

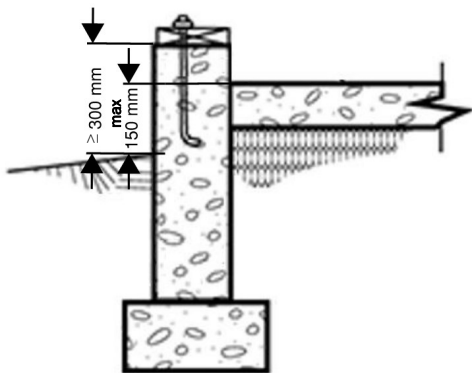


# 2024 Residential OBC Changes Summary

This document contains a general summary of various code changes within the 2024 Ontario Building Code. This is meant as a guide of some of the significant changes and is not a comprehensive summary. For a complete list of upcoming code changes, visit the Ontario Ministry of Municipal Affairs and Housing's website at <https://www.ontario.ca/page/2024-ontario-building-code>

## Definitions

- The term house is still used but is no longer a defined term.
- *Secondary suite* means a self-contained dwelling unit located in a building or portion of a building of only residential occupancy that contains only one other dwelling unit and common spaces, and where both dwelling units constitute a single real estate entity.



## Laterally unsupported foundations

- Laterally unsupported foundation wall now includes walls that are backfilled on both sides, where the exposed height of the foundation wall measured from grade to the top of wall is no more than 300 mm (12") and the height of the floor on the opposite side of the wall is not more than 150 mm (6").

## Plumbing

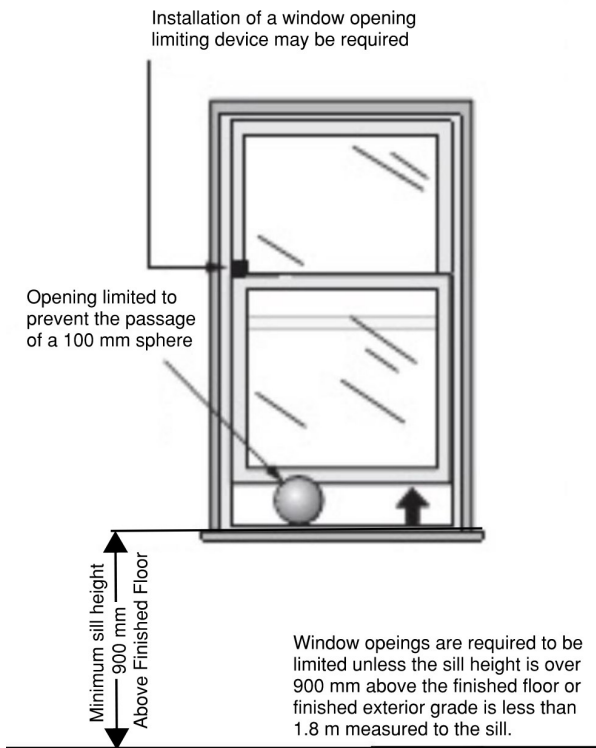
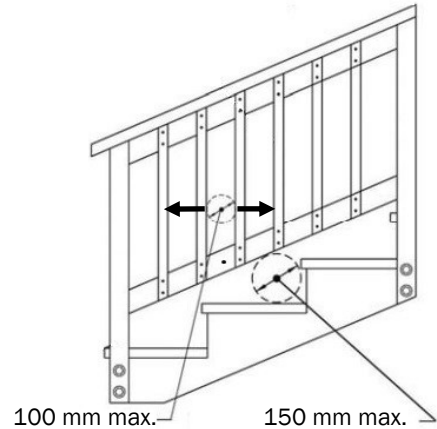
- Plumbing Pipe sizing in the code is now listed based on nominal pipe size "NPS"
- Wet vent minimum sizing is now 2" NPS
- The vent terminal to be minimum 1.8 m (5'-11") from any property line (townhouses included)
- Air Admittance Valve to be installed minimum 100 mm (4") above the fixture drain trap were AAV's are permitted
- Both the main dwelling and secondary suite requires a water shut off valve inside the unit

## Wood Framed Construction

- PT Lumber fastener (coatings) requirements are now listed.
- "CWC Book 2014 " remains the specified reference book.
- Ceiling joists not tied at top of wall require special design from CWC Book 2014, or Part 4.
- Rafters have increased nailing per tables 9.23.14.8. Div. B and now include 305 mm (12") oc rafter spacing.
- Not less than 32 mm (1 1/4") of fastener is required to be penetrating into the substrate for common siding materials.

