

Ontario's 2024 Building Code

Introducing Key Changes to Parts 10, 11 and 12 of Division B

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Building and Development Branch
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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 major changes implemented in Part 10 (Change of Use), Part 11 (Renovation) and Part 12 (Resource Conservation and Environmental Integrity) in Ontario's 2024 Building Code.
- ❑ These three Parts contain provisions that are specific to Ontario's Building Code. Parts 10 and 11 have been modified to reflect changes made in Parts 1 to 9 of Division B.

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 10: Change of Use
- Part 11: Renovation
- Part 12: Resource Conservation and Environmental Integrity

Part 10: Change of Use



General (Section 10.1.)

Change in Major Occupancy (Article 10.1.1.2.):

- Clause 10.1.1.2.(1)(c) has been amended to clarify that a change in major occupancy occurs when a **farm building** or part of a farm building is changed to any major occupancy other than Group G.
- New Clause 10.1.1.2.(1)(g) has been added to state that a change in major occupancy occurs when a **farm building** or part of a farm building is changed to a Group G, Division 1 major occupancy (high-hazard agricultural occupancy).

Classification of Existing Buildings (Section 10.2.)

Classification of Major Occupancy (Article 10.2.1.1.):

- ❑ Sentence 10.2.1.1.(1) has been amended by including a reference to the new Part 2 (Farm Buildings).

Classification According to Construction and Occupancy (Article 10.2.1.2.):

- ❑ New Sentence (2) indicates that for the purposes of Parts 10 and 11, the calculation of the construction index and hazard index for Group G major occupancies (agricultural occupancies / farm buildings) is permitted to be based on Group F, Division 2 major occupancy (medium-hazard industrial occupancy).

Classification of Existing Buildings (Section 10.2.)

Building Size and Construction (Article 10.2.1.3.):

- ❑ Sentence 10.2.1.3.(1) has been amended to include further exemptions to Part 10 related to construction requirements in
 - Articles 2.2.2.3. to 2.2.2.8. of the new Part 2 (Farm Buildings), and
 - Articles 3.2.2.20. to 3.2.2.92. in Part 3 (as some of which are added or renumbered).

Requirements (Section 10.3.)

General (Article 10.3.1.1.) has been amended as follows:

- ❑ Existing Sentence (1):
 - Code references updated to reflect relevant numbering in other Parts of the Building Code.
- ❑ New Sentence 10.3.1.1.(2):
 - Added to clarify requirements for major occupancy changes to Group B, Division 2.
 - Heating, ventilating, and air-conditioning systems must conform to Sentence 6.2.1.1.(1).
- ❑ New Sentence 10.3.1.1.(3):
 - Added to clarify requirements for major occupancy changes to Group B, Division 3.
 - Ventilation, air circulation, and filtration systems must conform to Sentence 6.2.1.1.(1).

Requirements (Section 10.3.)

General (Article 10.3.2.1.):

New Sentence 10.3.2.1.(3):

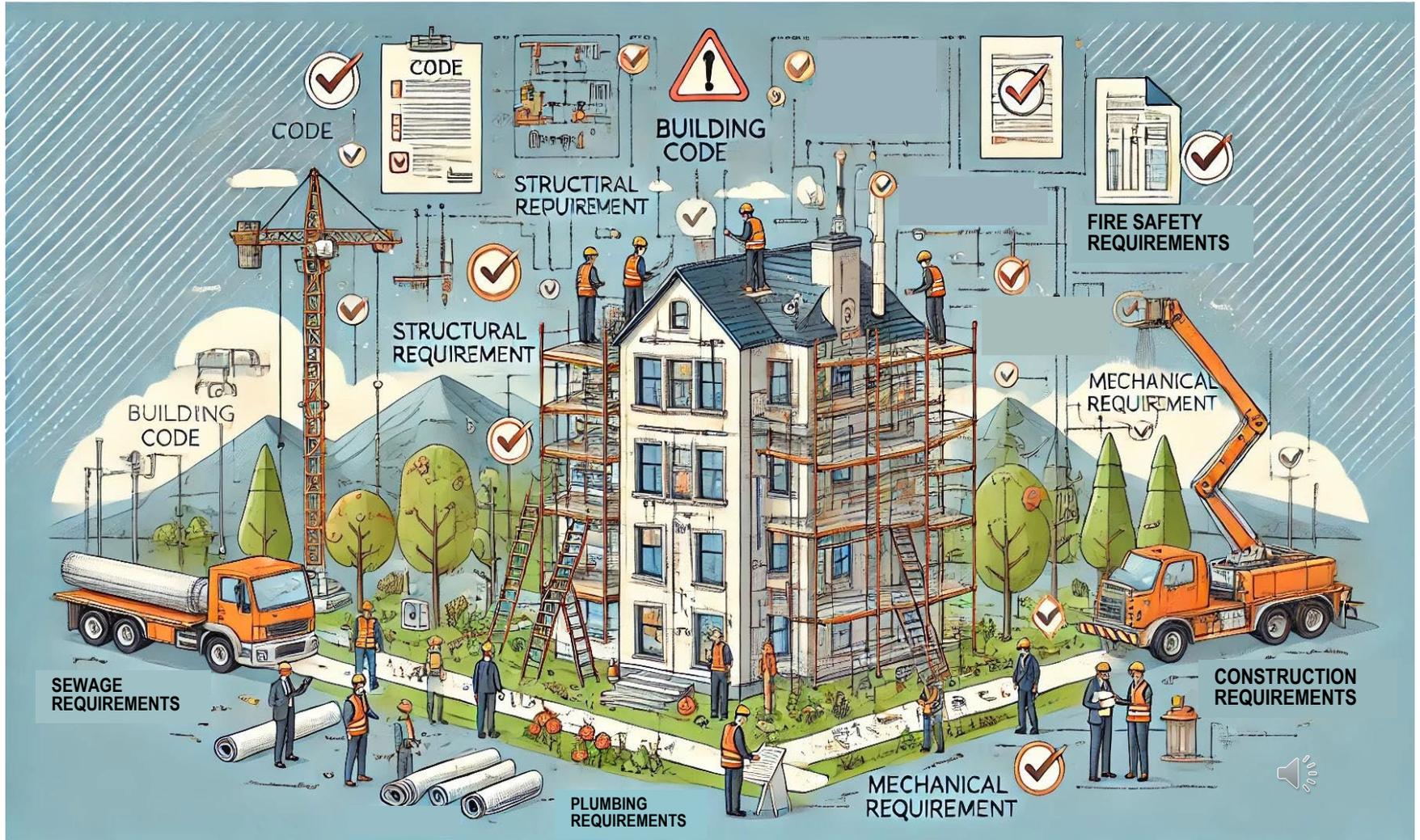
- For the purpose of this Subsection, the performance level of **farm buildings** built before January 1, 2025, can be evaluated based on Ontario Regulation 332/12 as it read on December 31, 2024.

