

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 05 – Other National Code 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 session, participants will be able to:

- Identify key 2025 NECB, NFC, NPC and selected NBC changes.
- Describe Part 10's purpose and initial energy-efficiency scope for alterations to existing buildings.
- Discuss impacts on Yukon industry, communities and occupants.
- Recognize education, specialist engagement and regulatory review needs.
- Distinguish confirmed adoption requirements from modifications, phasing or delays still under consideration.

Code Change Review Breakdown

When reviewing general and specific Code changes the following areas will be highlighted

- Significant change(s)
- Code version
- Problem- Solution
- Impact to Yukon
- Confirm if further review required

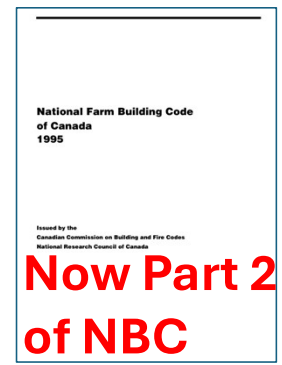
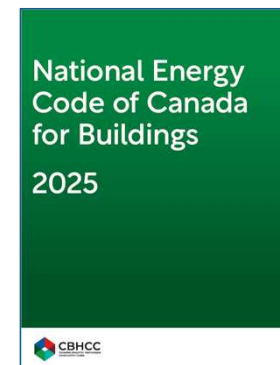
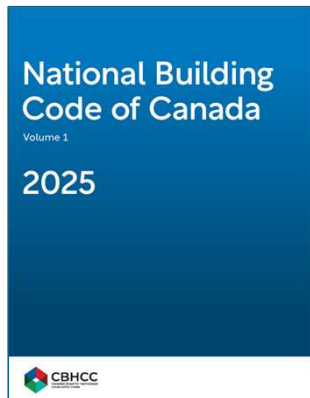
How will we review the changes

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

Primary Focus - Code Change Review

Main code reference



**Parts 2,4,5,6,7,8
Part 10**

Referenced documents/standards

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

National Energy Code for Buildings (NEBC 2025)

General Purpose

The NECB is Canada's national model code that sets minimum energy-efficiency requirements for buildings other than houses. Its purpose is to:

- **Reduce energy consumption**
- **Improve building performance**
- **Support climate-change mitigation**
- **Provide harmonized national standards**
- **Guide designers, engineers, and authorities having jurisdiction**

National Energy
Code of Canada
for Buildings
2025



The NECB applies to **all buildings that are *not* housing or small buildings governed by NBC Part 9**. In practice, this includes:

- Large Buildings (NBC Part 3)
- Small Buildings not covered by NBC Part 9
- Specialized Buildings
- Multi-Unit Residential Buildings (MURB's)



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National Energy Code for Buildings (NECB 2025)

Yukon adoption status

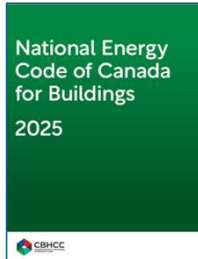
NECB 2020 applies through NBC Article 9.36.1.3., but Yukon has not adopted it as a standalone code.

2025 national code relationships

NBC (Building): Construction and safety. Section 9.36 links to NECB for energy compliance.

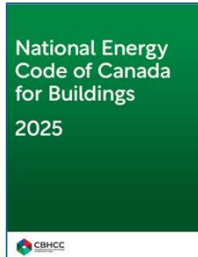
NFC (Fire) and NPC (Plumbing): Complement NECB's energy requirements with fire and plumbing safety rules.

Why not yet? Q – why has this not happened?



NECB 2025 Adoption in Yukon — Impact Assessment

Adopting NECB 2025 would **represent a major regulatory** shift, especially for Part 3 buildings (commercial, institutional, large residential).



