

Ontario's 2024 Building Code

Introducing Key Changes to Division C: Administrative Provisions

August 22, 2024

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 to 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 changes implemented in Division C: Administrative Provisions in Ontario's 2024 Building Code.

Content

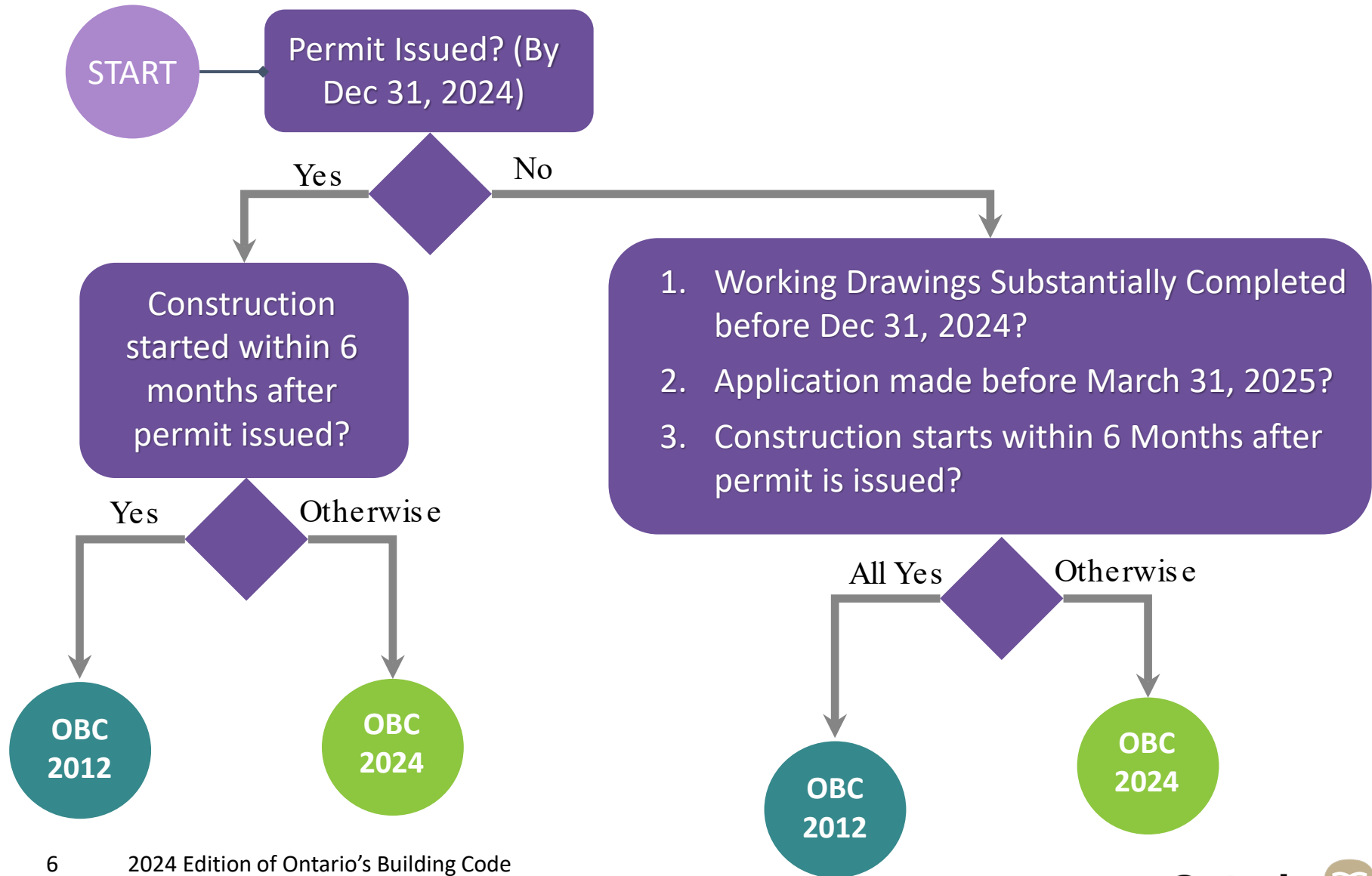
The following Items will be covered:

- ☐ Transition Period and Application
- ☐ Part 1: General
- ☐ Part 2: Alternative Solutions, Disputes, Rulings and Interpretations
- ☐ Part 3: Qualifications

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.

