

# 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 02 – Back to Basics

### Codes and Local Regulations

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, you will be able to:

- Explain how model codes are developed and adopted in Yukon.
- Identify territorial, municipal and First Nations roles.
- Describe the code change cycle and public input.
- Navigate NBC structure and compliance options.

# Code Creation and authorities



Since 2022, the [Canadian Board for Harmonized Construction Codes \(CBHCC\)](#) has been responsible for the development of Canada's National Model Codes, which **contain objectives related to health, safety, accessibility, the protection of buildings from fire or structural damage, and the protection of the environment.**

## The National Model Codes are:

- National Building Code of Canada (NBC)
- National Plumbing Code of Canada (NPC)
- National Fire Code of Canada (NFC)
- National Energy Code of Canada for Buildings (NEBC)
- National Farm Building Code of Canada (NFBC), last published in 1995

**The National Model Codes have no legal authority until they are adopted by a government authority (for example, a provincial or territorial government) with the appropriate jurisdiction.**



# Codes Reconciliation Agreement



Yukon signed the 2019 Construction Codes Reconciliation Agreement (CCRA).

## Key commitments for Yukon

1. **Harmonize requirements** Reduce Yukon variations from the National Codes.
2. **Adopt faster** — Within **24 months for 2020** and **18 months for 2025 (June 2027)**.
3. **Participate nationally** Contribute to the national code development process.
4. **Keep codes accessible** — Maintain free digital access to National Codes.

**Resulting in faster adoption and less regulatory complexity.**



Estimated annual economic benefit:  
\$750 million–\$1 billion by 2028.

[Construction Codes Reconciliation Agreement \(2019\) - Regulatory Reconciliation and Cooperation Table \(RCT\)](#)

# Code Creation and authorities



## Provincial and territorial authority

Canada's Constitution gives provinces and territories jurisdiction over construction; municipalities act through delegated authority.

Governments make the National Model Codes enforceable by adopting them through legislation or regulation.

## Key responsibilities include:

- adopting and enforcing requirements
- interpreting and explaining requirements
- supporting training and education
- defining roles for trades and professionals.

# Code Adoption Comparisons



All provinces and territories are at different phases of review/adoption of the various 2025 National codes.

| ► Yukon             |                                         |                                     |                              |                                                                                                                                  |
|---------------------|-----------------------------------------|-------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| National Model Code | Edition in effect as of August 2024     | Adopted in full or with variations  | Enforcement date             | Anticipated adoption                                                                                                             |
| Building (NBC)      | 2020 edition, Energy Performance Tier 1 | Adopted with territorial variations | April 1 <sup>st</sup> , 2023 | Not applicable                                                                                                                   |
| Fire (NFC)          | 2020 edition                            | Adopted with territorial variations | April 1 <sup>st</sup> , 2023 | Not applicable                                                                                                                   |
| Plumbing (NPC)      | 2020 edition                            | Adopted with territorial variations | April 1 <sup>st</sup> , 2023 | Not applicable                                                                                                                   |
| Energy (NECB)       | Not adopted                             | Not applicable                      | Not applicable               | The NECB 2020 is not currently included in Yukon regulations other than applying as stated in Article 9.36.1.3. of the NBC 2020. |

**Yukon's current adoption of the 2020 editions is similar to what other provinces have adopted - except for adoption of the NECB (NWT has also not adopted the NECB). Nunavut has adopted the NECB 2015**

# Territorial authorities

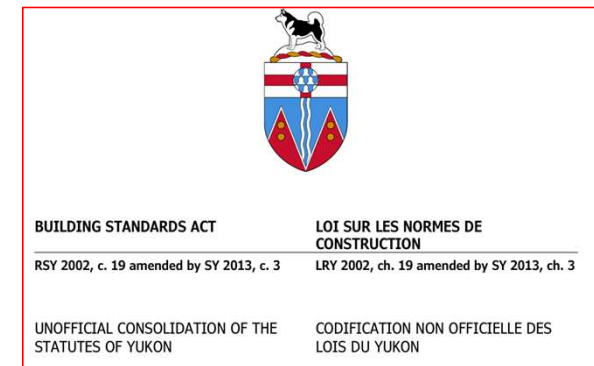
The **Building Standards Act** gives the Yukon Government the legal authority to:

- create building regulations
- **adopt and modify the National Model Codes**
- set Yukon-specific requirements
- enforce standards through permitting and inspections

**It is the legislation that transforms national codes into territorial law.**

Municipalities and First Nations rely on these regulations for consistent permitting and enforcement.

**The Building Standards Act is the mechanism that makes the National Building Code legally binding in Yukon**



[Building Standards Act](#)

# Building Standards Act

## The Building Standards Act – Building Codes

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

“**National Building Code**” means the National Building Code of Canada 2010, as amended or replaced from time to time. « *Code nationale du bâtiment* »

### 2 Building code

(1) Subject to subsections (3) and (4), the *National Building Code* is the building code.

