



GEORGINA

Subject: 2024 Ontario Building Code – Overview of Changes
To: Mayor and Council
From: Devin Dillabough, Manager of Building and Chief Building Official
Date: November 6, 2024

Briefing:

The next edition of the Ontario Building Code comes into effect on January 1st, 2025. The Ministry of Municipal Affairs and Housing under Ontario Regulation 163/24 has adopted the 2020 National Building Code of Canada with Ontario Specific Amendments to the 2020 National Building Code of Canada. The new Building Code is intended to harmonize construction regulations across Canada and removes more than 1730 technical variations between the provincial and national requirements. Some of the goals of harmonizing provincial and national requirements are to streamline the development process, increase the health and safety of buildings, and make it easier for the construction industry to build more housing.

Below is an overview of several key changes in the 2024 Ontario Building Code:

- Requirements for secondary suites (accessory apartments) have been amended to generally conform to the National Building Code of Canada. Notably, the definition of “house” in the Ontario Building Code, which includes two suites, has been removed and replaced with “secondary suite”.
- A new building classification has been created for Farm Buildings, group “G” which previously did not exist in the Ontario Building Code. In addition, Farm Buildings will be classified by size, small and large buildings similar to the requirements in the current Ontario Building Code.
- Changes to the design and construction of septic systems.
- Changes to Radon mitigation requirements to harmonize with the National Building Code of Canada.
- Structural design requirement amendments. The Ontario Building Code will specify design situations that require a Professional Engineer, as opposed to the current requirement of a qualified/experienced person.
- Numerous changes to plumbing design and installation requirements.
- Carbon monoxide detection requirements will be harmonized with the National Building Code of Canada as an improvement over the Ontario Building Code requirements.

A transition period exists to assist stakeholders with implementation of the new 2024 Ontario Building Code. The new Building Code will take effect on January 1, 2025, however, building permit applications will be accepted using the 2012 Building Code until March 31, 2025, provided the applicant demonstrates that the working drawings were substantially complete by December 31, 2024.

Building Division staff are continuing to review the new Ontario Building Code so that we are ready for implementation, January 1st, 2025.