



# Practice Advisory

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

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**Access Every Standard Referenced in the OBC or NBC**

**CSA Standards: New Resource Coming June 1**

The OAA is happy to announce it has secured access to critical CSA standards for Ontario's practices and licensed members through the *CSA OnDemand* program. Access begins Tuesday, June 1.

From specifications to General Reviews, CSA standards are used to ensure design and construction meet regulatory, building code, and client requirements. In support of the OAA's mandate to serve the public interest, the OAA has arranged for free viewing access to all CSA standards referenced in the Ontario Building Code or National Building Code of Canada. Doing so ensures prohibitive costs are not a barrier to accessing this information.

It has been almost a year since access to the "Top Ten" CSA standards ended when CSA decommissioned its previous hardware and software delivery system. For more than a year, however, the OAA has been negotiating a revised and expanded agreement with CSA, which will be rolled out starting June 1.

Under the new agreement, all those who register will be eligible for free read-only access to every standard currently referenced in either the OBC or NBC, including previous versions of the standards, and to both English and French versions where they are available. As amendments to the building codes make reference to new standards or to new versions of existing standards, they will be added to the subscription. Registered users can also purchase any full CSA standard at a discount.

Additional information about eligibility and how to register for this new program will be shared in the upcoming weeks.



## Best Practices for Review of RFP Language and Supplementary Conditions to OAA 600 and Other Client-Architect Contracts—Excerpt 11

The OAA continues to review RFPs and contracts with the intent of identifying requirements and/or provisions that:

- may be uninsurable;
- require an Architect or Licensed Technologist OAA to contract out of their professional obligations as set out in the *Architects Act* and Regulation 27;
- are a contravention of either piece of legislation; or
- unreasonably increase their obligations beyond those at law.

Neither the following nor the article to which it links constitutes legal advice. This is the 11th in a series of excerpts from [Practice Tip PT.39.1](#) that should assist practices in making a 'go/no-go' decision with respect to responding to an RFP or in contract negotiations. Members should familiarize themselves with all of PT.39.1 and refer to it when reviewing RFPs, and bid and contract documents. [Previous excerpts](#) in this series are available.



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# COVID - 19

UPDATES

## COVID-19 Update: Dealing with Supply Chain Impacts

Unprecedented price escalations and material shortages are having an obvious ripple effect on not only clients' projects, but also on the management of practices (staffing needs, project timelines, changing details due to lack of a product originally specified before the pandemic, etc).

When it comes to projects, practices are dealing with two distinct conditions:

- current projects that have contracts predating the start of the pandemic; and
- the future projects in which the lessons learned from the last few months can translate into a risk management exercise and may translate into different stakeholder management strategies and even contracts.

Members are reminded of their professional responsibilities as important players in the delivery of projects. The volatility of the design and construction market is challenging for all the parties involved (clients, consultants, suppliers, contractors, authorities having jurisdictions) to varying degrees. As it stands, it is difficult to predict when things may stabilize or go back to "normal."



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## Index to OAA Contracts and Guides Now Available on the OAA Website

A new [Index to the OAA Contracts and Guides](#) has been added in the [Documents & Publications](#) digital catalogue on the OAA Website. Members can review the index to determine at a glance which are the latest contracts and guides as well as which others

are still current.

The use of standard documents allows the parties to concentrate on project-specific issues without having to worry about boilerplate sections. The OAA standard contracts balance the needs of the parties to the contract.



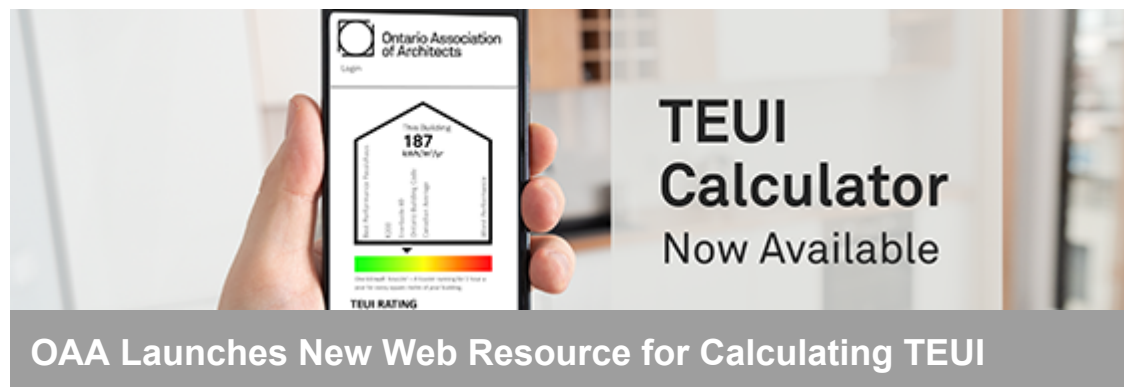
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The OAA's [Practice Advisory Services team \(PAS\)](#) wants to recognize the hard work and dedication of our newly licensed members. The PAS team also wanted to take the opportunity to remind everyone of some of the services available, from the free [OAA Hotline](#) and [Practice Advisory Knowledge Base](#) tool to [Contracts & Guides](#) and other [Documents & Publications](#).



