

As of January 1, 2024, the National Energy Code for Buildings (NECB) 2020 and Section 9.36 of the 2020 National Building Code (NBC) is enforced within Saskatchewan.

Application to Buildings

The Government of Saskatchewan has made amendments within The Building Code Regulations and The Energy Code Regulations. Therefore,

- NECB 2020 applies to the following:
 - o Buildings classified under Part 3 of the NBC.
 - o Part 9 buildings containing any non-residential occupancies.
 - o Part 9 residential buildings that exceed the limitations of Section 9.36, as amended in The Building Code Regulations
 - o Any building to which Section 9.36 of the NBC applies but the owner/applicant proposes to design and construct to the NECB.
- Section 9.36 of the NBC applies to the following:
 - o Houses with or without secondary suites.
 - o Buildings containing only dwelling units with common space less than 20% of the total floor of the building.

New Building means a building for which a building and development permit was submitted on or after January 1, 2024.

Application to Existing Buildings

Buildings that were applied for prior to January 1, 2019 are not required to address NECB compliance. However, new buildings and alterations to energy compliant buildings that were applied for on or after January 1, 2019 must continue to meet the current edition of the NECB requirements on a go-forward basis.

Alterations for Section 9.36 Compliant Buildings:

- Section 9.36 energy compliance is required after viewing Figure 1 and as part of your alterations you are changing:
 - o the building envelope (ie. adding exterior windows/doors), or
 - o the heating, ventilation and/or air conditioning units in buildings that are not **houses**

Tenant Alterations/Fit-Outs for NECB Performance Compliant Buildings:

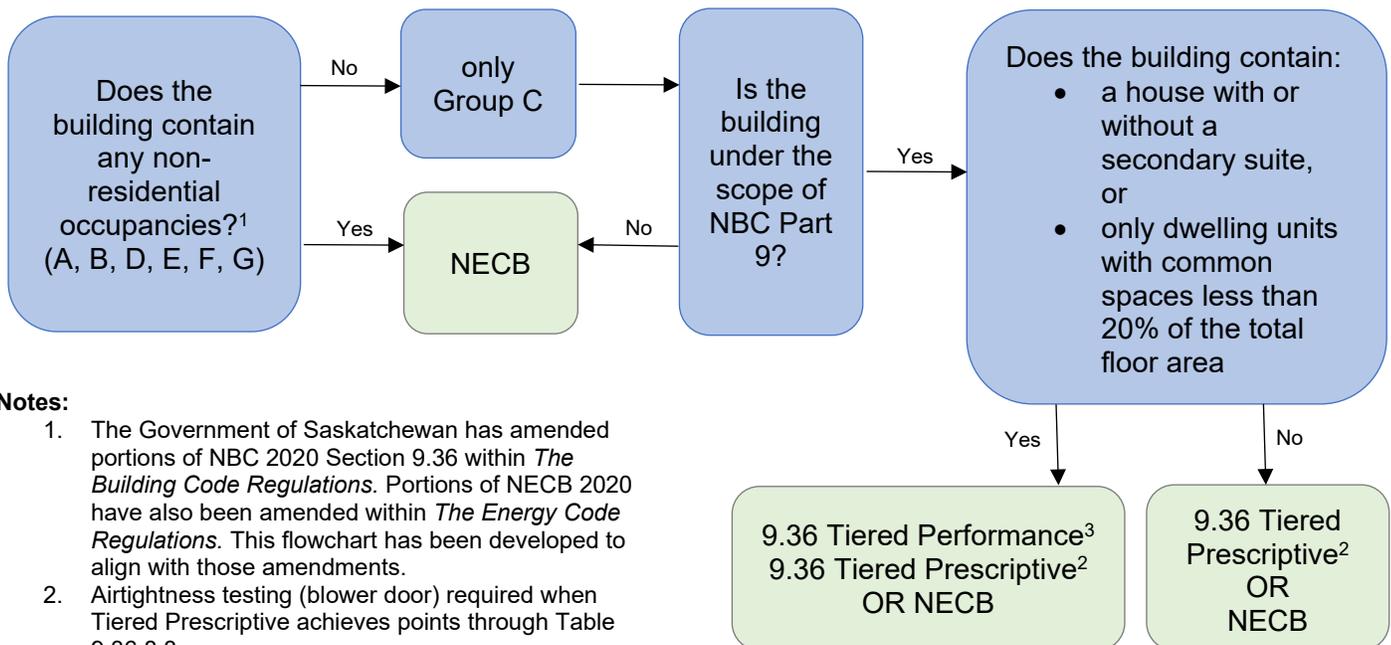
- NECB 2020 energy compliance is required for the stand-alone building or tenant space after viewing Figure 1 and as part of your alterations you are changing:
 - the building envelope by more than 10% in comparison to initial building envelope (or the most recent energy model report) (ex. Increasing the window/door/skylight areas by more than 10% or changing more than 10% of the wall/floor and/or roof assemblies),
 - the main mechanical system (other than adding an Energy Recovery Ventilator) or changing occupancy/use for the tenant or building, and/or
 - adding service water heating devices (ie size, quantity, etc.)

