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February 2020

THE MONTHLY NEWSLETTER OF THE DURHAM REGION HOME BUILDERS' ASSOCIATION

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DRHBA members BATL



DRHBA members came out to BATL in Pickering to compete in axe throwing. The member event took place on January 21, 2020 and include a practice round, a round-robin tournament, play-offs and, of course, a final showdown. The finals came down to Keon Waul (FarSight Homes) and Domenic Chiodo (Accubuilt Construction), with Domenic taking home the trophy. More photos on page 3.

Public Review 2020 - National Building Code

On Tuesday, February 11, CHBA hosted a webinar on the proposed changes to the national building code and how to submit comments.

The webinar was delivered by Frank Lohmann, manager, Codes Development System, Codes Canada, National Research Council Canada, and Corey Carson, P.Eng, Technical Advisor, Housing and Small Buildings, Codes Canada, National Research Council Canada.

There are over 130 reference standard updates related to Part 9 over two and a half years. Some of the proposed changes include:

PCF 1512 - Coating of Connectors and Fasteners in Contact with Pressure Treated Wood - the proposed change requires pressure treated wood connectors to be hot dip galvanized to Z550, fasteners to be galvanized to ASTM A153 or an equivalent coating.

PCF 1469 - Fasteners and Connectors for Wood Frame Construction - existing title of 9.23.3 - proposed title: Fasteners and Connectors.

PCF 1576 - Penetrations Through Fire Separations (Part 9) - proposed change aligns provisions on penetrations through fire separations with proposed changes for Part 3. Aligns with industry practice.

PCF 339 - Open Risers - New provisions will only allow open risers for fire escape stairs, stairs for maintenance and service rooms, stairs that serve industrial occupancies other than storage garages, stairs serving not more than one dwelling unit.

PCF 356 - Open Stringers - the proposed change sets the limit for the triangular openings formed by the riser, tread and bottom element of a required guard.

PCF 1425 - Required Landings - the proposed change adds an explanatory note for the purpose of the door swinging away from the stairs.

PCF 1421 - Loads on Guards - the proposed change limits the deflection of balusters in a guard when

Public Review 2020

From: [National Research Council Canada](#)

The final public review of proposed changes to the 2015 editions of the National Building, Fire, and Plumbing codes, and the National Energy Code of Canada for Buildings 2017 will be held from January 13 – March 13, 2020.

National Building Code of Canada 2015

- [Proposed changes to the National Building Code of Canada 2015, grouped by provision](#)
- [Proposed changes to the National Building Code of Canada 2015, grouped by subject](#)

National Fire Code of Canada 2015

- [Proposed changes to the National Fire Code of Canada 2015, grouped by provision](#)
- [Proposed changes to the National Fire Code of Canada 2015, grouped by subject](#)

National Plumbing Code of Canada 2015

- [Proposed changes to the National Plumbing Code of Canada 2015, grouped by provision](#)

subjected to a 0.1 kN of in-plane load.

PCF 1422 - Protection of Raised Walking Services - the proposed change clarifies that raised surfaces need to be protected where there is a difference in elevation of more than 600mm between the walking surface and the adjacent surface within 1.2m.

PCF 1432 - Required Handrails Stairs with 1, 2 or 3 Steps - restricts outdoor stairs with no rails to two of less stairs.

To submit your public review comments, Google “codes Canada public review 2020” and click on the link titled “Public Review 2020 | National Research Council Canada.” This should take you to a page that looks like the image top right. From there, you can find what you are looking for by choosing by subject or by provision. Once you find the appropriate link, you can also read through the supporting documents in the footnote links. Once you’ve clicked on the proposed change link, scroll down to read the proposed change form, then you can click on “submit a comment” on the top right hand side of the page. After providing your contact information, you can select the type of comment you have, including Support As Is,

Support with Comments, Support with Modifications, Do Not Support or No Opinion.

Frank also provided some tips on how to provide helpful comments, which include:

- Describe how the proposed change(s) applies to your situation
- Describe what works, what doesn’t, with the proposed change
- Explain why you can’t support the change
- Propose modifications or alternative approaches. Justify your proposed modifications and support them with evidence, if possible
- Make your comments concise and precise
- If your comment gets long, help the committee to organize it; number your ideas/issues or use titles, separate different comments/suggestions into one per paragraph.

