on the entrance level of a visitable *dwelling unit* shall
 - a) have a water closet,
 - b) have a lavatory conforming to Clause 3.8.3.16.(1)(b), and
 - c) be designed to permit a wheelchair to turn in a clear floor space not less than 1 500 mm in diameter.

Reserved for washroom layout

A-3.8.3.16.(1)(e) Clearances Beneath a Lavatory.

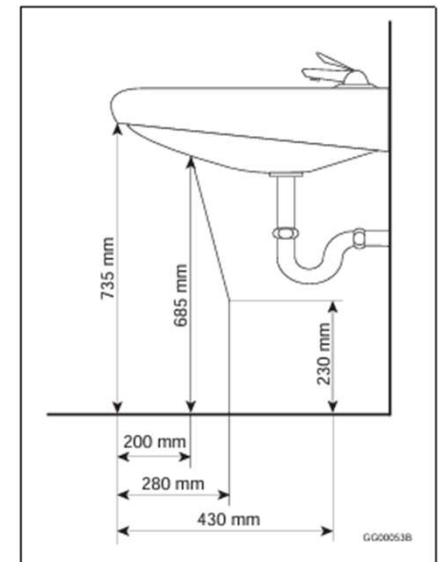


Figure A-3.8.3.16.(1)(e)
Clearances beneath a lavatory



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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.

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?



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References & Illustrations

Accessible Housing by Design— House Designs and Floor Plans



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



CSA	B651:23	Accessible design for the built environment	3.3.1.19(1) 3.3.1.1(1) Table 3.3.3.1 3.3.3.2(1) 3.3.3.9(1) 3.3.3.9(2) 3.3.3.9(4) A.3.3.2.10(B) A.3.3.2.11(1)
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CSA/ASC B651:23 | Codes &
Standards | Product | CSA
Group



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.

High 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 3 summary and next steps

Topics reviewed

- Protective coverings over foamed plastic insulation
- Encapsulated mass timber construction (EMTC)
- Limiting distances and areas of unprotected openings
- Lighting levels and emergency lighting
- Adaptable and visitable dwelling units

Possible next steps

- Confirm code references, unresolved PCFs and Yukon application.
- Prepare targeted education and worked examples.
- Test Yukon designs and gather community and industry feedback.
- Document technical gaps before proposing code modifications.

Next session: Part 9 significant changes



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