Tenant Alterations/Fit-Outs for NECB Prescriptive or Trade-Off Compliant Buildings:

- NECB 2020 energy compliance is required for the stand-alone building or tenant space after viewing Figure 1 and as part of your alterations you are changing:
 - building envelope (ie. adding exterior windows/doors or changing wall/floor and/or roof assemblies),
 - electrical loads (ie. number of lighting fixtures or controls),
 - the main heating, ventilation and/or air conditioning systems/units (ie. adding/altering additional primary HVAC systems, etc.)
 - adding service water heating devices (ie size, quantity, etc.) and/or
 - occupancy/use of a space where there will be higher energy consumption (ie. higher occupant load, increased use of equipment systems (mechanical/electrical))

Energy Efficiency Compliance Options

The figure below explains Article 9.36.1.3 of 2020 NBC, Article 1.1.1.1 of the NECB 2020 and The Building Code Regulations 2023 Amendments to determine what portion of the NBC **or** NECB is to be used for energy compliance. Refer to the Articles for complete details.



Notes:

1. The Government of Saskatchewan has amended portions of NBC 2020 Section 9.36 within *The Building Code Regulations*. Portions of NECB 2020 have also been amended within *The Energy Code Regulations*. This flowchart has been developed to align with those amendments.
2. Airtightness testing (blower door) required when Tiered Prescriptive achieves points through Table 9.36.8.8.
3. Airtightness testing (blower door) required when Tiered Performance has an air-leakage rate of less than 3.2 ACH@50 Pa.

Figure 1

Definitions:

Competent person is defined as a person who is familiar and fluent with building design under Section 9.36 of the NBC and acceptable to the Authority Having Jurisdiction.

New Building, for ground orientated dwelling units means the initial construction of the base building.

Houses: For the purpose of Sentence 9.36.1.3.(3), the term “houses” includes detached houses, semi-detached houses, duplexes, triplexes, townhouses, row houses and boarding houses.

Design Professional Involvement for NECB Compliance

- Existing Design Professional requirements remain for NBC designs

A building designed to the NECB shall have a Design Professional, Architect, or Engineer, who is licensed to practice in the province of Saskatchewan to complete the design or design review of the building; building systems and inspections of construction to ensure compliance with the design. Drawings indicating NECB energy compliance information are required to be signed, sealed, and dated by a licensed Architect, or Engineer.

A building within the scope of Part 9 of the NBC designed under the NECB requires a design professional to complete the design or design review and provide professionally signed and sealed drawings.

A coordinating NECB design professional is required to be responsible for coordinating the design work associated with energy compliance and the building and development permit process. The coordinating NECB design professional is required to complete and sign the NECB Project Summary and the associated compliance report. Other design professionals may be involved in specific parts of NECB; their information will be added to the NECB Project Summary.