Transition Rules and Application



Part 1: General



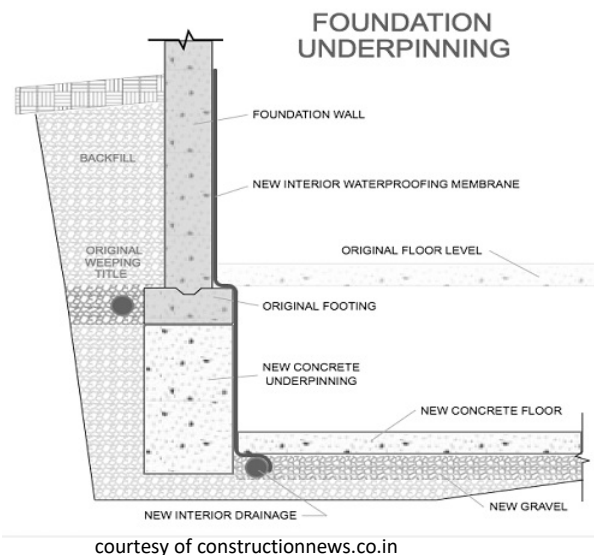
Application (Section 1.1.)

- ❑ Section title has changed from Administration to Application.
- ❑ New Article 1.1.1.1. Application has been added that describes the application of Part 1 in Division C and that it applies to all buildings covered by the Code.
- ❑ Article 1.1.1.1. Conformance with Administrative Requirements has been renumbered as Article 1.1.1.2.

Design and General Review (Section 1.2.)

Design by Architect or Professional Engineer (Article 1.2.1.2.)

- ❑ Sentence 1.2.1.2.(1) has been amended and restructured into Clause format with new Clause (1)(b) that requires a professional engineer for the design of a building foundation where underpinning of a foundation is undertaken.



Design and General Review (Section 1.2)

General Review by Architect or Professional Engineer (Article 1.2.2.1.)

- ❑ Sentence 1.2.1.2.(4) has also been amended and restructured into Clause format with new Clause (4)(b) that requires a professional engineer to undertake general review of a building foundation where underpinning of a foundation is undertaken.

Design and General Review (Section 1.2)

General Review by Architect or Professional Engineer (Article 1.2.2.1.)

- ❑ Table 1.2.2.1. referenced in Sentence 1.2.2.1.(1) has been amended to include 3 new categories, where buildings of agricultural occupancies are required to have a general review undertaken by an architect and/or a professional engineer.

Permits and Inspections (Section 1.3.)

Period Within Which a Permit is Issued or Refused (Article 1.3.1.3.)

- ❑ Sentence (8.1) related to COVID 19 has been removed.
- ❑ Table 1.3.1.3. has been amended as follows:
 - Item 1(e) reference to Section 3.16A. of Division B has been renumbered as 3.17.
 - Items 2(a) and 3(a) references to Division A have been revised.
 - Item 4(b) references to Articles 3.2.8.3. to 3.2.8.11. of Division B have been revised as 3.2.8.3. to 3.2.8.8.

Permits and Inspections (Section 1.3.)

Requirements for Permits (Article 1.3.1.1.)

- ☐ Clause 1.3.1.1.(1)(a) has been amended to clarify that a demolition permit is not required for the demolition of a farm building located on a farm.

Permits Under Section 10 of the Act (Article 1.3.1.4.)

The requirements for permits in Sentence (1) have been amended as follows:

- ☐ Clause (d) has been amended to clarify where a farm building or part of a farm building is changed to another major occupancy other than a Group G major occupancy.
- ☐ Clause (e) has been added to address where a farm building is changed to “Group G, Division 1 major occupancy” (high-hazard agricultural occupancy).

Permits and Inspections (Section 1.3.)

Conditional Permits (Article 1.3.1.5.)

- ❑ Sentence (1) has been amended by updating and renumbering the Clauses listing applicable law for the issuance of a conditional building permit.

Permits and Inspections (Section 1.3.)

Occupancy Permits – compliance with Section 168.3.1. of the Environmental Protection Act as applicable:

- ❑ New requirements have been added that place restrictions on the issuance of an occupancy permit unless it complies with Section 168.3.1. of the *Environmental Protection Act* as applicable.
 - Article 1.3.3.1., Occupancy Permit - General: Sentence (5)
 - Article 1.3.3.2., Conditions for Residential Occupancy: Sentence (3)
 - Article 1.3.3.4., Occupancy Permit - Certain Buildings of Residential Occupancy: Sentence (6)

Permits and Inspections (Section 1.3.)

