

Ontario Building Code 2024

Introducing Key Changes to Division A Compliance, Objectives and Functional Statements

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Building and Development Branch
Planning and Growth Division

Disclaimer

- ❑ The information contained within this slide deck is intended for general information purposes only. It only highlights key changes of the Building Code. It is not intended as legal or technical advice, and it should not be relied on as such. Code users are strongly advised to consult the official records for specific legislative and regulatory requirements, including Ontario's 2024 Building Code, O. Reg. 163/24 as amended by O. Reg. 203/24, 2020 National Building Code and Ontario Amendment Document (May 15, 2024) for the full extent and the exact wording of the changes.

Purpose

- ❑ To ensure smooth transition to 2024 Building Code, this deck is intended to inform ministry partners and stakeholders about key changes implemented in Division A: Compliance, Objectives and Functional Statements in Ontario's 2024 Building Code.
- ❑ The changes are intended to reduce existing variation with the National Construction Codes (NBC, NPC and NFBC), align with new provisions introduced through 2020 National Construction Codes, and address Ontario-specific changes.

Effective Date

- The 2024 Building Code comes into effect on January 1, 2025.
- There will be a three-month grace period until March 31, 2025, for applications for which drawings were substantially complete before January 1, 2025.

Content

The following items will be covered:

- Part 1: Compliance and General
- Part 2: Objectives
- Part 3: Functional Statements

Part 1: Compliance



Part 1: Compliance and General

General Changes in Sections 1.1. and 1.2.:

- ❑ Section 1.1. General has been reformatted to match the 2020 NBC. The Subsection addresses application of the Code which is still construction, demolition, change of use and occupancy of buildings, as well as site-built and factory-constructed buildings.
- ❑ Article 1.2.1.1. remains the same with the exception of Ontario's only reference to MMAH Supplementary Standard SA-1, "Objectives and Functional Statements Attributed to the Acceptable Solutions" for the purpose of using alternative solutions that must achieve at least the minimum level of performance required by Division B acceptable solutions in the areas defined by the objectives and functional statements.

Part 1: Compliance and General

General Changes in Section 1.3.:

- Information contained in Subsection 1.1.1. Organization of this Code and Subsection 1.1.2. Application of Division B of the Code has been moved to this Section.
- Article 1.3.1.2. has been relocated to Article 1.3.3.1A. and amended to clarify that **Part 2** of Division B which was previously reserved now applies to all farm buildings.
- Application of **Division C** is now addressed in new Subsection 1.3.4. New Article 1.3.4.1. indicates that Parts 1 and 2 of Division C apply to all buildings covered in the Code, and that Part 3 prescribes qualifications of persons for the purpose of Section 15.11 of the Act.