Compliance Path ^{1, 2}	Design Professional Involvement ^{3, 5}	Documents to be sealed	Submission Requirements ⁴
Prescriptive	Design professional can either seal for entire compliance or Parts of compliance. Example: Project may have single design professional sealing for entire NECB or project may have architect seal for Part 3, and mechanical engineer seal for Part 5 & 6, and electrical engineer seal for Part 4 & 7.	Drawings that detail NECB compliance. See NECB Drawing Requirements handout	<u>Permit Stage</u> <ul style="list-style-type: none"> • Project Summary • Prescriptive Report(s) • Commitment Letter for Field Review Letters <u>For Project Completion</u> <ul style="list-style-type: none"> • Assurance Letters Confirming Inspections were Performed
Trade-off	Design professional can either seal for entire compliance or Parts of compliance (similar to prescriptive). Any Parts that do not use trade-off will have to comply with prescriptive. Note: Parts 5, 6 & 7 does not permit trade-off.	Trade-off calculations and drawings that detail NECB compliance.	<u>Permit Stage</u> <ul style="list-style-type: none"> • Project Summary • Trade-off Report(s) • Prescriptive Report(s) • Sealed trade-off calculations • Commitment Letter for Field Review Letters <u>For Project Completion</u> <ul style="list-style-type: none"> • Assurance Letters Confirming Inspections were Performed
Tiered Performance	A single design professional has to take responsibility for the model and compliance with NECB. Design professional can seal for parts of compliance (similar to prescriptive).	Performance modelling report and drawings that details NECB compliance for construction.	<u>Permit Stage</u> <ul style="list-style-type: none"> • Project Summary • Performance Report • Sealed Energy Model Report • Commitment Letter for Field Review Letters <u>For Project Completion</u> <ul style="list-style-type: none"> • Assurance Letters Confirming Inspections were Performed

Notes:

1. *The Energy Code Regulations* specifies the Energy Performance Tier from NECB Part 10 that must be met as the minimum level of performance. While 'Tier 1' is in force, Prescriptive and Trade-Off compliance paths continue to be accepted by the City of Saskatoon without the need for a formal 'Alternative Solution' (Tier 1 from Part 10 is equal to the prescriptive requirements of NECB).
2. Alterations and renovations shall demonstrate continued compliance to NECB for buildings to which NECB applies.
3. Design professionals shall perform site inspections as required by *The Energy Code Regulations*
4. Assurance letters confirming site inspections were performed and construction satisfactorily meets design.
5. See [Requirement for a Design Professional](#) handout on our website.

**BUILDING PERMIT AND CONSTRUCTION FRAMEWORK FOR
ENERGY REQUIREMENTS IN BUILDINGS**

NEW BUILDINGS

PRESCRIPTIVE		TRADE-OFF		TIERED PERFORMANCE	
SECTION 9.36	NECB	SECTION 9.36	NECB	SECTION 9.36	NECB
<ul style="list-style-type: none"> • 9.36 ENERGY COMPLIANCE FORM • Prescriptive Calculations 	<ul style="list-style-type: none"> • PROJECT SUMMARY PRESCRIPTIVE REPORT • Letter of Commitment for Field Review 	<ul style="list-style-type: none"> • 9.36 ENERGY COMPLIANCE FORM • Trade-Off Calculations 	<ul style="list-style-type: none"> • PROJECT SUMMARY TRADE-OFF REPORT PRESCRIPTIVE REPORT (for applicable Parts) • Sealed Trade-off Calculations • Letter of Commitment for Field Review 	<ul style="list-style-type: none"> • 9.36 ENERGY COMPLIANCE FORM • Energy Modeling Reports for the Proposed and Reference Houses 	<ul style="list-style-type: none"> • PROJECT SUMMARY PERFORMANCE REPORT • Sealed Energy Model Report • Letter of Commitment for Field Review

BUILDING PERMIT REQUIREMENTS FOR ALTERATIONS

<p>SECTION 9.36 ALTERATIONS</p> <ul style="list-style-type: none"> • Comply with original compliance path or • See Figure 2 above for a different compliance option 	<p align="center">NECB ALTERATIONS</p> <ul style="list-style-type: none"> • NECB alterations to demonstrate compliance with either Prescriptive, Trade-Off or Tiered Performance • See Checklist – Alterations for submission document requirements
<p align="center">See the Energy Efficiency Handbook (for 9.36), NECB Drawing Requirements or search “Checklist” at www.saskatoon.ca/buildingforms for list of what to submit for your new build or alteration</p>	

