



High Performance New Construction Program
Frequently Asked Questions
September 18, 2017

FAQ Sections:

[General Questions](#)

[Project Eligibility, Applicable Rules and Building Code Compliance \(Permit Application Timing\) Questions](#)

[Prescriptive and Engineered Track Questions](#)

[Custom Track Questions](#)

General Questions

1) Will the presentation be posted after?

Answer:

Will be posted on the Extranet

2) Where will the webinar be posted?

Answer:

Will be posted on the Extranet

Project Eligibility, Applicable Rules and Building Code Compliance (Permit Application Timing)

3) Is a new 26 unit multi-Res townhouse complex eligible for HPNC?

Answer:

Row houses or townhouses including stacked townhouse units would fall under Part 9 of the Building Code and would therefore be ineligible for HPNC.

Multi-unit residential buildings that comply with Part 3 (higher than 3 storeys and/or greater than 600 sq.m) are eligible for HPNC.

4) For building permit, there are a couple of categories structural, mechanical and new buildings etc. If the application date of one category is 2016 and other is in 2017, can we use discretion? Which one should be considered as the main building permit?

Answer:

No, the LDC should not use their own discretion. The permit application is referring to the "main" permit or Construction Permit/Permit to Construct. With exception of the Demolition Permit, the other categories of permits such as structural or mechanical are all sub-permits of the Construction Permit.

5) If the building permit is dated before Dec 31, 2016, then do we still use the newer forms (application workbook, including initial application, pre-construction application, participant agreement etc.) OR do we use the older forms - participant agreement – pre-submission form etc. (Version 2)?

Answer:

If the project applied for permit and the permit was issued in 2016 then the project would fall under HPNC Rules Version 2. These projects should have submitted the Pre-Construction application and participant agreement to the LDC by now.

For post approval documentation:

- *Prescriptive and Engineered - Previous Worksheets, Participant Agreement and Post-construction Application (Appendix B) or the new Post-Construction Application in the Prescriptive and Engineered Application Workbook may be used.*
- *Custom Track - Previous Post-construction Application (Appendix B) and Energy & Demand Summary or the new Custom Application Workbook may be used.*

6) Projects where a building permit application date is in 2016 and permit issued date is in 2017, but where the participant has already submitted the previous HPNC forms and supporting docs based on the existing program, are these projects required to re-submit the application package.

Answer:

Ideally, participants should complete the new Prescriptive and Engineered Application Workbook including the Participant Agreement as these projects fall under the HPNC Rules Version 3.

LDCs in their sole discretion may accept the previous application forms, but must have the new Participant Agreement signed by the Participant and included in the post project approval.

7) The Pre-Construction Phase section of the Required Document Checklist indicates that all documents must be submitted up to 60 days after applying for a building permit. How does this apply to applications that have established intent to apply but have building permit issued in March 2017?

Answer:

*These projects would fall under the HPNC grace period, **Version 3 Rules - 3.1 Participant Eligibility (b) (ii)**, where projects may be received within 60 days of the effective date or September 1st, 2017.*

Please review the HPNC Program Updates - Applicable Rules and Process Guideline as it clarifies the submission requirements for the projects covered by the “grace period.”

In this case, “Building permit applications dated from January 1, 2017 to November 30, 2017 – the participant must submit the new Initial Application by November 30, 2017. Design teams may submit the Pre-construction Application and supporting documents within a reasonable timeframe following the Initial Application.”

8) The new (September 1, 2017) HPNC Custom Application workbook Overview indicates that “if a project had a building permit application date after January 1, 2017, the building must comply to OBC 2017 SB-10”. This does not align with the Ministry’s grace period allowing ‘construction for which a permit is applied for between January 1, 2017 and December 31, 2017 is permitted to comply with Division 3 and Division 5 of SB-10 as they read in the previous version of SB-10 (dated September 14, 2012). Can you confirm that the HPNC intended to align its dates with the SB-10 requirements and a project with substantially completed design prior to January 1, 2017 but permit application date between January 1, 2017 and July 1 2017 would qualify under HPNC for comparison against OBC 2012 SB-10?