(2) Except as otherwise provided in this Act or the regulations, the construction, occupancy and use of a building, and the installation and use of any component, fixture or system of a building, must conform to

- (a) this Act, the regulations and the building code;
- (b) any permit issued under this Act; and
- (c) any applicable requirement imposed under any other enactment.

(3) If the *National Building Code* is amended or replaced, the amendment or replacement is deemed not to change the building code until

- (a) the day, if any, identified for this purpose in a regulation under paragraph (4)(b); or
- (b) if no day is identified as described in paragraph (a), the later of
  - (i) the day that is six months after the amendment or replacement, and
  - (ii) April 1 next following the amendment or replacement.

(4) The Commissioner in Executive Council may make regulations for the application, enforcement and modification of the building code, including regulations that

- (a) deem all or any provision of the National Building Code to be revised or replaced or not to apply;
- (b) provide that an amendment to, or replacement of, the National Building Code changes the building code as of a particular date;
- (c) provide in the building code for matters that the National Building Code does not address;

**NBC 2025 Adopted Dec 2025**

# Building Standards Regulation



The Building Standards Regulation puts Yukon's building-code framework into practice by:

- Adopting the NBC edition in force (currently NBC 2020)
- Tailoring NBC requirements for Yukon conditions — climate, permafrost, snow, wind and remote construction
- Setting permit application, issuance, inspection and occupancy requirements (not permit review or approval turnaround times)
- Prescribing fees, forms, building classifications and exemptions
- Adopting companion national codes and referenced standards

Similar in nature to Municipal Building Bylaw

# Building Code Modifications Regulation



## Yukon's amendment layer

- Adds, replaces or excludes provisions of the adopted NBC to create Yukon requirements
- Must be read with the NBC — it is not a separate code

## Role in NBC 2025 adoption

- Review each current modification: retain, revise or remove
- Add new modifications only where Yukon conditions or implementation justify them

|                                                                                     |                                                                            |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
|  |                                                                            |
| BUILDING STANDARDS ACT                                                              | LOI SUR LES NORMES DE CONSTRUCTION                                         |
| <b>BUILDING CODE MODIFICATIONS<br/>REGULATION</b>                                   | <b>REGLEMENT PORTANT SUR LES<br/>MODIFICATIONS AU CODE DU<br/>BATIMENT</b> |
| O.I.C. 2014/55                                                                      | Décret 2014/55                                                             |
| Effective Date:<br>March 31, 2014                                                   | Date d'entrée en vigueur :<br>31 mars 2014                                 |

NBC 2025 sets the base; the  
Regulation tailors it for Yukon



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# Code Creation and authorities

## Municipal authority — delegated by Yukon

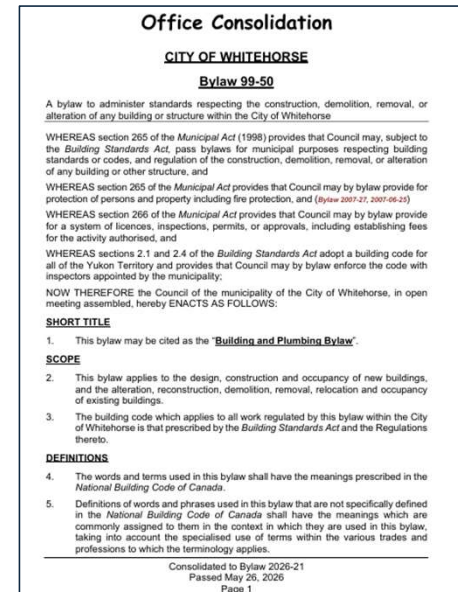
### Territorial legislation grants local powers

- **Municipal Act** councils may regulate construction and establish permits, licences and inspections
- Building Standards municipal inspectors enforce the code after council declares it by bylaw; otherwise territorial inspectors do

### Municipalities administer — they do not write — the code

- Bylaws govern local permits, fees, inspections, zoning and servicing
- **Local rules may add requirements but should not lower code standards**

### Same code — different administrator



Could we see this  
update with NBC 2025





# Municipal Regulations

## Whitehorse example

- Building and Plumbing Bylaw 99-50 applies the code prescribed under the Building Standards Act in Whitehorse
- City inspectors issue building and plumbing permits in Whitehorse.

