



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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FAQs You May not have Asked Yet: July Edition

Exploring Construction Contract Administration- Part 1

The [third instalment](#) of this series in *Practice Advisory* highlights existing resources in the [Practice Advisory Knowledge Base](#) that address common themes and issues raised with the Practice Advisors on the confidential [OAA Hotline](#). The July edition continues by exploring the theme of construction contract administration. This is the first of two parts.

Members are encouraged to review the following FAQs (i.e. Frequently Asked Questions):

OAA FAQs Topic

FAQ.00	Index to Frequently Asked Questions
FAQ.14	Starting Payment Certification Part-way Through a Project?
FAQ.15	Certificates for Payment & Change Orders – Who Signs?
FAQ.18	Resolving a Dispute with Interpretation of a Contract
FAQ.21	Does an Architect Supervise Construction?

The responses to the FAQs are based on the limited information contained in the question as posted, and may include assumptions made about the context and circumstances in order to frame the response. The responses and answers were reviewed by committee members, represent peer advice, and are not to be taken as OAA policy.

The FAQs were current when they were written. With the advent of the 3rd edition of the [Canadian Handbook of Practice \(CHOP\)](#), several FAQs were revised to add references to the new document. In other cases, the answers may refer to the *Construction Lien Act* (CLA) as opposed to the newer *Construction Act* (CA). Since there are still projects underway under the CLA, such answers may not have been updated.

Readers should use their professional judgement in applying the FAQ answers to the specifics of their own situations.



CCDC

CCDC Contracts: Sunsetting of CCDC 2-2008 and New Guide to Model Forms and Support Documents

A new edition of [Canadian Construction Documents Committee's](#) CCDC 24, *A Guide to Model Forms and Support Documents*, has been released, complementing the use of the updated CCDC 2-2020, *Stipulated Price Contract*, as terms and language employed in both documents are consistent. Along with other current CCDC documents, it can be purchased through the [OAA Website](#).

In related news, the 2008 edition of CCDC 2 and its associated authentication seals are no longer available as the contract has been retired. Some provisions in that contract have been removed from CCDC 2-2020, and should be incorporated in the front end of the specifications. Members should update their specifications accordingly.



Supply Chain Issues in Ontario Impacting Concrete Ordering and Deliveries

The [Ontario General Contractors Association](#) (OGCA) advises the province's ready-mixed concrete industry has been experiencing unprecedented challenges regarding the supply of raw materials required to produce concrete. These challenges are expected to continue at least to the end of 2022.

The demand for construction materials remains at an all-time high, both in Ontario and globally. Supply chain issues, combined with equipment and labour shortages, are having a very detrimental impact on the construction industry's ability to meet all the concrete needs in the marketplace.

The OAA strongly encourages members to work closely with clients and contractors to address supply schedules, and to coordinate deliveries of concrete in line with project requirements. The OGCA has released [a bulletin](#) referencing [Concrete Ontario's publication](#) that lists how one can facilitate improved coordination in the face of shortages



New FAQs Now Available in the Practice Advisory Knowledge Base

Based on calls received at the [OAA Hotline](#) and comments from Practice Resource Committee, two new FAQs have been added to the Practice Advisory Knowledge Base:

- [FAQ.34 Should OAA Members be Bonded?;](#) and
- [FAQ.35 Responsibility for Site Safety.](#)

You can also access the latest [FAQ.00 Index to Frequently Asked Questions](#) on the OAA Website.



CAGBC Introduces Latest Zero Carbon Building – Design Standard

The [Canada Green Building Council](#) (CAGBC) has launched its third edition of its [Zero](#)

Carbon Building – Design Standard.

The **Zero Carbon Building Standards** is part of a larger CaGBC Zero Carbon Building Initiative that was created to champion the move to lower-carbon commercial, institutional and high-rise residential buildings in support of Canada's efforts to reduce greenhouse gas emissions by 30 per cent by 2030. Members may want to become familiar with the options provided in incentivizing projects to eliminate combustion and lower cost. The full requirements are now publically available in the official Zero Carbon Building Standard, which can be downloaded from the CaGBC website by visiting cagbc.org/zerocarbon. You can also learn more in the OAA's [Climate Action](#) webpages.



OBC Changes to Modular Construction and Mass Timber in Effect

As reported in [OAA News in May](#), members should note the following amendments are scheduled to come into effect on the following dates:

- Multi-residential modular construction: July 1, 2022;
- Encapsulated mass timber buildings up to 12 storeys: July 1, 2022;
- Support local building official internship programs: July 1, 2022;
- New provisions to allow early and partial occupancy of super-tall buildings (i.e. 65 storeys or more): November 1, 2022; and
- Exempt sheds of up to 15 m² in area from Building Code requirements (subject to technical conditions): immediate.

The changes were filed on April 29, 2022. The Ministry of Municipal Affairs and Housing (MMAH) made many of those changes to support the [*More Homes for Everyone Act*](#).

This implementation schedule differs from what had been the typical January 1 effective date. Members should consider a thorough review of these changes and discuss them with clients as they may impact current projects, as well as new ones.

The OAA is working on new webinars for members on the topic of Mass Timber ([Part 1](#) and [Part 2](#)) as well on [Modular Construction](#), later this year. For other topics, refer to the list of sessions on the [OAA Website](#).



Ministry of Municipal
Affairs and Housing

Proposing Building Code Changes During the Harmonization Process

The [Ministry of Municipal Housing and Affairs](#) is currently in the process of developing a new channel for the submission of code change requests related to code provisions unique to the Ontario Building Code (i.e. Part 8 and Part 11). Due to the new harmonization commitments outlined in the [signed Reconciliation Agreement](#), any code change request to a provision present in both the National and Ontario construction codes must be submitted through the National Code Development system.

MMAH recommends submitting code change requests using [an online link](#) if the request is covered by both Codes. If submitting a code change request to a provision unique to Ontario's Building Code, [a form](#) can be completed and sent to Codeinfo@ontario.ca with the Subject line: "2012 Building Code Change Request Form."

For other specific questions about the Building Code and its contents, [click here](#).

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