MEMBER BULLETIN

2023 ALBERTA BUILDING CODE PUBLICATION AND IMPLEMENTATION

The National Building Code - 2023 Alberta Edition has officially been published. The implementation date is **May 1, 2024.**

National Building Code - 2023 Alberta Edition CLICK HERE

Government of Alberta Notice and Guidance CLICK HERE

Overview

The 2023 Code will include new sections on energy efficiency, including the energy tiers, based on the 2020 National Building Code, which was published in March 2022. Following the recommendations of BILD Alberta and the Safety Codes Council, **the Government of Alberta has adopted Tier 1 province-wide.**

A builder, developer or customer may choose to build to a higher tier, but local authorities cannot require or order a builder to construct to a tier higher than Tier 1. In addition, the Government of Alberta recently announced proposed changes to City Charter Regulations to ensure energy efficiency requirements for buildings, including tiered energy codes, can only be established by the province and remain uniform across Alberta. These changes are the result of years of advocacy, education and engagement by BILD Alberta.

Transition Period

There is a transition period to allow industry, municipalities and other authorities the time to prepare for the new code changes. For this code transition period, Municipal Affairs has provided additional flexibility and time for when building projects can continue under the 2019 Code prior to the May 1, 2024 implementation date.

Municipalities and other authorities having jurisdiction may restrict building permit applications to the 2019 Code and the NECB 2017 and other administration activities until May 1, 2024.

After May 1, 2024, the following transition conditions apply:

1. If building construction is in progress with a valid permit issued under the 2019 Code or the NECB 2017 by the authority having jurisdiction, construction is allowed to proceed under these codes. Unless an unsafe condition exists in the opinion of the authority having jurisdiction, construction in progress is not required to be updated to the 2023 Code or to the NECB 2020.

2. Construction may continue under the 2019 Code and the NECB 2017 for work for which a building permit application is made to the authority having jurisdiction, prior to May 1, 2024. A person may choose to build to the 2023 Code and the NECB 2020 earlier than May 1, 2024, if the authority having jurisdiction allows.

3. The project may continue under the 2019 Code and the NECB 2017 if the authority having jurisdiction is satisfied the preparation of plans and specifications was substantially completed prior to May 1, 2024.

4. For factory-built buildings (modular homes) which are under a certification process administered by an organization accredited by the Standards Council of Canada, construction may continue under the 2019 Code and the NECB 2017 where construction started prior to May 1, 2024.
    - The builder will be required to provide the homeowner and permit issuer with appropriate documentation proving the construction start date occurred prior to May 1, 2024. In cases where the home is not substantially completed in the manufacturer's facility, the manufacturer's record of start date will be used.

Resources and Education

- The Government of Alberta will release a comparison document of the changes between the 2019 and the 2023 Alberta editions of the national building code, to inform industry on the new requirements. This comparison document is expected to be published in mid-February 2024 beginning with Part 9 for housing and small buildings.

- BILD Alberta will be hosting a webinar in partnership with Municipal Affairs to educate the industry on what they can expect and highlight details of the upcoming code changes. Further information regarding attendance and participation will be provided to members when details are confirmed.

- BILD Alberta's Provincial Residential Technical Committee, will be reviewing the comparison document and will create a separate resource summarizing the changes and requirements.

- Additional education and resources will be provided on any items flagged as having significant impacts on design or construction.

- BILD Alberta has partnered with the Professional Home Builders Institute and the Safety Codes Council to create a video education series that will include six on-demand videos, describing the requirements of the National Building Code - 2023 Alberta Edition. These videos will also include discussions of the non-mandatory higher tiers and will be released over the next year, with the initial introduction video planned to be released in March 2024.

Questions regarding the 2023 Alberta Building Code Publication and Implementation may be directed to Building and Climate Policy Coordinator, **Rachelle Patterson**.

CONTACT

BILD ALBERTA

QUESTIONS • CONCERNS • COMMENTS

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