What Frank and Corey want those in the industry to know is that your comments are considered, and your comments can make a difference.

Axe throwing with DRHBA



Mark your calander....

you don't want to miss these upcoming DRHBA events!

February 26th	Daves Ducts Seminar Self Powered Heating Appliance and Water Leak Detection 9am to 10am at the Business Advisory Centre Durham
March 2nd	Member Appreciation Event Pool tournament 5:30pm to 9pm at Rileys Pub in Oshawa
March 24th	PGL Environmental Seminar How to Work With Consultants to Avoid Delays 9am to 10am at the Business Advisory Centre Durham
April 7th	The Callery Group Seminar The Keys to Sucession Planning 9am to 10am at the Business Advisory Centre Durham
April 16th	Awards of Excellence A night to celebrate the excellence of our members 6pm to 10pm at the Towneplace Suites by Marriott Oshawa
April 24th	Clarington Land Planning Seminar Faye Langmiaid gives an update on Clarington 9am to 10am at the Business Advisory Centre Durham
April 30th	Builders and Brews Member Event Come out and network with members while touring a brewery 6pm to 9pm at All or Nothing Brewery in Oshawa
May 12th	Brand Ambition Seminar Building a BRAND instead of a BUSINESS 9am to 10am at the Business Advisory Centre Durham
May 22nd	Regional Update by John Henry Update and Question and Answer with Regional Chair Join Henry 9am to 10am at the Business Advisory Centre Durham
July 21st	55th Annual Golf Classic Join us for a day of golf, fun activites, and networking 9am to 6pm at Deer Creek Banquet Facility
October 6th	Annual General Meeting An evening to review our accomplishments of the past year 6pm to 8pm at Deer Creek Banquet Facility
November 13th	President's Ball A night to welcome our new President 6pm to 10pm at Deer Creek Banquet Facility

For more information on these events contact Katelyn Widdop
k.widdop@drhba.com or go to www.drhba.com/events



Clarington initiates DC bylaw review

The Municipality of Clarington has initiated their development charge by-law review. The first stakeholder meeting will be held on Wednesday, February 19, 2020 at 1 p.m. in Council Chambers at 40 Temperance Street in Bowmanville.

At the first stakeholder meeting, Watson & Associates will be presenting their draft finding and initiating dialogue with interested parties.

Clarington's development charge by-law was last updated in 2015. Current development

charges are \$18,148 for a single/semi, \$331.11 for low density multiple and \$204.90 for apartment.

Representatives from the Durham Region Home Builders' Association will be in attendance at the meeting and will keep members informed. DRHBA will

also be putting together a stakeholder group to review information as it is released. Anyone interested in being a part of the stakeholder group should contact Stacey at s.hawkins@drhba.com to ensure that you are receiving all of the latest updates.

Tarion Update

The Attorney General's report on the audit of Tarion made almost 40 recommendations, mainly focused on the customer service experience. The Tarion board of directors has accepted those recommendations, and the provincial government is pushing the board to move on them.

As a result, Tarion is now launching a series of consultations on topics directly linked back to the AG report.

One of the items that Tarion is consulting about is adding a grace period for consumers to submit forms after the 30 day and one year deadline.

The Ontario Home Builders' Association will be putting together a group to participate in these consultations.

One of the big changes coming to Tarion is the split between warranty and licensing. Starting in November, Tarion will only be dealing with warranties, securities and underwriting and the Home Construction Regulatory Authority (HCRA) will be dealing with licensing. All current licenses will roll over.

A builder code of conduct will be part of HCRA's grand opening in

November. It will be values-based, and over the next several years it will become more important when it comes to re-licensing.

There will be a new Tarion board of directors in March that will consist of four builder directors, four government appointees, and four non-builder directors that will be chosen through a public notice process.

The Ontario Home Builders' Association will be staying on top of all of the consultations that Tarion does and will keep members informed as new information becomes available.