Impact to Yukon: preliminary qualitative assessment

Impacts to Industry

- Higher design, construction and capital costs
- More training and ongoing compliance work
- Permit delays and supply chain constraints
- Possible market consolidation and slower large-project development

Impacts to Community/Occupants

- Lower operating costs, lasting asset value
- Better comfort and indoor quality
- Greater durability and climate resilience
- Long-term energy solutions and lower GHG emissions

NECB 2025 Adoption – Deeper Industry Review

Should Yukon conduct a deeper review?

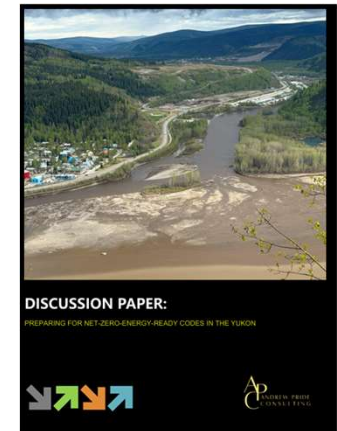
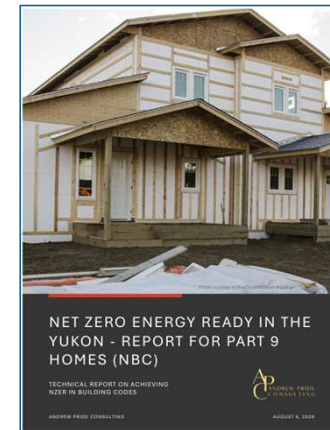
- Yes, separate from current NBC 2025 engagement.

Recommendation

NECB adoption could require significant engagement covering:

- Industry and energy modelling capacity
- Costs, benefits and supply chains
- Consultation with developers, engineers and municipalities
- Phased, tiered or partial adoption

Supports territorial variations and Yukon's AHJ responsibilities under the Building Standards Act.



Please refer to the Andrew Pride Consulting reports found on engagement page -
<https://engageyukon.ca/national-building-code-engagement/which-energy-tier-should-we-select-yukon>

National Fire Code of Canada (NFC) 2025

The NFC is Canada's national model code that governs fire safety during building use, operation and maintenance, including construction and demolition. (352 pages)



Relationship with NBC:

- NBC governs construction. NFC maintains fire protection throughout building life.
- NFC addresses additional building hazards:
 - Changing fuel loads, operational risks, temporary uses and construction/demolition safety

NFC is enforceable only after adoption by the AHJ

National Fire Code of Canada (NFC) 2025

National Fire Code was first created in 1963

First adopted in Yukon – assuming 1983?

- NBC 2020 adopted with territorial variations (April/23)
- Current modifications: Not applicable

Main objectives:

- Maintenance of fire-protection systems
- Storage and handling of flammable/combustible materials
- Fire-safety planning and emergency procedures
- Industrial processes that present fire hazards
- Fire safety during construction, renovation, and demolition
- Housekeeping practices that affect fire risk



National Fire Code of Canada (NFC)

Significant Changes(s)



- **Large farm buildings (Div A - 2.1.1.2.)**
 - Revises the application of the OP objective (fire protection of buildings and facilities) for adjacent properties.
- **Aboveground tanks (Div B – 4.1.1.1.)**
 - Removes the capacity restriction for aboveground storage tanks from the reference to **CSA B139 Series:24, “Installation code for oil-burning equipment”**.
- **Dangerous goods for use in laboratories (Div B – 3.1.1.1.)**
 - Clarifies the maximum quantities of dangerous goods – NFPA 55-2020, “Compressed Gases and Cryogenic Fluids Code.
- **Encapsulated mass timber construction (EMTC)**
 - Permits increased exposure & introduces additional measures for risk of fire spread between storeys

NFC 2025 Adoption in Yukon — Impact Assessment

Adopting NFC 2025 would bring a **low to medium** regulatory shift, especially for existing Part 3 buildings (commercial, institutional and large residential).



Impact to Yukon: preliminary qualitative assessment

Impacts to Industry

- Higher operating costs and compliance burden
- Training and equipment/system upgrades
- Enforcement pressure and greater liability
- Potential market consolidation

Impacts to Community/Occupants

- Improved life safety and community safety
- Less business interruption, more reliable buildings
- Lower long-term fire risk
- Potential insurance savings over time



NECB 2025 Adoption – Deeper Industry Review

Should Yukon conduct a deeper industry review?