Answer:

Yes, this is an oversight in the Application Workbook Overview and we will revise this in the next workbook revision issued. The permit application date timing is to assist teams in determining what set of HPNC Rules the projects fall under. The permit for this project has not yet been issued,

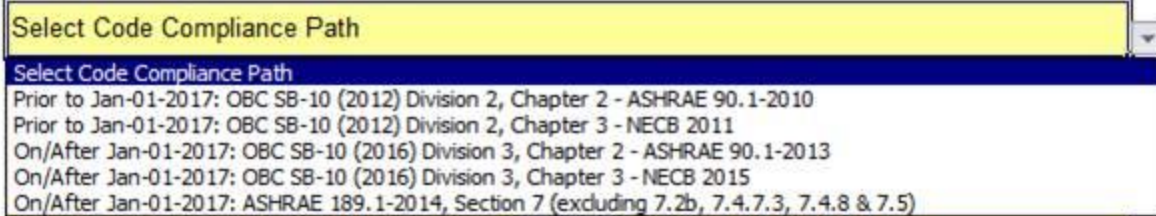
therefore the project would fall under the new HPNC Rules Version 3. Version 3 provide incentive tiers based on the code compliance path the project is pursuing.

Ministry of Municipal Affairs provided a transition period for projects applying for permit in 2017: "To support Ontario's design and construction industry in complying with the changed requirements, construction for which a permit is applied for between January 1, 2017 and December 31, 2017 is permitted to comply with Division 3 and Division 5 of SB-10 as they read in the previous version of SB-10 (dated September 14, 2012)."

Project teams applying for permit in 2017 that wish to use SB-10 compliance paths in effect prior to January 1, 2017, should select the "code compliance path" in the Initial Application that the project is applying under to meet code. This selection will then calculate the base case and correct incentive tiers accordingly.

Selection list from Initial Application form are:

*Ontario Building Code (OBC) Compliance Path:



Select Code Compliance Path

- Select Code Compliance Path
- Prior to Jan-01-2017: OBC SB-10 (2012) Division 2, Chapter 2 - ASHRAE 90.1-2010
- Prior to Jan-01-2017: OBC SB-10 (2012) Division 2, Chapter 3 - NECB 2011
- On/After Jan-01-2017: OBC SB-10 (2016) Division 3, Chapter 2 - ASHRAE 90.1-2013
- On/After Jan-01-2017: OBC SB-10 (2016) Division 3, Chapter 3 - NECB 2015
- On/After Jan-01-2017: ASHRAE 189.1-2014, Section 7 (excluding 7.2b, 7.4.7.3, 7.4.8 & 7.5)

For the SB-10 compliance paths in effect prior to January 1, 2017, the incentive tiers are:

Tier 1 0-25%, Tier 2 >25%-50%, Tier 3 50% or greater.

For the SB-10 compliance paths in effect on or after January 1, 2017, the incentive tiers are:

Tier 1 0-10%, Tier 2 >10%-25%, Tier 3 25% or greater.

Prescriptive and Engineered Track Questions

9) How do we know which surfaces can be “traded”? And how do we trade wattages?

Answer:

Tradeable and non-tradeable surfaces are identified in both SB-10 and ASHRAE 90.1, but this identification is not visible to the end-user in the lighting worksheet. The exclusion of this information was intentional and whether or not a surface is tradeable is taken into account in the (hidden) column N. The engineered worksheet is set up in such a way as to take the tradeable/non-tradeable nature of surfaces into account when the area is listed in the worksheet, and maximizes the allowable wattage for the end user accordingly. Spaces/surfaces are identified as tradeable or non-tradeable in column R. Calculations to “share wattage allowances” between tradeable surfaces, as well as the base level, are done automatically.

Here are the tradeable/non-tradeable areas as per SB-10 (2017):

Tradeable	Non-Tradeable
Parking areas and drives	Building facades - wall area method
Walkways less than 3m (10 ft) wide	Building facades - wall surface length method
Walkways 3 m (10 ft) wide or greater	Automated teller machines and night depositories
Plaza areas	Entrances and gatehouse inspection stations at guarded facilities
Stairways	Loading areas for law enforcement, fire, ambulance and other emergency service vehicles
Pedestrian tunnels	Drive-through windows/doors
Landscaping	Parking near 24-hour retail entrances
Pedestrian and Vehicular Entrances and Exits	
Loading docks	
Entry canopies	
Sales canopies: Free standing and attached	
Outdoor sales: Open areas (including vehicle sale lots)	
Outdoor sales: Street frontage for vehicle sales lots in addition to “open area” allowance	

10) For prescriptive applications, is the project capped at project costs or incremental costs?

Answer:

The project cost cap only relates to Custom projects. Prescriptive incentives are based on the per unit incentives provided in the Prescriptive worksheet. The only cap that may apply to a Prescriptive and/or Engineered project is the escalation cap which has been increased to 50% in the new HPNC Rules Version 3. Projects that save more than their pre-approved incentive amounts may receive increased incentives up to 50%.