DRHBA president tours Durham College

On Tuesday, February 11th, DRHBA president Johnathan Schickedanz toured the Durham College Whitby Campus with Rebecca Milburn, principal and executive dean.

The tour began with a look at the new residence that opened this year, with five students chosen to be a part of the build.

The college has been able to start building a new space which will be used for the teaching of the elevator technicians and plumbing programs, allowing for more space for other programs to expand within the main building.

Walking through the main building Johnathan was able to see the welding, elevator technician, millwright, automotive, electrical,

HVAC and plumbing departments as well as the new classrooms, which Rebecca hopes will become inspiring spaces for students.

During the tour Johnathan got to see the new Crane Operations simulators which allow students in the program to get more training through virtual reality.

The college is putting a focus on making their students job site ready, through working with industry partners to make the curriculum.

In the classrooms, the professors are really trying to make safety a culture so when they enter the workforce it is already a state of mind for graduates leave with.

Learn more about their programs at www.durhamcollege.ca.



Brand Ambition gives social media lesson

On Tuesday, February 4, the Durham Region Home Builders' Association welcomed Katie Dempsey from Brand Ambition for a morning seminar.

In just under an hour, she ran members through the basics of social media, it's value in gaining new clients and interest for your business, and how to post to get results.

Katie explained that before social media, advertising was very expensive as your options were mostly limited to print and radio spots. Right now, creating a social media page on Facebook, Instagram, Pinterest, Twitter, Tik Tok and more is free. But that may not last. As more

and more businesses rush to get onto social media, it may starting costing money to make sure that your page is getting noticed for all the right reasons.

The best time to get on social media is right now. The longer you wait, the harder it will be to gain followers, and every day that passes is a missed opportunity to connect with your customer base.

"If your social media is really good, you'll get more clients, it will be easier to find staff, you'll have a better reputation and more," explains Katie.

One of the easiest ways to get out there and noticed on social media is to comment on other's posts as your business. That way, they will see your name and logo popping up in their notifications. You can target your comments to potential customers by working a competitor's follower list, or searching by hashtag or location. Stay engaged with your followers by replying to all comments on your post,



and make sure to post often!

Let your customers into your world - it's great if they feel like they know your staff, your story and how you do business.

Start your morning off smart by attending one of DRHBA's morning seminars. Visit www.drhba.com to see what's coming up and to register.



TM Law provides information on Prompt Payment

On Thursday, January 23, Todd Storms from TM Law gave a seminar to DRHBA members on the changes to the Construction Act, with a focus on Prompt Payment.

During his presentation, Todd took members through all of the recent changes with the Construction Act, and provided helpful information on how to be compliant. Throughout the presentation, he took questions and made sure members had the information they needed.

The Prompt Payment Act came into effect in October, 2019. With this Act, it is essential that all contracts are properly written, and there are important details that now need to be included in all invoices. He also



discussed the adjudication process, and ways to make sure that your business keeps running smoothly.

Take a morning to learn at one of DRHBA's upcoming seminars. Find out more at www.drhba.com under the Events tab.



DRHBA has a new home

The Durham Region Home Builders' Association is excited to announce that the Association has a new home. The new office committee has been hard at work over the last several months putting together a list of needs, looking at potential options and securing the new space.

"The search for a new office has been going on for several years," says Johnathan Schickedanz, president of DRHBA. "It was really important to the board that the new space met the needs of the Association while being very mindful of the budget. I'm happy to say that we've checked all of the boxes and DRHBA will soon have a new home."

Located at #1-1255 Terwillegar Avenue in Oshawa, the new office offers 1,400 sq. ft. of space. After the renovations are complete, will include a large office, a spacious open area, a kitchen and a washroom. The open area will be a place for committees and the board of directors to meet, to

host stakeholder group meetings and more.

Paul Kennedy of S & C Architects and Geoff Osborne of D.G. Biddle & Associates donated their time and expertise to create the architectural and mechanical and engineering drawings. The City of Oshawa worked expeditiously to have a permit ready for the Association in under two weeks.