- **Yes**, with less depth than NBC/NECB.

Recommendation

Conduct a separate NFC impact review outside the NBC/NECB/NPC adoption cycle.

- NFC covers existing buildings as well as new construction.
- Fire-service capacity varies across Yukon communities.
- Operational codes affect daily business operations.

This aligns with territorial variations and Yukon’s AHJ responsibilities under the Building Standards Act.

NFC: low to medium construction-industry impact, with lasting benefits for occupants and community safety.



National Plumbing Code of Canada (NPC)

The NPC is Canada's national model code for plumbing system design, installation and maintenance in buildings.

National Plumbing
Code of Canada
2025

CSHCC

Relationship with NBC

- NBC: building design, structure, fire protection, accessibility and energy.
- NPC: technical requirements for building plumbing systems.

Other code relationships

- NFC: fire-rated penetrations, firefighting water supply and sprinklers.
- NECB: water-heating efficiency and energy-related plumbing components.

NPC is enforceable only after adoption by AHJ

National Plumbing Code of Canada (NPC)

National Plumbing Code of Canada (NPC) was first **published in 1955**.

First adopted in Yukon – assuming 1983?

Yukon current code version

- NBC 2020 adopted with territorial variations (April/23)
- **Current modifications: Refer to Building Code Modification Regulation**
- <https://laws.yukon.ca/cms/images/LEGISLATION/SUBORDINATE/2014/2014-0055/2014-0055.pdf>

Its core objectives:

- Protection of health (safe drinking water, sanitary drainage)
- Protection of property (preventing leaks, backflow, contamination, flooding)
- Safe operation of plumbing systems throughout a building's life
- Consistency in plumbing requirements across provinces and territories
- Compatibility with the NBC's building-level requirement

National Plumbing
Code of Canada
2025



Building Code Modifications Regulation



3. Vent terminals and flashings

- Increase vent terminals under 75 mm to 75 mm inside the building, at least 300 mm below the roof, using an inspector-approved fitting. Vent stacks must project 25–75 mm into the outer air.

4. Frost protection of piping

- Protect water service piping from freezing using a method acceptable to an inspector or, in a municipality, allowed by municipal bylaw.

5. Storm drainage

- Inspector permission is required to connect storm drainage to a sanitary sewer or use building sewer extensions for drainage during construction or sewer relaying.

Review NPC 2025 for conflicts with these Yukon requirements.

Flashing details in section 3 require confirmation against the full regulation.

National Plumbing Code of Canada (NPC)

Significant changes:

- **Defined terms (Div A – 1.4.1.2. Defined terms)**
 - Introduces the defined terms “washroom,” “public washroom,” “private washroom” and “macerating toilet system,” and revises the defined terms “public use” and “private use.”
- **Condensate drainage (Div B – various locations)**
 - Introduces the defined term “condensate drainage system,” and revises the defined terms “clear-water waste” and “drainage system” to address condensate drainage.
 - Introduces requirements for condensate drainage systems.
- **Storm and sanitary drainage systems (Div B – various locations)**
 - Clarifies the requirements for the storm drainage systems of roofs & requires storm and sanitary drainage systems to be labeled according to their application



National Plumbing Code of Canada (NPC)

Significant changes:

- **Wall carriers for water closets (Div B – Article 2.2.2.6)**
 - Introduces a reference to ASME A112.6.1M-1997, “Floor-Affixed Supports for Off-The-Floor Plumbing Fixtures for Public Use,” to establish minimum requirements for wall carriers for water closets.
- **Oil separators (Div B – Sentence 2.2.3.2.(4))**
 - Introduces a reference to CAN/ULC-S656-14, “Standard for Oil-Water Separators” to establish minimum requirements for oil separators (also referred to as “oil interceptors”).
- **Protection of potable water (Div B – various locations)**
 - Adds references to NSF/ANSI/CAN 61-2020, “Drinking Water System Components - Health Effects,” to address the protection of potable water from chemical contamination and
 - Introduces a reference to CSA B214:21, "Installation code for hydronic heating systems," to address the protection of potable water used as a hydronic fluid in an open-loop heating system.