CONSTRUCTION AND INSPECTION REQUIREMENTS

PRESCRIPTIVE		TRADE-OFF		TIERED PERFORMANCE	
SECTION 9.36	NECB	SECTION 9.36	NECB	SECTION 9.36	NECB
<ul style="list-style-type: none"> • Review of construction in accordance with Council Policy C09-029 for residential ground orientated projects • Review of construction under current inspection program for all other projects 	<ul style="list-style-type: none"> • Review of construction under current inspection program • Assurance of Field Review Letter 	<ul style="list-style-type: none"> • Review of construction in accordance with Council Policy C09-029 for residential ground orientated projects. • Review of construction under current inspection program for all other projects 	<ul style="list-style-type: none"> • Review of construction under current inspection program • Assurance of Field Review Letter 	<ul style="list-style-type: none"> • Review of construction in accordance with Council Policy C09-029 for residential ground orientated projects • Review of construction under current inspection program for all other projects 	<ul style="list-style-type: none"> • Review of construction under current inspection program • Assurance of Field Review Letter
<p align="center">ALTERATIONS</p> <ul style="list-style-type: none"> • Review of construction under current inspection program • Assurance of Field Review Letters where alteration submission required an NECB Commitment Letter for Field Review Letters 					

Phased Permit Application Submission Requirements for NECB Energy Compliance

	Foundation	Shell	Final
Tiered Performance¹	<ul style="list-style-type: none"> • Project Summary • Letter of Commitment (Part 3)² • Sealed Model Report or • Performance Compliance Letter of Agreement⁶ • Performance Report (if model report submitted) 	Confirmation the initial model is applicable Or if revised design <ul style="list-style-type: none"> • Project Summary • Performance Report • Sealed Energy Model Report⁴ • Letter of Commitment (Part 3)² 	Confirmation that initial model applicable <ul style="list-style-type: none"> • Commitment Letter (Part 4-7) or if revised design: <ul style="list-style-type: none"> • Project Summary • Performance Report⁵ • Sealed Revised Model Report⁵ • Commitment Letter (Part 3-7)² or if other compliance chosen (Part 4-7): <ul style="list-style-type: none"> • Project Summary • Trade-off Report (Part 4-6)⁵ and/or • Prescriptive Report (Part 4-7)⁵ • Letter of Commitment (Part 3)²
Prescriptive and/or Trade-off³	<ul style="list-style-type: none"> • Project Summary • Prescriptive Report (Part 3) and/or • Trade-off Report (Part 3)³ • Letter of Commitment (Part 3)² 	Confirmation the initial submission is applicable Or if revised design <ul style="list-style-type: none"> • Project Summary • Prescriptive Report (Part 3) or • Trade-off Report (Part 3)³ • Sealed Trade-Off Calculations (if used) • Letter of Commitment (Part 3)² 	<ul style="list-style-type: none"> • Project Summary • Prescriptive Reports (Parts 3-7) and/or • Trade-off Reports (Parts 3-7) • Sealed trade-off calculations (if used) • Letter of Commitment (Part 3)²

Notes:

1. *The Energy Code Regulations* specifies the Energy Performance Tier from NECB Part 10 that must be met as the minimum level of performance. While 'Tier 1' is in force, Prescriptive and Trade-Off compliance paths continue to be accepted by the City of Saskatoon without the need for a formal 'Alternative Solution' (Tier 1 from Part 10 is equal to the prescriptive requirements of NECB). However, when higher Tiers are in force, prescriptive and/or trade-off may only be used in order to demonstrate continued compliance for NECB Parts that had been previously modeled on prescriptive assumptions (see NECB Sentence 10.1.1.2.(2)). For example, if tenant fit-up information was unknown during the 'Shell' phase (so NECB Parts, such as interior lighting, were modeled prescriptively), then during the 'Final' phase those Part(s) may be shown to meet the prescriptive requirements that were previously used in the modeling.
2. Letter of Commitment to only be submitted for the scope of work included in the specific phase.
3. Trade-off is only available for above-ground assemblies and to allowable fenestration and door areas. Trade-off is not available for semi-heated buildings (see NECB Article 3.3.1.1.)
4. If a specific design is unknown, NECB Sentence 10.1.1.2.(2) provides guidance for modeling using prescriptive requirements.
5. If the energy model requires updates to account for changes since the 'Shell Phase', an updated Performance Report and an updated sealed energy model report shall be provided. If the energy model does not require updates, the Performance Report and sealed energy model report are not required to be resubmitted. Prescriptive Reports and/or Trade-Off Reports (along with sealed trade-off calculations) for any NECB Parts that were previously modeled based on prescriptive assumptions shall be submitted during the 'Final' phase to demonstrate continued compliance to the sealed energy model report.
6. Performance Compliance Letter of Agreement - owner commits to Performance Compliance for future phases and understands the requirements for future building components.
7. Drawings to detail energy requirements in conformance with [NECB drawings requirements](#).