## Stairs, Guards, and Handrails

- Nosing's on stairs must be rounded or beveled between 6 mm (1/4") and 14 mm (9/16") from the leading edge. This is different from the previous limitation of rounding. Includes a resilient finish reduction (composite decking, pre-manufactured LVP nosing's). PT Decking would comply, dimensional lumber would not comply.
- Guards now limit a 150 mm (5 7/8") sphere passage at triangular open within the stair stringers and the guard. This limit does not apply to open risers.
- Exterior guards- wording incorporates the 1.2 m (3' - 11 1/4") adjacent to the walking surface for a 600 mm height limitation. Therefore, swales within 1.2 m (3' - 11 1/4") will be the height to measure to at porches regardless of slope.
- Required handrails shall be continuously graspable throughout the length, from the bottom riser to the top riser. However, they may start from the bottom volute or newel post instead of the riser.
- Guard pickets are now required to spread no more than the 100 mm (4") when a force is applied to 2 adjacent pickets of 22.5 lb and is pulling in opposite directions.



Window openings are required to be limited unless the sill height is over 900 mm above the finished floor or finished exterior grade is less than 1.8 m measured to the sill.

## Windows

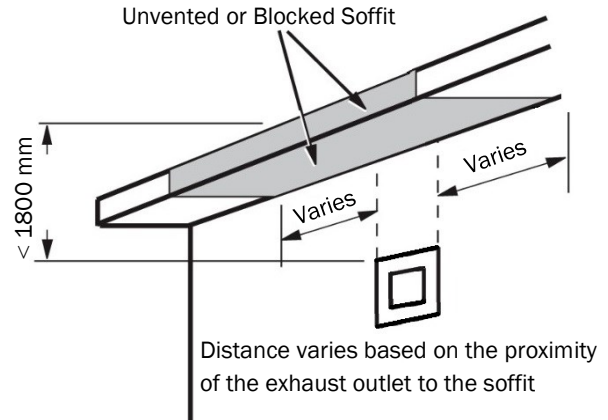
- Window openings are now required to be restricted to prevent the passage of a 100 mm (4") sphere where the window sill is located more than 1.8 m (5' - 11) above adjacent grade or the sill height is at least 900 mm (2' - 11 7/16") above the finished floor level.

## Air Barrier, Vapour Barrier, and Soil Gas Mitigation

- Crawl space ground cover is to be sealed to air barrier requirements if it's a heated (unvented) crawlspace.
- Attic hatch size increased when the attic serves more than one unit.
- Protect (other than poly) membranes (Tyvek, Blueskin, etc.) from UV light, if exposed when construction is completed.
- Variable permeance vapour barriers are now described and would no longer require CCMC approval.
- Basements and heated crawlspace insulation must touch the floor, no gap.
- Soil gas control mitigation measures now require the installation of a rough-in to allow for the future protection of the conditioned space that is separated from the ground by a wall, roof or floor assembly.

## Mechanical Systems and Ventilation

- The majority of Part 6 in relation to 'Low-Capacity Systems' have been moved to Part 9.
- For dwelling units, max 4 car garage instead of 5. If more than 4 cars, a Part 6 design is required.
- Exits and public corridors need not be vented in a house with a secondary dwelling (would already be vented if HRV/ERV is installed in home)
- Both main dwelling and secondary suite required dedicated thermostat within each unit.
- Design conditions for finished basements is now 18 deg. Cel, from 22 deg. Cel.
- Return air from one dwelling unit can not be shared to another dwelling unit (ARU's)
- Dwelling with or without secondary suite is limited to up to 5 bedrooms under 9.32.3. More than 5 bedrooms, CSA F326, or Part 6 design required.
- Exhausts in or near the soffit are to be protected for a min. distance based on where it is located, or provide unvented soffit. See table 9.32.3.13-A OBC for distances.
- Exhausts must be a min 1.8 m(5'-11") away from intakes, including bathroom fans



## Carbon Monoxide Detectors

CO detectors are required within residential occupancies that contain fuel fired appliances or a storage garage and are required to be installed in these additional locations

- CO detectors are required on every storey, and adjacent to sleeping rooms.
- CO detectors are required in sleeping rooms that share a common wall, floor or ceiling assembly with a storage garage or a room containing a fuel fired appliance or flue.
- CO detectors are required within sleeping rooms that are adjacent to an attic, or crawlspace for which a storage garage is also adjacent.

## Additional Notable Changes

- Expanded requirements for firestopping penetrations in concealed spaces. See 9.10.9.8. for recessed FRR enclosure requirements vs encapsulating insulation sections and special separations.
- Sump pit volume described. 750 mm (29 17/32") depth with not less than 0.25 m<sup>2</sup> (2.7 ft<sup>2</sup> )
- Pre-bent masonry ties and spacing increased per table 9.20.9.5. Fastener requirements specified.
- Steel fireplace liner removed.
- Flashing now requires a drained and vented air space to receive an overlap exemption. Review some excellent illustrations of flashing provided in the Appendixes. 9.27.3.8. Div B

## Secondary Suites

- For information related to the addition of a secondary suite, please refer to the Doing it Right handout for Additional Residential Units