National Plumbing Code of Canada (NPC)

National Plumbing
Code of Canada
2025



Significant changes:

- **Mechanical couplings (Div B – Article 2.3.2.6)**
 - Introduces a reference to ANSI/AWWA C227-17, “Bolted, Split-Sleeve Couplings,” to establish minimum requirements for plain-end-type mechanical couplings for pressure applications.
- **Neutralization tanks (Div B – Article 2.4.4.4.)**
 - Removes dilution as an option for treating corrosive or acid waste, while retaining neutralization, **to align the NPC with local sewer use bylaws.**

PCFs associated:

992, 1377 and 1731.

#1729 – Mechanical Couplings, #1727 Neutralization Tanks

NPC 2025 Adoption in Yukon — Impact Assessment

NPC 2025 adoption in Yukon has a low to medium impact on industry and a medium to high benefit for community/occupants.



Impact to Yukon: preliminary qualitative assessment

Impacts to Industry

- Training and inspection/enforcement adjustments
- Material availability and minor upfront costs
- Ongoing compliance and liability exposure
- Potential costs for commercial/industrial operators

Impacts to Community/Occupants

- Safer drinking water, better hygiene and environmental protection
- Fewer flooding and drainage failures
- More reliable, better-performing plumbing systems
- Lower long-term maintenance costs

NPC 2025 Adoption – Targeted Industry Review

Further industry review?

- **A targeted NPC review should inform adoption.**

Recommended scope

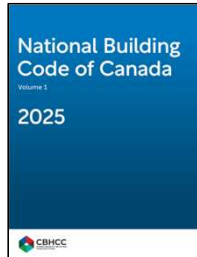
Assess training, inspection capacity and costs alongside:

- Storm/sanitary labeling, condensate drainage, oil separators and potable-water protection.
- Existing Yukon modifications: vent terminals and flashings (s. 3), frost protection (s. 4) and storm drainage (s. 5).
- Confirm compatibility with NPC 2025, including inspector permissions and municipal frost-protection bylaws.

Decide which territorial provisions to retain or amend before adoption.

National Building Code of Canada (NBC)

Changes within Division A - Definitions



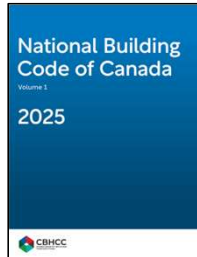
Definitions prevent ambiguity between jurisdictions, designers, inspectors, and builders.

Definitions are indicated in the code by *italic letters* and are hyperlinked within the digital version of the codes.

- ***Existing building*** means a building that was constructed at least five years ago. (See Note A-1.4.1.2.(1).)
- ***Heritage building*** means an existing building that is formally recognized by a federal, provincial, territorial or municipal authority for its heritage value. (See Note A-1.4.1.2.(1).)

These changes in the NBC have been included to provide clarification for the addition of **Part 10 - Alterations to Existing Buildings** . Also refer to NECB, NFC and NPC for changes to definitions.

National Building Code of Canada (NBC)



Changes within Division A

Section 1.3. Referenced Documents and Organizations

1.3.1. Referenced Documents

1.3.1.1. Effective Date

1) Unless otherwise specified herein, the documents referenced in this Code shall include all amendments, revisions, reaffirmations, reapprovals, addenda and supplements effective to 30 June 2024.