Note other related development regulations outside of the Code

| Municipal Bylaws                        | Municipal Bylaws                                  |
|-----------------------------------------|---------------------------------------------------|
| Development Agreement Regulations Bylaw | Road Closure Construction and Storage Bylaw       |
| Development Cost Charge Bylaw           | Subdivision Control Bylaw                         |
| Fees and Charges Bylaw                  | Water Utility Bylaw & Storm & Sewer Utility Bylaw |
| Heritage Bylaw                          | Zoning Bylaw                                      |

**From my experience – permit delays typically are not a code item but more of the overall permitting process – all referrals and application submission deficiencies**



# Regulation Comparison



## Comparison of Yukon and city of Whitehorse requirements outside Code - Inspections

### Yukon (BSR)

(2) During the construction of a building, an inspector's inspection and approval are required at the following stages

- (a) foundations – when damp-proofing is in place and prior to any construction above the subfloor and prior to backfilling;
- (b) framing and insulation – after the vapour barrier, windows, roofing, exterior doors, heating, plumbing, and wiring have been installed;
- (c) occupancy – after the building is completed, or earlier for the purposes of a conditional occupancy permit; and
- (d) at any other stage where an inspector reasonably believes that an inspection is necessary to ensure that a requirement under the Act is met.

### City of Whitehorse – B&P Bylaw

(3) when work has been completed so that a final inspection can be made.

The following stages of work are required to be inspected and approved prior to continuing or covering:

- (1) Siting and Foundation/Water and Sewer Service;
- (2) Foundation and Damp-proofing/Plumbing rough-in Under Slab;
- (3) Framing;
- (4) Insulation and Vapour Barrier/Rough-in with Test On
- (5) Chimney, Heating, and Mechanical Systems/Water Turn On and Frost Protection; and
- (6) Occupancy and/or Final/Final Plumbing.

At the time of permit approval, a Building Official will determine and indicate on the permit whether the chosen building method allows for a combined inspection.

*(Bylaw 2025-04 January 27, 2025)*

**Ensure you confirm what the local authority requires – don't assume**



# Code Creation and authorities

**Yukon First Nations — authority to permit and enforce**

## **Building Standards Act, s. 5**

Territorial inspectors enforce the code unless a Yukon First Nation declares that its appointed inspectors will do so.

## **Self-government and Settlement Land**

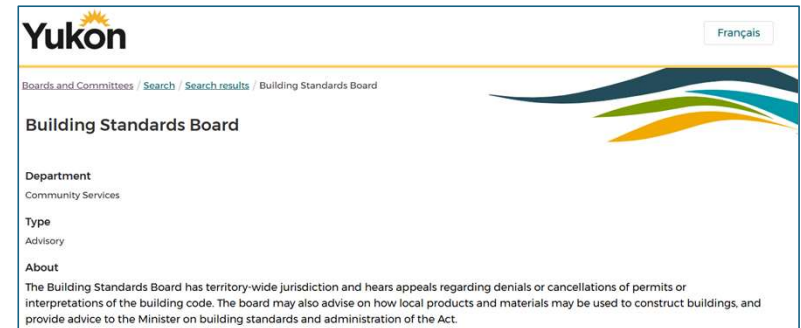
Self-governing Yukon First Nations may enact building, land-use and permitting laws for their Settlement Land.

# Building Standards Board & Appeals

## The Yukon Building Standards Board:

- Acts as the **appeal body** for permit denials, cancellations, and code-interpretation disputes.
- Offers **technical guidance** on using local materials in construction.
- **Advises the Minister on building standards and administration of the Building Standards Act.**

[Government of Yukon | Boards and committees](#)



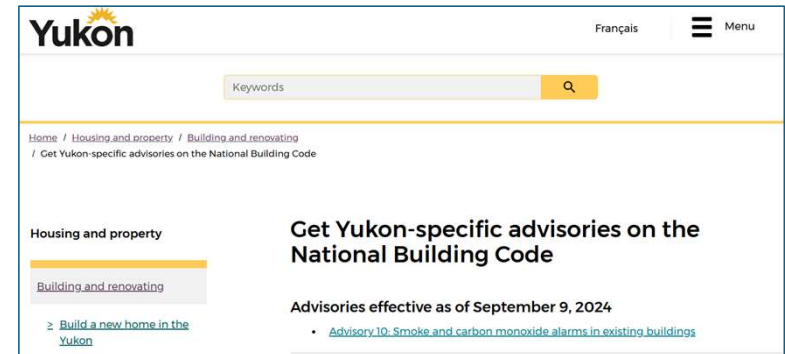
### 6 Building Standards Board

- (1) The Commissioner in Executive Council shall appoint a Building Standards Board of up to five members and may designate which member shall be the chair.
- (2) The functions of the Board are
- to hear appeals under section 7;
  - to advise on how local products and materials may be used to construct buildings;
  - to advise the Minister on building standards and the administration of this Act, both on its own initiative and at the Minister's request.

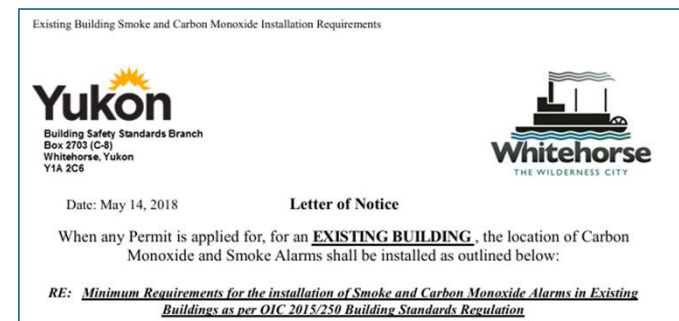
*The governing body of a Yukon First Nation may establish a body to hear appeals from inspectors appointed by it;*

# Yukon Specific Code Advisories

- Yukon issues **NBC advisories** to clarify how national code requirements apply in Yukon's unique context.
- They are created by **Government of Yukon Building Safety staff**, with input from officials and the Building Standards Board.
- They function similarly to **Alberta STANDATA or BC Code interpretations** but are **less formal** and fewer in number.