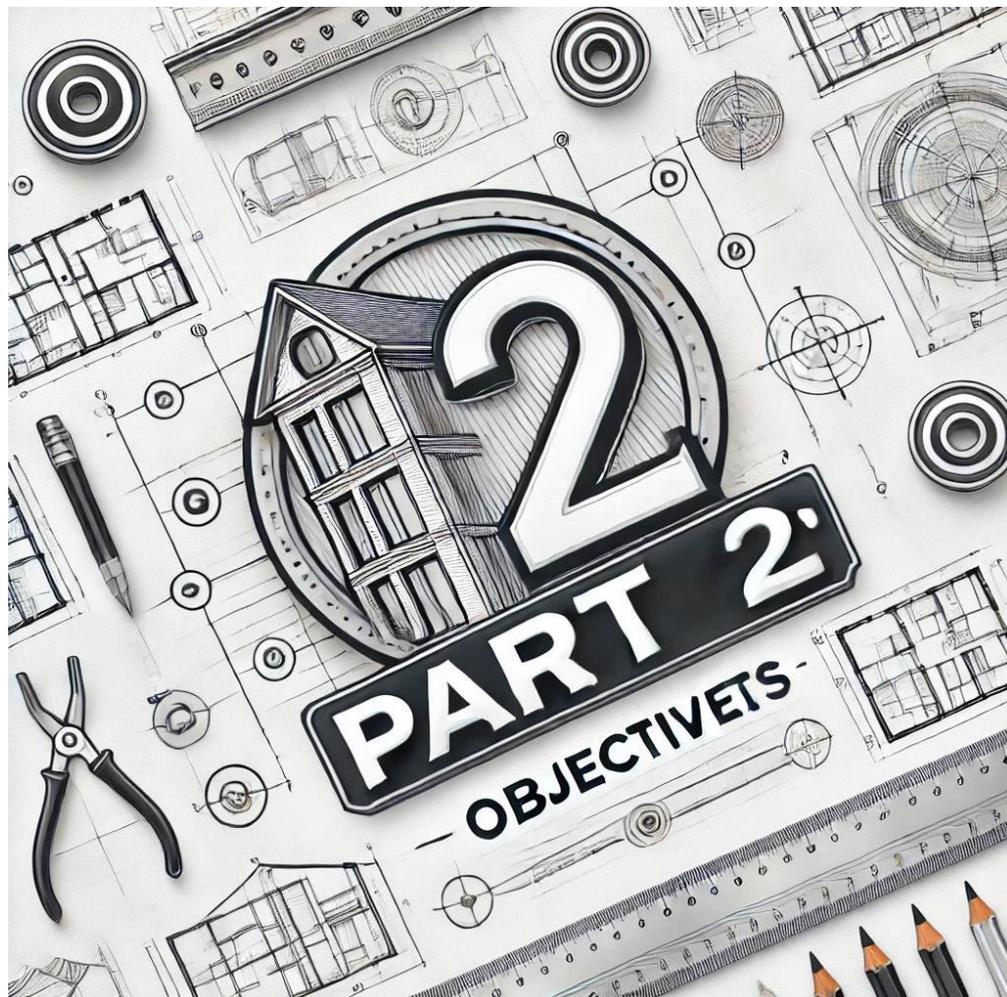
Part 1: Compliance and General

Section 1.4. Terms and Abbreviations

Defined Terms (Article 1.4.1.2.): Some key definitions have been added, deleted, or amended to Ontario's terms in italics, for example:

- Agricultural occupancy – New
- Agricultural occupancy with no human occupants – New
- Combustible dusts – New
- Farm building – Amended
- Greenhouse agricultural occupancy – New
- Heritage building – Amended
- High-hazard agricultural occupancy – New
- House – Deleted
- Post disaster building – Amended
- Protected floor space – New
- Ramp – New
- Secondary suites – New
- Underpinning - New

Part 2: Objectives



Part 2: Objectives

Application of Objectives (Articles 2.1.1.1. and 2.1.1.2.):

- ❑ The format and structure of the Articles within Subsection 2.1.1. (2012 OBC) have been revised to harmonize with the 2020 NBC. The provisions state that the objectives apply to all buildings covered in the Code and only to the extent that they relate to compliance with this Code as required in Article 1.2.1.1.

Objectives (Article 2.2.1.1.):

- ❑ This Article has been revised to harmonize with the 2020 NBC format for objectives. The objectives of the Code will no longer be set out in a table format. However, all Ontario-specific objectives continue to be included.

Part 3: Functional Statements



Part 3: Functional Statements

Application of Functional Statements (Articles 3.1.1.1. and 3.1.1.2.):

- The format and structure of these Articles within Subsection 3.1.1. have been revised to harmonize with the 2020 NBC.
- The provisions state that the functional statements apply to all buildings covered in the Code and only to the extent that they relate to compliance with this Code as required in Article 1.2.1.1.

Part 3: Functional Statements

Functional Statements (Article 3.2.1.1.):

- This Article has been revised to harmonize with 2020 NBC format for functional statements.
- The functional statements of the Code will no longer be set out in a table format.
- In the new format, Ontario-only functional statements continue to be in effect and where there is overlap with substantial differences, the 2020 NBC functional statements were replaced by Ontario's functional statements.

Questions?