



# Town of The Blue Mountains

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January 3, 2022

Attention Building Professionals

The Staff at the Town of The Blue Mountains Building Department would like to wish everyone in the building industry a Happy and Prosperous New Year.

The Building Department is expecting continued building growth in our community in 2022, and we're thankful for your patience as we strive to issue permits and conduct inspections within the mandated timelines.

## **New Building Code Amendments came into effect on January 1, 2022**

Ontario Regulation 88/19 was introduced to harmonize Ontario's Building Code with the 2015 National Construction Codes, with changes related to stairs, guards, and handrails. Designers should be aware that these changes are significant and may result in design challenges in residential buildings. The minimum run in a residential stair has increased from 210mm (8 ¼") to 255mm (10"). The increased run will require an extra 710mm (28") of floor space.

## **Council declared a Climate Change Emergency in 2021**

As a result of this declaration, the Building Division is being proactive in protecting properties from backflow caused by storm water and sewage back up. Effective January 1, 2022, all permit applications for new or renovated buildings connected to municipal sanitary services that contain a building drain or branch below the level of the adjoining street, will be considered subject to backflow. Buildings subject to backflow shall have backwater valves installed as regulated under OBC Sentence 7.4.6.4.(3).

## **Horizontal wire guards are not permitted**

Building staff have seen a large increase in the number of installations of horizontal wire guards that are being installed in homes after occupancy has been granted and prior to the completion of the permits. Horizontal wire guards are considered climbable and are prohibited under OBC Subsection 9.8.8. Occupancy permits will only be granted for code compliant permanent guards. Temporary guards are not permitted.

**Staffing changes in the Building Division**

Building Inspector/Plans Examiner Kayla Hyndman has accepted the position of Deputy CBO for the City of Owen Sound. Staff in the Building Division will greatly miss Kayla's knowledge and expertise and we wish her great success as she enters this new phase in her career.

**Building Staff welcome your inquiries**

Please feel free to contact any members of our staff through our [build@thebluemountains.ca](mailto:build@thebluemountains.ca) email address or by calling 519-599-3131 if you have questions.

Sherry Steadman	Administrative Assistant - Building & Development Engineering
Kim Dobbin	Permit & Inspections Assistant
Arianna Vegter	Zoning & Compliance Coordinator
Matt Thomas	Lot Development Technologist
Ryley Plewes	Building Inspector
Rob Clayton	Building Inspector
Dylan Eaton	Building Inspector
Ashleigh Parrish	Building Inspector
Nancy Laythorpe	Deputy Chief Building Official

Sincerely

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