1.3.1.2. Applicable Editions

1) Where documents are referenced in this Code, they shall be the editions designated in Table 1.3.1.2

National Building Code of Canada (NBC)

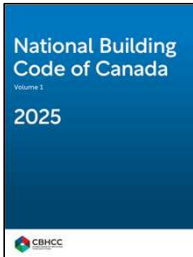
Changes within Division A

Section 1.3. Referenced Documents and Organizations

Example

Table 1.3.1.2. Documents Referenced in the National Building Code of Canada 2025⁽¹⁾⁽²⁾ Forming Part of Sentence 1.3.1.2.(1)			
Issuing Agency	Document Number ⁽³⁾	Title of Document	Code Reference
CSA	Z240 MH Series-16	Manufactured homes	A-1.1.1.1.(2) ⁽⁴⁾
CSA	Z240.2.1-16	Structural requirements for manufactured homes	A-1.1.1.1.(2) ⁽⁴⁾ 9.12.2.2.(6) 9.15.1.3.(1)
CSA	Z240.10.1:19	Site preparation, foundation, and installation of buildings	A-1.1.1.1.(2) ⁽⁴⁾ 9.15.1.3.(1) 9.23.6.3.(1)

There appears to be no changes in Standards – but should confirm.



National Building Code of Canada (NBC)

Changes within Division B

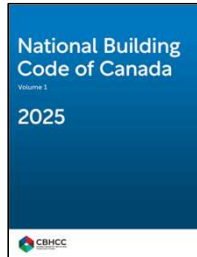
Part 2 Farm Buildings

Part 2 exists in the NBC because the National Farm Building Code is no longer maintained as a standalone code.

Its content was absorbed into the NBC, and Part 2 now serves as the current, harmonized national standard for farm buildings.

Part 2 now provides:

- structural requirements for farm buildings
- fire-protection requirements
- health and safety provisions
- definitions and classifications for farm occupancies
- climatic and seismic design parameters (updated in Appendix C)



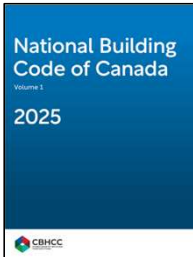
National Building Code of Canada (NBC)

Part 2 Farm Buildings

Significant changes

- Revises the application of the OP objective (fire and structural protection of buildings) to permit the application of the OP3 sub-objective (protection of adjacent buildings from fire) to large farm buildings.
- Introduces technical requirements in Part 2 for the spatial separation and exposure protection of large farm buildings, which generally refer to Subsection 3.2.3. and provide certain exemptions.

There appears to be no significant impacts for the Yukon related to farm buildings. **No further engagement recommended.**

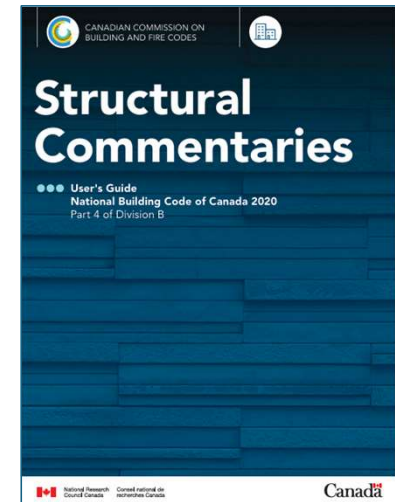


National Building Code of Canada (NBC)

Changes within Division B

Part 4 Structural Design

- **Update to design approach**
 - Revises specified wind and snow loads in Part 4 to reflect “uniform risk”
 - Revises the snow load formula by adjusting the wind exposure factor
- **Structural and non-structural elements not part of the seismic force resisting system**
 - resolves ambiguity in the provisions for structural and non-structural elements that are not part of the designated seismic force resisting system (SFRS).
 - **Seismic Force Resistance Systems**
- **Related structural requirements: CSA O86:24.**



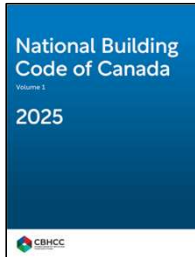
Note recent updates 2025
Commentary K - Wind
Commentary J - Seismic

[Structural Commentaries](#)
(User's guide – NBC 2020:
[part 4 of division B](#))

National Building Code of Canada (NBC)