11) The Prescriptive and Engineered Applications (and the final rules) only ask for project costs and NOT incremental costs. I wanted to confirm (since this project might be capped) that only the project costs are required for Version 2, considering this is a prescriptive application only. On a side note are incremental costs needed in Version 3 for prescriptive applications?

Answer:

Prescriptive and Engineered applications are not subject to a project cost cap or incremental cost cap. Prescriptive and Engineered incentives are only subject to the escalation cap, which in the HPNC Rules Version 2 (May 2016) only allowed the pre-approved incentive to increase up to 30% in post project. In the new HPNC Rules Version 3 (September 2017) the escalation cap is increased to 50%, meaning the post project incentive amount can be 50% higher than the pre-approved amount.

Incremental costs are not required in any HPNC track under the new HPNC Rules Version 3.

12) Is multi-unit residential buildings eligible to apply for in-suite lighting under the Engineered Worksheet? As the engineered worksheet is not referencing an LPD for MURB?

Answer:

ASHRAE 90.1 in Section 9.1 General, 9.1.1 Scope, Exceptions Note 2, specifically excludes "Lighting within dwelling units." The underlying reason is that the type of lighting, and the amount of time that lighting is used, are totally under the control of the occupants. Therefore there are no LPD factors provided for this space type. This also explains why this space type does not appear in the drop-down list.

Corridors and other common areas in MURBs would be eligible under the Engineered Track. To maximize savings, it would be beneficial for MURBs to apply for HPNC under the Custom Track.

The HPNC sub-committee will explore whether we can develop a base case for MURB units/suites.

13) The Prescriptive and Engineered Track says that applications are required within 60 days of applying for a Building Permit, but energy efficiency upgrades for these types of applications (for RTUs and LED lighting) can be made after the design stage. Can these project still apply permit is issued?

Answer:

The application timing for Prescriptive and Engineered projects have some flexibility. We want to encourage Participants to apply as earlier as possible and therefore maintained the 60 day requirement for these tracks for consistency with the Custom track. The LDC may accept Prescriptive and Engineered Applications after 60 days of applying for permit as long as the Participant has not entered into a binding commitment to acquire the Measures or services (committed to purchasing the equipment).

If the Participant has entered into a binding commitment to acquire such Measures or services, the LDC may waive this eligibility requirement where the Participant demonstrates that it intended to apply to the High Performance New Construction Program, as determined by the LDC in its sole discretion.

See Program Rules Version 3, 3.1(b) (i) Participant Eligibility

Custom Track Questions

14) For Custom projects, if the building permit dated prior to December 31, 2016, the demand savings are from 11am-5pm, while this workbook calculates it from 1pm-7pm. From a documentation perspective, do we use the older worksheets?

Answer:

For projects under HPNC Version 2, meaning they applied and received the issued permit before the end of 2016, project teams may use either the previous Post-Construction Application (Appendix B) and Energy & Demand Summary or the new Custom Application Workbook which now includes the Energy and Demand Savings Summary. The new demand definition came into effect mid-2015 for the CFF framework. Using the new Custom Worksheets is preferred since EM&V will only adjust demand savings based on the new demand definition for all CFF projects.

For projects that applied to for a permit in 2016 but were not issued a permit till 2017 or projects applying in 2017 must comply with the new HPNC Rules Version 3 and therefore would use the new Custom Application Workbook with the new demand definition.

15) Can farms apply under the custom path? I ask because I am not sure that there is an SB10 reference case. The energy efficiency requirements that HPNC reference are in Part 12 (Division B) of the OBC which stipulates that buildings (with a few exceptions) must comply with SB10. Section 12.2.1.1.(4) says that Part 12 does not apply to Farm buildings. There is a discrepancy... A definition for farm buildings in Part 1 of Division A (pg 13 of Vol 1) and there is a more expansive definition for farm buildings in appendix A (A-1.4.1.2 (1) pg 3 of Vol 2)

Answer:

There are no regulations on energy efficiency in SB-10, ASHRAE 90.1-2013, or NECB 2015, that are specific to Farm Buildings or equipment including Lighting. This means that a Reference Building cannot be derived from a Proposed Design to establish the baseline energy use. Therefore a Farm Building could not apply under the Custom Path.

The Agriculture and HPNC sub-committees will explore whether we can develop a base case for the purposes of HPNC custom track.