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The OAA has launched a [new online tool](#) to allow its members and the public to estimate the Total Energy Use Intensity (TEUI) of a design or an existing building. The TEUI rating has gained traction as a handy way to measure energy efficiency.

The free [TEUI.ca](#) calculator was initiated in 2020 by the OAA's [Sustainable Built Environments Committee \(SBEC\)](#). It is useful for Part 9 buildings where energy models are typically not required. You enter simple data into an easy-to-use interface and receive instant metrics for your building's energy performance, and even get a PDF printout to

show your clients or other stakeholders.

The OAA's biennial [Design Excellence Awards](#) require TEUI metrics for eligibility, and this online calculator facilitates the inclusion of this data. It is also available via the OAA Website's [Climate Stability](#) page.



## New Framework for Excess Soil on Construction Sites

As previously announced, new [Regulations 406/19 On-site and Excess Soil Management](#) came into effect on January 1, 2021, with additional requirements being phased in. The Government of Ontario offers a [technical document](#) that lays out quality standards and rules for excess soil. Members working on construction projects that involve excavated soil should be familiar with the requirements as well as understand the project team's roles and responsibilities under the [Environmental Protection Act](#). This is now also applicable law.



## Let's Talk Durability and Maintenance Plans: Discussions with Your Clients

Satisfactory maintenance of a building envelope is critical for the long-term performance of the building, which includes the life safety of the occupants. Architects are reminded to have conversations with their clients early on about clients' expectations for durability and the maintenance plan that may be needed for various components of the building.

Under the [Ontario Building Code, Article 5.1.4.2 \(3\)](#), the design for the building envelope for the above project: "...shall be in accordance with good practice, such as described in CSA S478-95 Guideline on Durability in Buildings."

[Practice Tip PT.38](#) briefly outlines some of the 'durability services' set out in the Guideline. Architects should update their knowledge and practice in relation to providing 'durability services' by reviewing the Guideline and their current procedures. For your records, a letter based on the sample letter in the Practice Tip should be used to obtain the client's

acknowledgement and be signed-back to you.

It should be noted that in 2019, the CSA S478-95 Guideline on Durability in Buildings was replaced with the second edition CSA S478:19 Durability in Buildings. The second edition was developed as a standard so it can be referenced in the [National Building Code \(NBC\)](#). At the time of writing, it is the Guideline that is [still referenced in the OBC](#) (refer to Table 1.3.2.1 Documents Referenced in the Building Code). It is difficult to predict when/if the OBC will adopt the CSA S478-19 standard, but the OAA will keep members apprised. It likely going to be tied into the harmonization exercise.



Government  
of Canada

Gouvernement  
du Canada

## Free User's Guides and Direct Access to National Codes in Electronic Format

In April 2019, the National Research Council of Canada (NRC) started offering free electronic access to the National Model Codes. You can access the [National Building Code of Canada \(NBC\)](#), the [National Fire Code of Canada \(NFC\)](#), the [National Plumbing Code of Canada \(NPC\)](#), and the [National Energy Code of Canada for Buildings \(NECB\)](#), as well as provincial codes published by NRC.

The latest updates include current and previous electronic editions of codes and user's guides being available in PDF format via NRC Publications Archive. As well, the NRC offers free electronic access to the related user's guides, including:

- [Structural Commentaries \(User's Guide – NBC 2015: Part 4 of Division B\)](#)
- [Illustrated User's Guide – NBC 2015: Part 9 of Division B, Housing and Small Buildings](#)
- [User's Guide – National Energy Code of Canada for Buildings 2017](#)

The print editions remain available for purchase via the [NRC Virtual Store](#).



## Specification Document on Flatness and Levelness for Concrete Receiving Floor Coverings

The National Floor Covering Association (NFCA) has published a new specification document to remove the ambiguity that has led to problems involving a gap between the concrete and floor covering trades, placing the responsibility to execute the necessary work in Division 01 of the architectural specifications. The documents are available for [free download](#). NFCA is also holding an [educational event on Wednesday, May 26](#).

Members must exercise their professional judgement if incorporating such resources into their projects.



## CODENEWS.CA

### CodeNews Issue 312: Updates to the *Building Transit Faster Act*

Members working on Toronto projects in proximity of the Eglinton Crosstown Extension and the Scarborough Subway Extension should review the latest issue of the [CodeNews](#) email.

As of April 1, "... corridor development permits are applicable law under the Building Code for any building permit application on, or within 30 m of, the designated transit corridor lands for the transit projects identified above." For additional information, refer to [Metrolinx's Third Party Projects Review webpage](#) or contact them [via email](#).



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