Part 4 Structural Design: practical implications

- Updated snow, wind and earthquake design provisions affect how engineers design buildings and secure components. (see also Part 9 Lateral Design)



Impact to Yukon: preliminary qualitative assessment

Possible impacts to industry

- Updated design tools, training and reviews
- Coordination on supports and connections
- Possible changes to costs and schedules

Possible impacts to community/occupants

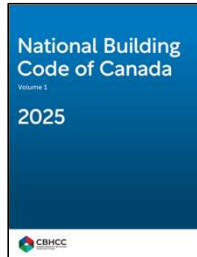
- More consistent structural safety
- Potentially less damage and disruption
- Affordability effects vary by project

Further engagement: specialized professional review recommended

Engage structural engineers, building officials and designers/contractors to assess Yukon loads, costs, capacity and transition needs.

National Building Code of Canada (NBC)

Part 5 Environment Separation



Wind resistance of vegetated roof assemblies

- 5.2.2.2. Determination of Wind Load - Introduces requirements for the determination of acceptable wind loads for the design of vegetated roof assemblies.
 - Associated PCF - [1754 Requirements for Wind Resistance of Vegetated Roof](#)

Vapour Barriers Coatings

- 5.5.1.2. Vapour Barrier Properties and Installation – standards reference - coatings

Part 6 Heating, Ventilating and Air-conditioning

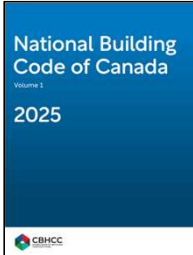
- 6.3.1.4. Heat Recovery Ventilators to Heat/Energy Recovery Ventilators
- 6.9.2.2. Smoke Detectors revised to Smoke and Combination Smoke/Fire Dampers

National Building Code of Canada (NBC)

Part 7 Plumbing Services - No significant changes noted – refer to NPC

Part 8 Safety Measures at Construction and Demolition Sites

- No significant changes noted – refer to NFC



NFC 2025 Adoption in Yukon — Impact Assessment

Impact level for Yukon

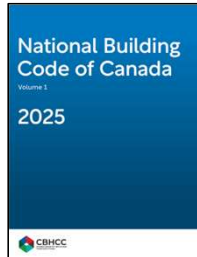
Part 2 (Farm buildings): Low impact. Mostly clarification and alignment; no major new burdens beyond what Yukon already faces in large agricultural structures.

Part 4 (Structural): Medium impact, driven almost entirely by seismic. For Yukon, this is the one area where long-term implications (design practice, detailing, cost) are real.

Part 5 (Environmental separation): Low–medium impact. Mostly refinements; in Yukon’s climate, they matter for performance, but they don’t radically change industry practice.

New defined terms (existing building, heritage building): Low impact now, but important for future Part 10 / alteration work. They’re more about clarity than new obligations.

Reference documents/standards unchanged: no hidden shock coming from standards updates – but should review again as there are no line change indicators.



Part 10: energy upgrades during alterations

Why a new Part?

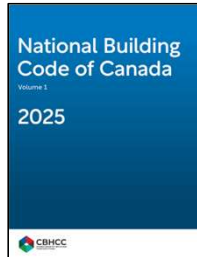
Clarifies energy requirements for alterations to existing Part 9 buildings, reducing inconsistent local interpretation.

Scope PCFs: 1812 and 1824.

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.

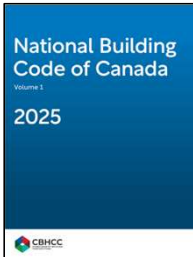
300sqm = 3,230 sqft

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

Part 10: 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

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

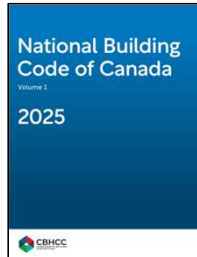
Already covers alterations. Compare permit exemptions, energy provisions and enforcement procedures with Part 10. Bylaw or guidance updates may be needed.

Possible transitional measure

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

Email nbc.engagement@yukon.ca