



Preparing for Energy Efficiency (Exiting and future Codes)

Effective April 1, 2025, the 2020 version of the National Building Code and National Energy Code come into effect for the entire province.

A key element of the code changes is a focus on energy efficiency. Improved energy efficiency has been demonstrated to reduce ownership costs, primarily through reduced costs in heating/cooling. An emphasis has been placed on air leakage and energy modelling.

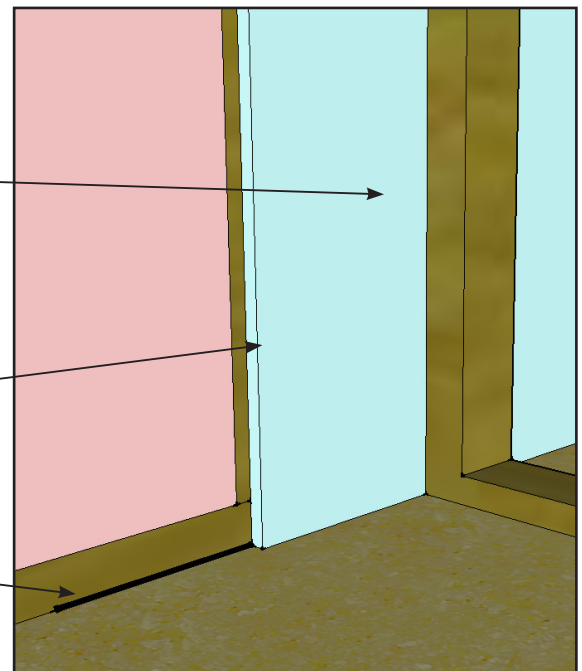
To assist, here are some of the key construction elements that contractors should be aware of. Most of these address air barrier continuity.

Vapour barrier on demising walls must go behind/above the walls. Simply sealing vapour barrier to the stud or top plate of the wall is not permitted. (This is existing Building Code [NBC 9.25.3.3(3)] , and new for NECB buildings).

Splicing of air barrier system. Where air barrier is spliced, the seams must overlap 5cm (2") and be sealed with an approved tape (ie: blue Tuck tape.) The seams must also be supported (ie: over a stud.) (Existing Code - [NBC 9.36.2.10(5)])



Sealant must be applied to the joint between the baseplate and the floor below. Placing sealant midway on the baseplate is not permitted. (Existing Code [NBC 9.36.2.10(8)]).



Electrical wires require sealant where they penetrate electrical boots. (Existing code: [NBC 9.25.3.3(6), 9.36.2.10(7)]).

Air barrier must be sealed to the window - NOT just to the window frame. (This is existing building code [NBC 9.25.3.3(6)] for houses/small buildings, and new for NECB buildings).