

# SPOTLIGHT ON

## 2024 ONTARIO BUILDING CODE UPDATES



**SOUTH  
FRONTENAC**

February 2025

### Houses and Small Buildings (Part 9)

#### Stairs

- Nosing size adjustments.
- New requirements for open stair risers.
- The triangular space between the guard and step is now restricted to a 150mm(6 in.) diameter opening.

#### Windows

- Windows more than 1800mm(6 ft.) above grade in dwelling units must have a guard, limiter, or be placed 900mm(3 ft.) above the finished floor.

#### ICF foundation systems

- Insulated Concrete Form (ICF) foundation walls now apply to buildings up to two storeys high with a maximum floor-to-floor height of 3000mm (10 ft.).

#### Wood frame construction

- New connections to preservative-treated wood.
- Updated fastening and anchorage requirements.
- Increased seismic and high-wind area considerations.
- New provisions for rafters, ceiling joists, and braced wall panels; including rafter-to-joist nailing chart with updated new spacings and increased nailing requirements.

#### Cladding

- New requirements for attaching siding to ICF forms and sheathing.
- Insulated vinyl and polypropylene siding are now permitted.

#### Vents & Exhaust Fans

- New requirements for the distance between vent pipes and property lines, and below vented soffits or blocked soffits(1800mm / 6 ft. ).
- Ventilation is now required for storage garages with more than 4 vehicles (previously 5 vehicles).

**2024**

**Building Code  
COMPENDIUM**

**VOLUME 1**



**Ontario** 

The new 2024 Ontario Building Code (OBC) includes significant updates to building design, construction, and safety standards. This newsletter highlights some of the key changes for compliance in upcoming projects and permit applications. For a detailed list, visit our website or the Ontario website.

The 2024 Building Code comes into effect on January 1, 2025, with a three-month grace period until March 31, 2025 for certain designs that are already underway.

### Radon Mitigation

The recent updates introduce new requirements:

- New homes must include a rough-in for a subfloor depressurization system for future radon mitigation (barrier & pipe rough-in).
- Buildings occupied less than four hours daily may be exempt, with updates to Supplementary Standard SB-9 and a new Appendix Note.
- Prescriptive requirements for these rough-ins have been established.

## Two-Unit Houses

### Definitions revised

- The term "house" has been removed from Division A 1.4.1.2, and a new definition for "Secondary Suite" has been added. A secondary suite is a self-contained dwelling unit located in a building with only one other dwelling unit, sharing common spaces, and both units together form a single real estate entity.

### Lower ceiling heights

Ceiling height requirements for secondary suites are permitted to be slightly lower than other residential spaces:

- Minimum ceiling height in residential areas is 2300mm(7 ft. 6in.), and 2100mm(7 ft.) in basements
- Secondary suites can have a minimum ceiling height of 1095mm(6 ft. 5 in.)
- Ceiling heights over stairs under beams in secondary suites must be at least 1085mm(6 ft.)

### Egress

- A new exception for egress has been added for houses with secondary suites, unless the second floor opens onto an exterior passageway.

### Smoke alarms

- Smoke alarms in secondary suites can now also be interconnected wirelessly throughout the entire building (previously hard wired - 9.10.9.5).

### Fire safety barriers

- A continuous, smoke-tight barrier made of 5/8 in. type X drywall is required on the underside of floors and on both sides of walls between units.

### Heating systems

- If the heating system is shared between units, the return air cannot be interconnected between them.

### Thermostats

- Each dwelling unit must have its own thermostat for independent control.



## 2024 ONTARIO BUILDING CODE UPDATES

South Frontenac's Building Services is here to assist you with any questions regarding the New 2024 Ontario Building Code. We look forward to helping you navigate these updates. Don't hesitate to reach out!

## Farm Buildings

Farm buildings with low human occupancy (one person per 40 m<sup>2</sup>(430 sq. ft.) or less during normal use) must follow the 2024 OBC if they are:

- Larger than 600 m<sup>2</sup>(6458 sq. ft) in building area
- Taller than three storeys or
- Any size and classified as Group G, Division 4

Small farm buildings remain under the National Farm Building Code if they are:

- No more than three storeys tall
- No larger than 600 sq. m(6458 sq. ft)
- Used for Group G, Division 1, 2, or 3 agricultural occupancies

## Sewage Systems

- New standards for prefabricated septic and sewage holding tanks, including a safety screen below cleanout covers.
- Revision of spacing requirements for pipes and chambers to ensure even effluent distribution of effluent in filter beds.
- Changes for Type A Dispersal Beds to clarify materials used for the 'mantle.'