[Get Yukon-specific advisories on the National Building Code | Yukon.ca](#)



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# Recap – Who Administers Construction regulations

## GOVERNMENT OF YUKON PATHWAY

- Territorial building-code framework
- Building Standards Act and regulations
- Building and renovating information outside municipalities

## MUNICIPAL PATHWAY

- Municipal zoning and development approvals (Bylaws)
- Municipal permit administration where established
- Whitehorse is the principal course example

## FIRST NATIONS GOVERNMENT PATHWAY

- The Yukon legislative framework recognizes enforcement by Yukon FNs
- Standards or approval process may be government specific
- Confirm directly with the applicable government

Do not assume that one Yukon-wide permit or inspection process applies to every project

# Code Development

## **This section will cover**

- Why do codes evolve
- The code change cycle
- Proposed Change Process
- Public Review Process
- Identifying Code Changes
- Staying informed

# Code Change Process

The development of Codes content is a consensus-based process that relies on industry partners who participate on code development committees, and input from the construction sector, other interested organizations and the public.

The National Model Codes are continuously evolving to accommodate

- new technologies,
- materials,
- construction practices,
- research, and
- the changing needs of Canadian society.

**Harmonization of codes is also a factor for changes.**

# Why Canada is harmonizing building codes

Canada is harmonizing building codes to create one consistent, modern, nationally coordinated system that the CBHCC now leads to:

- Eliminate provincial/territorial variation that slows construction
- Reduce cost and complexity for industry
- Improve adoption speed (especially for smaller sized gov)
- Support national priorities: housing, climate adaptation, and safety
- Modernize governance

# Why harmonization matters specifically for Yukon

| Advantages for Yukon                                                              | Trade-offs to manage                                                 |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Consistent national technical guidance                                            | National provisions may not fully reflect Yukon conditions.          |
| Less training and interpretation burden for a small industry                      | Each code update still requires training and transition capacity.    |
| Easier alignment across territorial, municipal and First Nations permitting       | Different jurisdictions may still need local rules and procedures.   |
| Common basis for permafrost, extreme cold and wildfire requirements               | National code cycles may lag emerging northern risks.                |
| Unified rules support secondary suites, conversions and other housing initiatives | Remote construction realities may require Yukon-specific amendments. |

**Best fit for Yukon: harmonize the baseline, then tailor where northern conditions require it.**

# Code Change Cycle



The Code change cycle has 5 critical phases:

1. Strategic direction setting
2. Work planning
3. Change development
4. Public reviews
5. Publication

Nation Code updates typically run in 5 years cycles, however specific priorities may take longer to fully implement.

# National Code Priorities – 2025



Priorities for the 2025 editions of the National Model Codes, with highlights of potential changes being developed, include:

- **Codes harmonization**
- **Climate change mitigation** - developing provisions to refine energy efficiency tiers introduced in the 2020 Codes
- **Climate change adaptation** - developing solutions for overheating in indoor environments in buildings; introducing forward-looking climate data.
- **Alterations to existing buildings** – energy efficiency improvements during renovations
- **Accessibility** – no longer exempt dwelling units
- **Select fire and life safety topics** - encapsulated mass timber construction (EMTC) & safety during construction

# National Code Priorities - 2030



The following priorities were established for the development cycle of the 2030 editions of the National Model Codes

- Accessibility of buildings and dwellings
- Alterations to existing buildings
- Climate change mitigation
- Climate change adaptation
- Harmonization
- **Housing Solutions (modular)**
- Performance-based solutions - earthquake design, egress and fire protection



# National Code Priorities - Trends

Themes in National priorities (15 years) – NBC [Link -Code priorities](#)

## 2020 changes - foundational

### Introductions to

- Tiered energy performance
- Whole-building airtightness as a compliance option
- Encapsulated mass timber
- Large farm-building requirements
- Improve accessibility
- Targeted occupant health and safety improvements
- New home-type care occupancy

## 2025 changes – expansion

### Broader social & climate outcomes

- Codes harmonization
- Climate change mitigation
- Climate change adaptation
- Alterations to existing buildings
- Accessibility – no longer exempt dwelling units
- Select fire and life safety topics
- Policy work

## 2030 – Refinements

### Scalable, performance-based solutions.

- Accessibility – Bldgs and Homes
- Alterations to existing buildings
- Climate change mitigation
- Climate change adaptation
- Harmonization
- Housing supply (modular)
- Targeted topics

**What does this mean to the Yukon – building industry, regulators, owners, and occupants**



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# Code Change Request



The National Model Codes improve with each edition thanks to contributors such as building officials, designers, suppliers, contractors, researchers, instructors, and others.