Now the work is about to begin! Interior renovations need to be completed before the Association can move in. In order to reduce costs, the Association is reaching out to members to see if they are able to donate labour or products. Labour will be needed for plumbing installation/relocation, electrical relocation/rough-

in, communication wire rough-in, drywall installation and taping, t-bar ceiling reconstruction/installation of ceiling tiles, priming/painting, tile installation, trim installation, carpet installation, final cleaning and more.

Product needed includes kitchen and bathroom counter tops, drywall, ceiling tiles, paint/primer, tiles, carpet, taps (kitchen and bathroom), kitchen sink, closet

shelving, communication wire, baseboard and trim, kitchen appliances, and office appliances.

If you are able to send over some workers for a day or more to help or if you have product you are willing to donate or provide at a discount, please contact Stacey at s.hawkins@drhba.com. All donors will be recognized in the newsletter and with a permanent plaque in the new office.



Metrolinx hosting open house in Whitby

On Saturday, February 29 from 11:30 a.m. to 1:30 p.m., Metrolinx will be hosting an open house at the Abilities Centre, located at 55 Gordon Street in Whitby.

At the open house, Metrolinx will be providing updates about the GO Train Lakeshore East Extension from Oshawa to Bowmanville, transit service and more. Attendees will also have the opportunity to ask questions.

Learn more at www.metrolinxengage.com.



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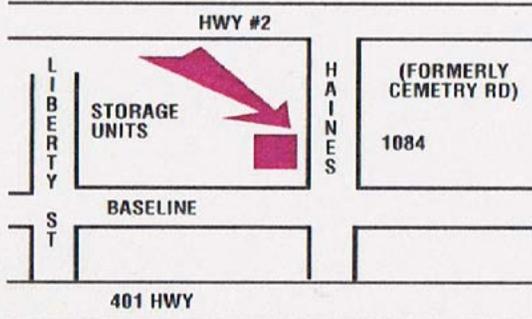
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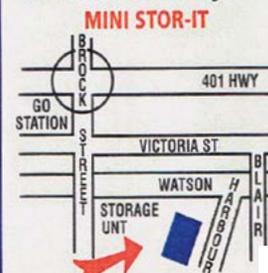
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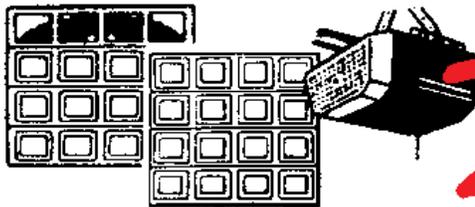
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What's up with millennials?

When discussing the state of the local housing industry, we always point to the fact that DRHBA strives to make Durham Region an attractive option for new consumers to live, work and play. But, when we look at the increasing costs of home ownership and rental in our Region, how does this impact decisions made by millennials, especially as it relates to living with parents longer than in previous generations?

I came across an interesting article by Waverly Neufeld in HuffPost Canada, that looked to break down why many millennials still live with their parents.

We know that millennials are choosing to live with parents longer than ever before due to the high cost of getting into home ownership and outrageous rent. But there are other reasons, too. Generally, they are waiting longer to get married and start families, and with Canada's vast cultural diversity, multi-generational homes are becoming more common and people are feeling less inclined to move out immediately after graduating from post-secondary school.

"But one thing's for sure: they're not staying home because they're lazy," suggests Neufeld.

"I think there are a lot of negative stereotypes we have about millennials being sort of lazy or entitled but if you ask people about their experiences, millennials are hustling," states Dr. Nancy Worth, assistant professor in geography and environmental management at the University of Waterloo.

Dr. Worth suggests millennials have been dubbed the "job-hopping generation." While the stats don't lie – millennials are moving from job to job more than previous generations – it should be pointed out that a high percentage of their employment comes from temporary contract work, and earn 20 per cent less than baby boomers did at the same stage of life, despite being better educated.

According to a study conducted by the Angus Reid Institute in 2019, at least 40 per cent of Canadians ages 18-34 have participated in the gig economy in the past five years.

