

BULLETIN

2024-11-13

2024 Ontario Building Code (Part 9) Change Highlights

Dear Valued Clients & Customers,

We would like to send a quick note regarding the 2024 Ontario Building Code Release.

The OBC 2024 Compendium Set is now available through publication.gov.on.ca website.

You can also access a PDF copy of both volumes on our website.

Note that Amendment #1 will also be forthcoming. Hopefully this is just administrative.

Implementation:

“The 2024 Building Code will come into effect on January 1, 2025. There will be an additional transition period allowing permit applicants to continue to use the 2012 Building Code for applications submitted before March 31, 2025, if applicants can demonstrate that their working plans were substantially completed under the 2012 Building Code prior to December 31, 2024.”

For most of you working on Residential Projects (OBC Part 9), there are very minimal changes.

Most of the changes are to provide clarity, not restriction or change to construction practices.

As you maybe aware, we have Markus James on staff. He is a BCIN Certified Designer and is keeping a close eye on the OBC updates. If you have any questions, please feel free to contact Markus or BMR Staff.

This is always a transition and learning period for Designers, Building Departments, Suppliers, Trades and Owners.

Sharing this information and making sure our relationships are keeping up-to-date will help greatly.

Below is a list of highlights from the Part 9 changes. Please note this list **does not** capture all changes.

These highlights are only a synopsis and interpretation. Please confirm with OBC 2024 and local authorities

Thank you for your continued support and trust,

Your Elmvale & Wasaga BMR Teams

2024 OBC – Part 9 Highlights

9.5.3.1. (Ceiling height in secondary suites)

- (2) Ceiling Height in Secondary Suites shall be not less than 1.95m (77")
- (3) Clear heights under beams and ducting in Secondary Suites shall be not less than 1.85m (73")

9.8.2.2. (Height over stairs in secondary suites)

- (4) Height over stairs that are located under beams and ducting in secondary suites shall not be less than 1.85m (73")

9.10.9.16 (4) (Separation of Secondary Suites within Dwellings = 1 layer 5/8" type 'X' gypsum board)

Previously, Suites of Residential Occupancy had to be separated by a Fire Resistance Rating of not less than 45min.

This article clarifies that the separation between dwelling units in a house and their common spaces, require to be constructed as a smoke-tight barrier of not less than 5/8" type 'X' gypsum board installed on;

- Both sides of walls, and
- The underside of floor-ceiling framing

** Note the STC Rating of 50 still applies and will dictate additional requirements

9.13.4.3. (Soil gas control Rough in – New homes)

Floors on Ground (including Basement Slabs) are now required to be provided with a Rough-in for subfloor depressurization (Radon Gas Control Rough-in)

See full article for clarification. It may also be wise to speak with the building department where you are working, to ensure your intentions align.

9.14.5.2. (Sump pits)

Sump Pits shall be not less than 750mm (30") deep, not less than 0.25m² (2.7ft²)

- Simply; must be ± 22.5" in Diameter & 30" Deep = ± 200L

And Covers shall resist removal by children and be Air Tight

** Be careful of current available products. Most 'on the shelf' sump basins will not meet these requirements.

We are working with our suppliers to ensure we have the correct products available effective Jan 1st, 2025

9.23.10.6. (Jack and King studs)

This article has been revised to further clarify the number of studs at sides of opening (Jacks and Kings)

Lintels Clear Span Under 3m (9'-11") = 1 Jack, 1 King

Lintels Clear Span Over 3m (9'-11") = 2 Jack, 1 King

9.32.3.9 & 9.32.3.9A. (Carbon Monoxide Alarms)

These articles were updated to explain when & where CO Alarms are required.

It is not any more clear, and the given scenarios should have been replaced with 'always required in these location'

- What Inspectors are most likely going to ask for is; When CO Alarms are required, Install them with every Smoke Alarm location (Combination Units)
 - Suggest speaking with the building department where you are working
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