- **Who can submit:** Anyone with an interest in the Codes, at any time.
- **Why:** Requests help improve the National Model Codes.
- **How they are used:** The CBHCC considers them when against existing priorities;
  - **Committees** (currently 14 )may use them to develop changes.
  - Additional **Task Groups** may be created for specific technical reviews
- **Timing:** Requests outside current priorities may be considered in a future cycle, depending on timing and capacity

# Proposed Change Form (PCF)



A **Proposed Change Form (PCF)** is created early in Phase 3, when a code development committee begins work on an approved task or issue.

Typical sequence:

1. A **Code Change Request (CCR)** is submitted and triaged.
  2. The CBHCC assigns or approves the work.
  3. The committee begins technical development and opens a **PCF**.
  4. The **PCF** is refined with proposed wording, rationale, costs, benefits, enforcement impacts and objectives.
  5. Once sufficiently developed and approved, **the PCF proceeds to public review.**
- \* **The PCF is a working document created during change development, not something created only after the change is finalized.**

You can learn more about public reviews [here](#).

# Proposed Change Form (PCF)



The basic structure for describing each change is broken into 7 steps:

- **Problem** - Brief statement the code current code requirement
- **Justification** (Why it matters)
- **Proposed Change**
  - Deleted or modified wording is shown in red font (~~strikethrough~~)
  - New material is shown in green font
- **Impact analysis** - this is new key element – affordability impacts
- **Enforcement implications** – how to review/inspect
- **Who is affected** - Identify industry partners
- **Supporting Documents:** supporting research documents

The radon and soil-gas mitigation changes introduced in NBC 2025 (new requirements in 9.13.4, including the passive vertical radon stack) originate from **PCF 1713**, supported by related change requests **CCR 895**, **CCR 951**, and **CCR 1330**.

[Proposed Change 1713](#)

Canadian Board for Harmonized Construction Codes 1713

Submit a comment

### Proposed Change 1713

**Code Reference(s):** NBC20 Div.8 9.13.4. (first printing)

**Subject:** Radon and Soil Gas Mitigation

**Title:** Passive Vertical Radon Stack

**Description:** This proposed change adds requirements for radon mitigation by use of a passive vertical radon stack in dwelling units and home-type care occupancies that have a wall, roof or floor assembly in contact with the ground.

**Related Code Change Request(s):** CCR 895, CCR 951, CCR 1330

This change could potentially affect the following topic areas:

|                                                                    |                                                            |
|--------------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Division A                                | <input checked="" type="checkbox"/> Division B             |
| <input type="checkbox"/> Division C                                | <input type="checkbox"/> Design and Construction           |
| <input type="checkbox"/> Building operations                       | <input checked="" type="checkbox"/> Housing                |
| <input type="checkbox"/> Small Buildings                           | <input type="checkbox"/> Large Buildings                   |
| <input checked="" type="checkbox"/> Fire Protection                | <input checked="" type="checkbox"/> Occupant safety in use |
| <input type="checkbox"/> Accessibility                             | <input type="checkbox"/> Structural Requirements           |
| <input type="checkbox"/> Building Envelope                         | <input type="checkbox"/> Energy Efficiency                 |
| <input type="checkbox"/> Heating, Ventilating and Air Conditioning | <input type="checkbox"/> Plumbing                          |
|                                                                    | <input type="checkbox"/> Construction and Demolition Sites |

# Public Reviews

**Public review is the critical decision point** between developing a change and deciding whether it should proceed.

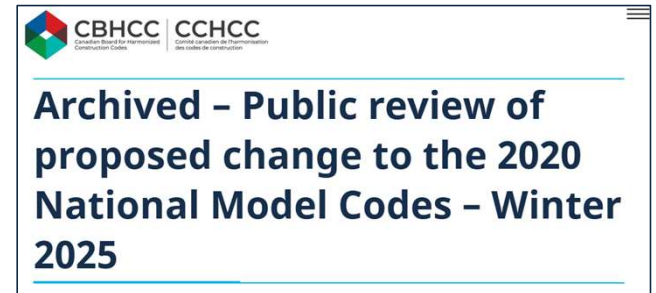
**1. Publish** — Proposed changes are released in both official languages.

**2. Engage** — Code users, industry and the public review and comment.

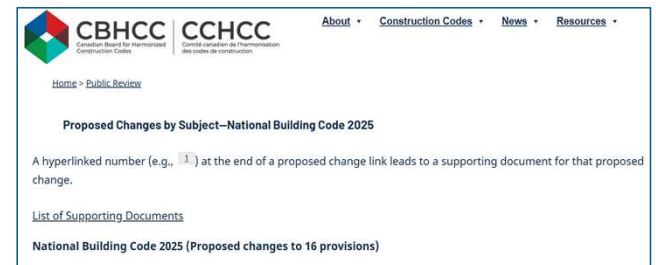
**3. Decide** — Committees assess feedback; the CBHCC may advance, revise, defer or withdraw the change.