And contrary to the stigma that millennials are lazy, 87 per cent of people aged 25-44 were employed in 2018, a StatsCan report said. Unemployment for Canadians in that age group is also down: 5.1 per cent in 2018 compared to 6.4 per cent in 2014.

According to a 2016 StatsCan report, just over one-third of Canadians ages 20-34 were living with at least one parent, a number that's been increasing since 2011. And 42.1 per cent of young adults in Ontario were living with parents, representing the biggest percentage out of all the provinces and territories.

Silvia Bartolic, a sociology professor at the University of British Columbia, says "that people – of all ages – often follow what others are doing."

"What becomes normative or average becomes the trend that people follow," Bartolic told HuffPost Canada. "So, if we go back a few generations, the normative thing to do was finish high school and then get married and start a family." Bartolic suggests that today, the trend is to obtain post-secondary education, or master a trade. Bartolic states, "I'm not saying everyone does that, but we do see more young adults delaying, really entering adulthood, in the sense that they are prolonging their time [at home through] education.

So, all of that is sort of pushing the timeline farther out. And of course, it's expensive, right."

Waverly Neufeld pointed to a 2018 Maclean's magazine study, whose authors interviewed 23,384 students across the country, found that the average annual cost of post-secondary education in Canada was just under \$20,000 a year, taking into account the cost of food, rent, and transportation, etc. For those living at home, the average was \$9,300.

According to the Canadian Federation of Students, Canada's national student loan debt was a whopping \$15 billion in 2010. They reported that students in the Maritimes and Ontario were faced with the highest student debt, averaging \$28,000 per student.

Canada's National Observer found that Canadian students owed \$28 billion in student debt to all levels of government in 2018.

Dr. Nancy Worth points to the fact that Canadian real estate, especially in big cities like Toronto and Vancouver, have become increasingly unaffordable. The average cost of a one-bedroom unit in Toronto is \$2,300. According to PadMapper. For young adults working part-time, or on contract, they're facing the reality of either moving in with family to save money, or moving outside the city to somewhere more affordable. Even in Oshawa, rents have sky-rocketed to \$1,415 for a one bedroom apartment.

And forget home ownership!

"I think it's up to our government to recognize that housing is increasingly unaffordable for everybody," said Worth. "If we want young people to become homeowners we need to really incentivize that or think about how housing and affordability works, especially as the gig economy become a new normal." Worth suggests, "I think there is a wider government policy question that fits into this, because at the moment, the family is stepping in where the government has stepped back."

To help alleviate soaring rental costs, the Ontario government signed on to receive help from the federal government to assist with low-income renters in December and support roughly 5,200 households province-wide following the announcement of a \$1.4 billion rental housing benefit.

If millennials are expected to make up the next batch of consumers fueling the residential housing and rental market, an understanding of realities they face, the decisions they are making, and the potential mix of residential housing and rental choices they will be able to entertain, will impact the types of housing choice our industry offers, and the types of communities we will seek to build, now and for the future.

Emidio DiPalo
Past-president, DRHBA



Ministry Safety Blitz

Feb 3 - March 31

The Ministry of Labour, Training & Skills Development will be conducting a focused safety blitz from **February 3 to March 31, 2020.**

The blitz will focus on the lack and misuse of personal protective equipment such as foot, eye, hearing and respiratory protection devices. The rationale for the blitz is from 2017 when 7,483 orders were issued from January 1, 2017 to December 31, 2017 for lack of personal protective equipment on projects.

Inspectors will focus on checking that appropriate personal protective equipment is being supplied and worn. **Residential building construction** will be a key focus of their inspections.

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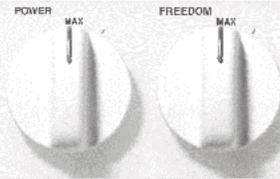
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Member Appreciation Event
March 2, 2020
Riley's Pub, Oshawa

**PGL Environmental -
Environmental Contamination
Issues in Development**
March 24, 2020
BACD, Whitby

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Designs
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Membership

Show this newsletter to a potential member and let them see the many benefits that come with a membership with the Durham Region Home Builders' Association. This includes membership to the Ontario Home Builders' Association and the Canadian Home Builders' Association.

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