



Practice Advisory

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Practice Advisory brings to members' attention topics that have an impact on either management of the practice or management of the project.



SPOTLIGHT ON INDUSTRY RELATIONS

New EABO Document Available: Required Occupancy Documents Checklist

As stated in the [November 2022 Practice Advisory](#), one of the ways the OAA helps support members is through collaborative relationships with others in the industry and their respective organizations. One example is the group known as Engineers, Architects and Building Officials (EABO).

One of EABO's priorities is consistency of approaches and forms, which includes the development of standardized document templates on which the whole industry can rely. This includes the [Owner Commitment to Have General Review Undertaken by Architect and/or Engineer form](#)—an important template that has been adopted across the province.

EABO recently completed the development of a new customizable, industry-standard form—[Required Occupancy Documents Checklist](#)—that helps identify documents a municipality may require prior to granting occupancy. Earlier this year, the form was endorsed by OAA Council (with input from OAA's Practice Resource Committee), and other constituent organizations that comprise EABO (i.e. OBOA, LMCBO, City of Toronto, and ACEC-Ontario).

When used, this new template will be administered by the building department and should be completed by the applicant for permit. (The permit documents, of course, will be received from the appropriate sources/consultants.) Download a copy of the new template from the [OAA's Documents and Publications](#) search engine.



Volunteer for the Practice Resource Committee!

Volunteers are important to the work of the OAA, with a diversity of voices, opinions, skills, and knowledge critical to the decision-making process. The OAA is currently welcoming applications from volunteers to serve on committees over the 2023–2025 term, including the [Practice Resource Committee](#), which reviews regulatory and business-related practice issues that impact day-to-day architectural practice.

Read more on the [OAA Website](#) about the role of this committee and how to apply. The deadline for submissions is **October 20**.



Standards on Fenestration/ Energy Performance: OAA Members Can Access Through Free CSA Program

Earlier this year, the [Fenestration and Glazing Industry Alliance \(FGIA\)](#) updated the 2017 edition and published the 2022 edition of the [North American Fenestration Standard/Specifications \(NAFS\)](#) for windows, doors, secondary storm products (SSPs), tubular daylight devices (TDDs), roof windows, and unit skylights.

The 2017 NAFS is part of the 2020 edition of the National Building Code of Canada (NBC), while the 2011 NAFS is part of the 2012 edition (with current amendments) of the

Ontario Building Code (OBC). Current designs, as a minimum, must meet the version of the standards referenced in the applicable building codes, but meeting the new standards may be a way of future-proofing a design, with potential for marketing advantages to clients.

Anticipating continued harmonization of the OBC and NBC, members may consider becoming more familiar with the following CSA documents:

- CSA A440.2:22/CSA A440.3:22 – Fenestration Energy Performance (and User Guide);
- AAMA/WDMA/CSA 101/I.S.2/A440:22 – NAFS for Windows, Doors, and Skylights; and
- CSA A440.4:19 - Window, Door, and Skylight Installation.

These documents can be accessed for free by OAA licensed members who register for the OAA's [CSA Standards Access Program](#), which offers viewing access to all CSA documents referenced in the National Building Code and the Ontario Building Code.



Case Study: My Client is Asking Me to "Over-certify"... What Should I Do

Not all client requests are easy to address or resolve, particularly when it comes to payment certification. This article considers two similar scenarios based on past [OAA Practice Hotline](#) calls:

- *Scenario 1:* It is the client's policy, as written in the construction contract, not to pay for products or materials until they are fully installed in the building. The client's project manager (through a representative on their staff) wants you to certify payment for windows that have not yet been manufactured in the United States. The project manager wants to expend his full budget before the end of the client's fiscal year.
- *Scenario 2:* The project is nearing substantial performance and the client asks you to certify payment for the full amount of the construction contract. The contractor will cooperate by submitting an invoice for the full amount. The client is asking for this because the time frame within which the funding is available for the project expires in less than two months and additional funding may not be available after that.

What would you do? What would you advise the client? How would you minimize risks for the project and your practice? Visit the [OAA Website](#) to review the analysis and considerations if similar situations occur in your practice.



Three Reasons a Practice Should Use the Free TEUI 2.0 Calculator

The OAA recently launched the new [TEUI 2.0](#), which calculates the Total Energy Use Intensity (TEUI) and Thermal Energy Demand Intensity (TEDI) of a project. Intended for Part 3 buildings, it offers intuitive drop-down menus for classification, area, compliance standards, and tiered code options. Its results can be used to promote a building's energy performance on websites, or even as a sidebar on your drawings.

TEUI 2.0, and its complementary counterpart, the TEUI Calculator, are ways to understand the performance of what architects design using standard, internationally recognized objective metrics. They can be used to target energy performance of current projects, and ultimately align all designs, with the climate goal of zero carbon by 2050.

If your practice and staff want a better understanding of the features and functionality of [TEUI 2.0](#), registration is open for a [September 28 webinar](#), which is FREE for members and Intern Architects. The webinar qualifies for the mandatory [Climate Action requirement](#) for the current Continuing Education Cycle.

Visit the [OAA Website](#) to read about the top three reasons a practice may want to use the TEUI 2.0 calculator.



Site Plan Control: New Regulation Under the *Planning Act*

Further to the passage of [Bill 23, *More Homes Built Faster, 2022*](#), a new regulation was filed on August 9, 2023 under Section 41 of the *Planning Act*. Ontario Regulation (O. Reg.) 254/23: Prescribed Areas – Section 41 of the Act clarifies that projects with less than 10 residential units are not subject to site plan control, unless the projects falls within areas prescribed in the regulation. These areas include:

1. Any area that is within 300 metres of a railway line other than a railway line set out in subsection (2).
2. Any area that is within 120 metres of,
 - i. a wetland,
 - ii. the shoreline of the Great Lakes-St. Lawrence River System,

- iii. an inland lake, or
- iv. a river or stream valley that has depressional features associated with a river or stream, whether or not it contains a watercourse.

To read O. Reg. 254/23, [click here](#).

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