## Yukon today

Yukon's review of key NBC 2025 changes follows the same path: engage, assess local impacts, and determine any modifications or adoption delays.



[Archived – Public review of proposed change to the 2020 National Model Codes – Winter 2025](#)



[Proposed Changes by Subject—National Building Code 2025](#)

# Identifying Code Changes

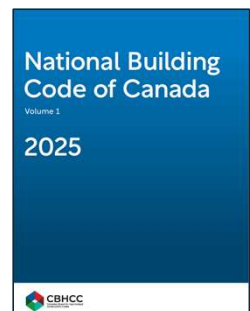
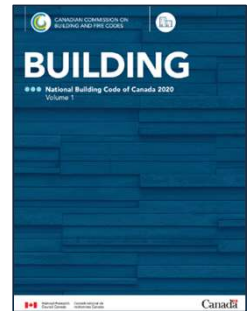
Throughout the 2025 National Codes, technical changes have been indicated with a vertical line added in the margin indicating revised or new content. No change indicator is provided for editorial revisions or for renumbered or deleted content. The vertical line may be on the left or right margin depending on the printed page.

## 2020 NBC

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>9.13.4.</b>   | <b>Soil Gas Control</b><br>(See Note A-9.13.4.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>9.13.4.1.</b> | <b>Application and Scope</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | <ol style="list-style-type: none"> <li>1) This Subsection applies to               <ol style="list-style-type: none"> <li>a) wall, roof and floor assemblies separating <i>conditioned space</i> from the ground, and</li> <li>b) the rough-in to allow the future protection of <i>conditioned space</i> that is separated from the ground by a wall, roof or floor assembly.</li> </ol> </li> <li>2) This Subsection addresses the leakage of <i>soil</i> gas from the ground into the <i>building</i>.</li> </ol> |

## 2025 NBC

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>9.13.4.</b>   | <b>Soil Gas Control</b><br>(See Note A-9.13.4.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>9.13.4.1.</b> | <b>Application and Scope</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                  | <ol style="list-style-type: none"> <li>1) This Subsection applies to               <ol style="list-style-type: none"> <li>a) a <i>conditioned space</i> that has a wall, roof or floor assembly that is in contact with the ground,</li> <li>b) the rough-in of a <i>conditioned space</i> that has a wall, roof or floor assembly that is in contact with the ground, and</li> <li>c) a passive vertical radon stack for a <i>conditioned space</i> that has a wall, roof or floor assembly that is in contact with the ground.</li> </ol> </li> <li>2) This Subsection addresses the leakage of <i>soil</i> gas from the ground into the <i>building</i>.</li> </ol> |



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# Staying informed on Code changes

You can stay informed and up-to-date on this and other code topics by attending upcoming meetings of the CBHCC, and by [attending meetings of National Model Codes committees](#) that have been assigned this work as part of the CBHCC's approved work plan.



# Code Structure – NBC 2025

## **This section will cover**

- History of the NBC
- Layout of the NBC
- Objective and Functional Statements
- Acceptable and Alternative Solutions



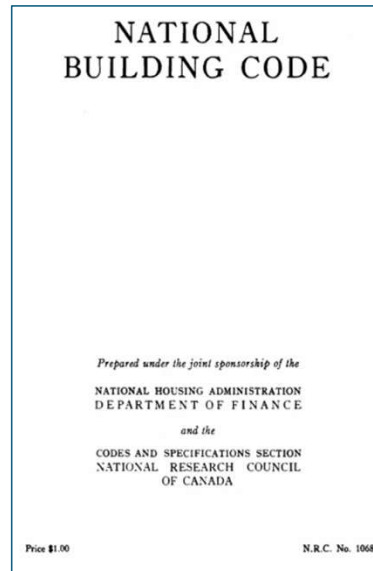
National Building Code of Canada 2025, first printing

# National Building Code of Canada (NBC)



The NBC is Canada’s national model regulation that sets the minimum requirements for building design and construction to ensure:

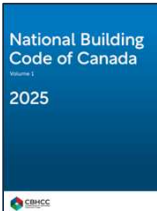
- Life safety
- Structural integrity
- Fire protection
- Health and sanitation
- Accessibility
- Energy performance
- Climate resilience



The NBC was **first published in 1941** by the National Research Council of Canada (NRC). This is considered its “official creation,” but not adoption, because adoption is done by each jurisdiction individually. (by Bylaw)

**NBC is enforceable only after adoption by AHJ**

# Code Structure – NBC 2025



The NBC is made up of:

- **Two Volumes**
- **Volume 01 (P 846)**
  - Division A – Compliance, Objectives and Functional Statements
  - **Division B – Acceptable Solutions**
  - Division C – Administrative Provisions
- **Volume 02 ( P 847)**
  - **Division B – Acceptable Solutions**
    - Part 9 Housing and Small Buildings
    - **Part 10 Alteration of Existing Buildings (NEW)**

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## Code Numbering System

|                   |            |
|-------------------|------------|
| 3                 | Part       |
| 3.5.              | Section    |
| 3.5.2.            | Subsection |
| 3.5.2.1.          | Article    |
| 3.5.2.1.(2)       | Sentence   |
| 3.5.2.1.(2)(a)    | Clause     |
| 3.5.2.1.(2)(a)(i) | Subclause  |

National Building Code of Canada 2025, first printing

# Code Structure – NBC 2025

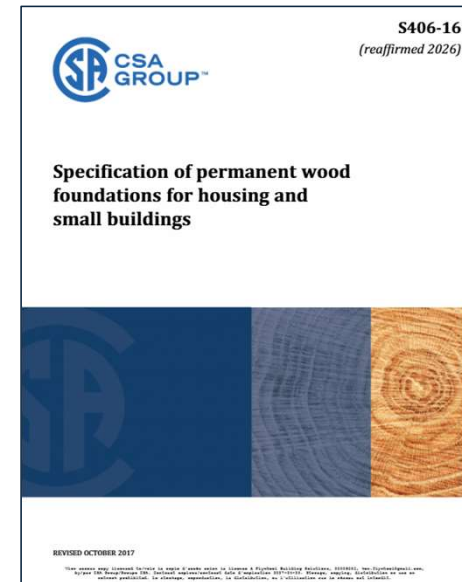
**Division A** defines the scope of the NBC and presents the objectives that the Code addresses and the functions the building must perform to help to satisfy those objectives.

**Division A** cannot be used on its own as a basis for designing and constructing a building, or for evaluating a building's compliance with the Code.

## Includes

- **Standards references**
- Defined terms
- Objective and Functional Statements

[National Building Code of Canada 2025, first printing](#)



**It is important to  
confirm the relevant  
standard noted in the  
code edition!**



# Objective and Functional Statements



Most Code requirements are linked to Objectives and Functional Statements.

- **Objectives** identify the broad goals and subject boundaries of the Code.
- **Functional Statements** describe the functions needed to achieve those objectives. One objective may involve several functions, and one function may support several objectives.

Understanding both is essential when interpreting requirements, proposing code changes, or developing Alternative Solutions.

# Objective and Functional Statements

## Objective Statement

### 9.8.2.2. Height over Stairs

1) The clear height over stairs shall be measured vertically, over the clear width of the stair, from a straight line tangent to the tread and landing nosings to the lowest point above. (See Note A-3.4.3.4.)

2) Except as provided in Sentences (3) and (4) and Article 9.8.4.7., the clear height over stairs shall not be less than 2 050 mm.

3) Except as provided in Article 9.8.4.7., the clear height over stairs serving a single dwelling unit or a house with a secondary suite including their common spaces shall not be less than 1 950 mm.

4) The clear height over stairs that are located under beams and ducting in secondary suites shall not be less than 1 850 mm.

### 9.8.2.2. Height over Stairs

(2) [F30-OS3.1] [F10-OS3.7]

(3) [F30-OS3.1] [F10-OS3.7]

(4) [F30-OS3.1] [F10-OS3.7]

## Objective Statements

### OS3 Safety in Use

An objective of this Code is to limit the probability that, as a result of the design or construction of the building, a person in or adjacent to the building will be exposed to an unacceptable risk of injury due to hazards. The risks of injury due to hazards addressed in this Code are those caused by

**OS3.1**– tripping, slipping, falling, contact, drowning or collision

**OS3.7**– persons being delayed in or impeded from moving to a safe place during an emergency (see Note A-2.2.1.1.(1))



# Objective and Functional Statements

## Functional Statement

### 9.8.2.2. Height over Stairs

1) The clear height over stairs shall be measured vertically, over the clear width of the stair, from a straight line tangent to the tread and landing nosings to the lowest point above. (See Note A-3.4.3.4.)

2) Except as provided in Sentences (3) and (4) and Article 9.8.4.7., the clear height over stairs shall not be less than 2 050 mm.

3) Except as provided in Article 9.8.4.7., the clear height over stairs serving a single dwelling unit or a house with a secondary suite including their common spaces shall not be less than 1 950 mm.

4) The clear height over stairs that are located under beams and ducting in secondary suites shall not be less than 1 850 mm.

### 9.8.2.2. Height over Stairs

(2) [F30-OS3.1] [F10-OS3.7]

(3) [F30-OS3.1] [F10-OS3.7]

(4) [F30-OS3.1] [F10-OS3.7]

## Functional Statements

1) The objectives of this Code are achieved by measures, such as those described in the acceptable solutions in Division B, that are intended to allow the building or its elements to perform the following functions (see Note A-3.2.1.1.(1)):

### Functional Statements

F10 To facilitate the timely movement of persons to a safe place in an emergency.