Reduction in Performance Level (Article 10.3.2.2.):

Table 10.3.2.2.-A:

- Amended with a new footnote (2) explaining criteria for the evaluation of farm buildings.

Part 11: Renovation



Classification of Existing Buildings (Section 11.2.)

Construction Index and Hazard Index (Article 11.2.1.1.):

- ❑ Sentence (3) has been amended to include further exemptions to Part 11 related to construction requirements in
 - Articles 2.2.2.3. to 2.2.2.8. of the new Part 2 (Farm Buildings)
 - Articles 3.2.2.20. to 3.2.2.92. in Part 3.
- ❑ New Sentence (4) has been added that indicates that for the purpose of this Part, the calculation of the construction index and hazard index for a Group G major occupancy (agricultural occupancy) is permitted to be based on a Group F, Division 2 major occupancy (medium-hazard industrial occupancy).

Prohibition of Occupancy Combinations (Article 11.2.1.3.):

- ❑ Sentence 11.2.1.3.(1) has been amended by referencing Article 2.2.1.2. of the new Part 2 (Farm Buildings).

Performance Level Evaluation and Compensating Construction (Section 11.4.)

Performance Level (Article 11.4.1.1.):

- New Sentence (4) has been added that explains, for the purpose of this Subsection, the performance level of a farm building in this Article built before January 1, 2025, is permitted to be evaluated based on the applicable requirements of the Ontario Regulation 332/12 (Building Code) made under the Act, as it read on December 31, 2024.

Performance Level Evaluation and Compensating Construction (Section 11.4.)

Change of Major Occupancy (Article 11.4.2.3.):

- Clause 11.4.2.3.(1)(d) has been amended to clarify that it is a change in major occupancy when a farm building or part of a farm building is changed to another major occupancy other than a Group G major occupancy (agricultural occupancy).
- New Clause 11.4.2.3.(1)(h) has been added to state that it is a change in major occupancy when a farm building or part of a farm building is changed to a Group G, Division 1 major occupancy (high-hazard agricultural occupancy).

Increase in Occupant Load (Article 11.4.3.3.):

- Sentence (3) has been amended by adding a reference to Sentence 2.4.2.1.(1) of the new Part 2 (Farm Buildings).

Performance Level Evaluation and Compensating Construction (Section 11.4.)

Change in Major Occupancy (Article 11.4.3.4.):

- The Code references in Sentence (2) have been updated to reflect the relevant numbering in the other Parts of the Building Code.
- New Sentence (8) has been added to refer to appropriate Sentences and standards based on the standards' current contents and clarify that where a major occupancy is changed to a Group B, Division 2 major occupancy the heating, ventilating, and air-conditioning systems must conform to the requirements of Sentence 6.2.1.1.(1).
- New Sentence (9) has been added to refer to appropriate Sentences and standards based on the standards' current contents and clarify that where a major occupancy is changed to a Group B, Division 3 major occupancy the ventilation, air circulation, and filtration systems shall conform to the requirements of Sentence 6.2.1.1.(1).

Compliance Alternatives (Section 11.5.)

Compliance Alternatives (Article 11.5.1.1.):

- ❑ Tables 11.5.1.1.-A through 11.5.1.1.-F have been updated to reflect Building Code changes, in some instances the existing compliance alternatives have been revised, deleted, and/or renumbered. In some cases, new compliance alternatives have been added.

Part 12: Resource Conservation and Environmental Integrity



General (Part 12)

- ❑ The energy efficiency requirements remain unchanged in the 2024 Building Code, Supplementary Standards SB-10 and SB-12 continue to be in effect without any technical changes. Changes to Part 12 are mostly housekeeping changes or revisions to align the content with the other Parts of the Code.

Energy Efficiency Design (Section 12.2.)

- ❑ **Article 12.2.1.1.** Energy Efficiency Design Before January 1, 2017 has been revoked given it is spent and no longer in effect. Article 12.2.1.1. is now reserved.
- ❑ **Article 12.2.1.2.** “Energy Efficiency Design After December 31, 2016, has been renamed “Energy Efficiency Design”. Sentence (1) no longer carries any significance and has been revoked and labelled reserved. Sentence (4) has been revised for clarity and is aligned with changes made elsewhere in Part 9. Similar revisions to Sentence 12.2.1.2.(4) have also been made to Sentences 12.2.2.1.(2) and 12.2.3.1.(2).
- ❑ Sentence **12.3.1.3.(1)** has been revised to align with provisions introduced in new Article 9.33.4.3. which clarifies that each dwelling unit is required to have a thermostat.

Questions?