Temporary Health or Residential Facilities (Subsection 1.3.7.)

- ☐ This Subsection has been removed as it is no longer applicable.

Occupancy Permits: Buildings within the Scope of Article 3.2.2.51. or 3.2.2.60. (Article 1.3.3.5.)

- ☐ The title of Article 1.3.3.5. to reflect the changes and renumbering of Articles 3.2.2.20. to 2.2.2.92. in Part 3 of Division B.

Sewage System Maintenance Inspection Programs (Section 1.10.)

Maintenance Inspection Program (Article 1.10.2.3.)

☐ References were updated due to renumbering.

Time Periods for Maintenance Inspections (Article 1.10.2.4.)

☐ References were updated due to renumbering.

Part 2: Alternative Solutions, Disputes, Rulings and Interpretations



Part 2: Alternative Solutions, Disputes, Rulings and Interpretations

BCC Application Fee (Article 2.2.1.5.)

- ☐ The BCC application fee in Sentence (1) has been set at \$212 for 2025 and subsequent calendar years.

BMEC Application Fee (Article 2.3.1.1.)

- ☐ The BMEC application fee in Sentence (1) has been set at \$11,000 for 2025 and subsequent calendar years.

Minister's Ruling Application Fee (Article 2.4.1.2.)

- ☐ The fee for a Minister's Ruling request in Sentence (1) has been set at \$697 for 2025 and subsequent calendar years.

Part 3: Qualifications



Qualifications (Articles 3.1.2.1., 3.1.3.1., 3.1.4.1. and 3.2.4.1.):

- **Chief Building Officials and Inspectors (Articles 3.1.2.1., 3.1.3.1. and 3.1.4.1.):**
 - Sentence (3) , regarding a person who was qualified under Sentence 3.1.2.1. on December 31, 2014, has been removed from these Articles as it is no longer applicable.
- **Designers (Article 3.2.4.1.):**
 - Sub-Subclause 3.2.4.1.(3)(c)(i) has been amended by making a reference to Group G, Division 4, agricultural occupancies with no human occupants.

Registration and Renewal of a Registration (Articles 3.1.2.2., 3.1.3.2., 3.1.4.2., 3.2.4.2., 3.2.5.2., 3.3.3.2. and 3.4.3.2.):

- **Chief Building Officials and Inspectors (Articles 3.1.2.2., 3.1.3.2. and 3.1.4.2.):**
- **Designers (Articles 3.2.4.2. and 3.2.5.2.):**
- **Persons Engaged in the Business of Constructing On-Site, Installing, Repairing, Servicing, Cleaning or Emptying Sewage Systems (Article 3.3.3.2.):**
- **Registered Code Agencies (Article 3.4.3.2.):**
 - Sentences (2) and (3) have been amended to provide clarity that a person registered under Sentence 3.1.2.2.(1) of Division C of the 2012 Building Code is deemed to qualify under the 2024 OBC

Application for Registration or Renewal of a Registration (Articles 3.1.5.1., 3.2.4.3., 3.2.5.3., 3.3.3.3. and 3.4.3.3.):

- **Chief Building Officials and Inspectors (Article 3.1.5.1.):**
 - Clause (4)(b) has been amended by only requiring the name of the principal authority that has appointed the person as a Chief Building Official or Inspector.
- **Chief Building Officials and Inspectors (Article 3.1.5.1.):**
- **Designers (Articles 3.2.4.3. and 3.2.5.3.):**
- **Persons Engaged in the Business of Constructing On-Site, Installing, Repairing, Servicing, Cleaning or Emptying Sewage Systems (Article 3.3.3.3.)**
- **Registered Code Agencies (Article 3.4.3.3.):**
 - Sentence (2) has been amended to allow for renewal of registration “within” 60 days before expiry rather than “at least” 60 days before expiry.

Fees (Article 3.1.5.3., 3.2.4.5., 3.2.5.5., 3.3.3.5. and 3.4.3.5.):

- **Chief Building Officials and Inspectors (Article 3.1.5.3.):**
 - This Article has been amended as follows:
 - ☐ The fee for a registration or renewal of a registration in Sentence (2) has been set at \$128 for 2025 and subsequent calendar years.
 - ☐ Sentences (3) and (4) have been removed as they are no longer applicable.