F30 To minimize the risk of injury to persons as a result of tripping, slipping, falling, contact, drowning or collision.

**\*When you see a reference like Note A-3.2.1.1.(1) – it is directing you to the Appendix notes for further explanation.**

**Q – is this legally binding if in Appendix Notes**



# Intent Statements – NBC 2025(2020)

Intent statements for the provisions in the NBC are published as a separate electronic document entitled “**Supplement to the NBC 2025: Intent Statements**,” which is made available through the NRC Publications Archive at [Supplement to the NBC 2020: Intent Statements - NRC Publications Archive - Canada.ca](#)

Intent statements serve explanatory purposes only and do not form an integral part of the Code provisions. As such, they are similar in function to the explanatory Notes at the end of each Part. Intent statements explain how requirements contribute to achieving the **attributed objectives and functional statements**. Intent statements are expressed in terms of risk avoidance and expected performance. **They offer insight into what the Code provisions are intended to achieve.**

From the previous Objection and Functional statement review –  
9.8.2.2. Height over stairs

## Provision: 9.8.2.2.(2)

**Objective**  
OS3

**Attributions**  
[F30-OS3.1] [F10-OS3.7]

### Intent(s)

**Intent 1.** To limit the probability of insufficient clear height over stairs in other than single dwelling unit and a house with a secondary suite, where occupants might not be familiar with their surroundings.

This is to limit the probability of:

- persons accidentally contacting the ceiling with their head, or
- persons accidentally contacting the ceiling with their head in an emergency situation, which could lead to persons falling, which could lead to delays in the evacuation or movement of persons to a safe place.

This is to limit the probability of harm to persons.

Note currently only the “Supplement to the NBC 2020: Intent Statements” is currently available online.



**FLYWHEEL**  
BUILDING SOLUTIONS

# **DIV B – Acceptable Solutions**



**Div B - “Acceptable solutions”** are the technical requirements in the Code — **the minimum level of performance that satisfies the NBC's objectives and is acceptable to the authority adopting it into law.**

The requirements in Division B—the acceptable solutions—are linked to at least one objective and functional statement found in Division A. Alternative solutions can be used in lieu of compliance with the acceptable solutions by demonstrating that the proposed alternative solution will perform at least as well as the acceptable solution(s) it is replacing.

**Division C** – Division C contains the NBC’s administrative provisions, including requirements related to permits, inspections, documentation, professional involvement and demonstrating compliance. It also outlines **Alternative Solutions:** performance-based methods that differ from the prescriptive provisions but must be shown, through analysis or evidence, to achieve equivalent performance.

**Final acceptance rests with the authority having jurisdiction.**



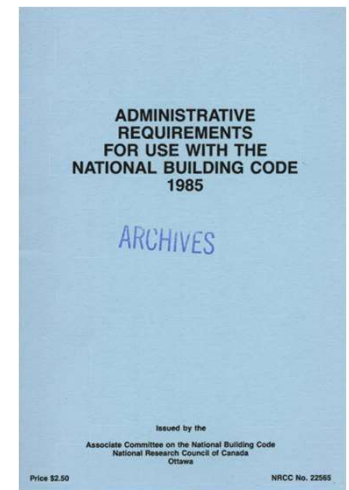
# DIV C – Administrative Provisions

**Division C** – Division C contains the NBC's administrative provisions, including requirements related to permits, inspections, documentation, professional involvement and demonstrating compliance. It also outlines **Alternative Solutions**: performance-based methods that differ from the prescriptive provisions but must be shown, through analysis or evidence, to achieve equivalent performance.

- **Final acceptance rests with the authority having jurisdiction.**

In addition, a separate document entitled Administrative Requirements for Use with the National Building Code of Canada 1985, in accordance with Article 2.2.1.1. of Division C, is available for adoption by authorities having jurisdiction.

- **Can be used by governments who do not have a municipal bylaw of the Building Act Regulations**



[nrc-publications.canada.ca/eng/view/ft/?id=dad43508-0b95-471b-aad8-5e2c4c61e939](https://publications.canada.ca/eng/view/ft/?id=dad43508-0b95-471b-aad8-5e2c4c61e939)



# PART 02 — WHAT WE COVERED

## **AUTHORITY & ADOPTION**

- How model Codes become law in Yukon
- Territorial, municipal and First Nations roles
- Yukon modifications and local administration

## **HARMONIZATION & CHANGE**

- Why national alignment matters for Yukon
- Code Change Requests and PCFs
- Committee work, public review and engagement

## **USING THE NBC**

- Divisions A, B and C
- Objectives and functional statements
- Acceptable and alternative solutions

**NEXT: PART 03 — MAJOR CHANGES IN NBC 2025**

# 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](mailto:nbc.engagement@yukon.ca)