Fees (Article 3.1.5.3., 3.2.4.5., 3.2.5.5., 3.3.3.5. and 3.4.3.5.):

- **Designers (Article 3.2.4.5.)**

- This Article has been amended as follows:

- ☐ The fee for a registration in Sentence (2) has been set at \$202 for 2025 and subsequent calendar years.
- ☐ The fee for the addition of a new class of registration in Sentence (3) has been set at \$44 for 2024 and subsequent calendar years.
- ☐ The fee for renewal of registration in Sentence (4) has been set at \$152 for 2025 and subsequent calendar years.
- ☐ Sentences (5) and (6) have been removed as they are no longer applicable

Fees (Article 3.1.5.3., 3.2.4.5., 3.2.5.5., 3.3.3.5. and 3.4.3.5.):

- **Designers (Article 3.2.5.5.)**

- ☐ The fee for a registration or renewal of a registration in Sentence (2) has been set at \$128 for 2025 and subsequent calendar years.
- ☐ Sentences (3) and (4) have been removed as the fees are frozen and will not increase year-to-year.

- **Persons Engaged in the Business of Constructing On-Site, Installing, Repairing, Servicing, Cleaning or Emptying Sewage Systems (Article 3.3.3.5.)**

- ☐ The fee for a registration or renewal in Sentence (2) has been set at \$128 for 2025 and subsequent calendar years.
- ☐ Sentences (3) and (4) have been removed as they are no longer applicable.

Fees (Article 3.1.5.3., 3.2.4.5., 3.2.5.5., 3.3.3.5. and 3.4.3.5.):

- **Registered Code Agencies (Article 3.4.3.5.):**
- This Article has been amended as follows:
 - ☐ The fee for a registration in Sentence (2) has been set at \$484 for 2025 and subsequent calendar years.
 - ☐ The fee for the addition of a new class of registration in Sentence (3) has been set at \$82 for 2025 and subsequent calendar years.
 - ☐ The fee for renewal of registration in Sentence (4) has been set at \$356 for 2025 and subsequent calendar years.
 - ☐ Sentences (5) and (6) have been removed.

Conditions & Knowledge Maintenance

- **Chief Building Officials and Inspectors (Article 3.1.5.5. and Former Article 3.1.5.6.):**
- **Designers (Article 3.2.4.7., 3.2.5.1., 3.2.5.6. and Former Articles 3.2.4.8. and 3.2.5.7.):**
- **Persons Engaged in the Business of Constructing On-Site, Installing, Repairing, Servicing, Cleaning or Emptying Sewage Systems (Article 3.3.3.7. and Former Articles 3.3.3.8. and 3.3.3.9.) :**
- **Registered Code Agencies (Articles 3.4.3.7. and Subsection 3.4.3.):**
 - Former Clauses 3.1.5.5.(1)(b), 3.2.4.7.(1)(d), 3.2.5.6.(1)(b) and 3.3.3.7.(1)(b) and 3.4.3.7.(1)(c) dealing with knowledge maintenance have been removed.
 - Former Articles 3.1.5.6., 3.2.4.8., 3.2.5.7., and 3.3.3.8. have been removed.
 - Former Sentence 3.2.5.1.(4) has been removed as it is no longer applicable as it refers to past dates of applications.

Suspension, Revocation, Refusal to Register or Renew a Registration (Article 3.1.5.6. and 3.2.5.7.)

- Former Article 3.1.5.7. Suspension, Revocation, Refusal to Register or Renew a Registration has been renumbered as 3.1.5.6 for **Chief Building Officials and Inspectors** .
- Former Article 3.2.5.8. Suspension, Revocation, Refusal to Register or Renew a Registration has been renumbered as 3.2.5.7 for **Designers**.
- Former Article 3.3.3.9. Suspension, Revocation, Refusal to Register or Renew a Registration has been renumbered as 3.3.3.8 for **Persons Engaged in the Business of Constructing On-Site, Installing, Repairing, Servicing, Cleaning or Emptying Sewage Systems**.

Registered Code Agencies (Section 3.7.)

Plans Review and Inspection Activities (Article 3.7.4.2.)

- ☐ Sentence (2) dealing with knowledge maintenance has been removed, and all other Sentences in this Article have been renumbered accordingly.

Questions?