



Township of  
**Leeds** and the  
**Thousand Islands**

# Division B Part 10 Change of Use Changes

## Highlighted Areas

General Classification of  
Existing Buildings

## Division B – Part 10.1 and 10.2 – General and Classification of Existing Buildings

### 10.1.1.2 Change in Major Occupancy – Amended to add Farm Buildings

- Clause 10.1.1.2.(1)(c) a farm building or part of a farm building is changed to another major occupancy **other than a Group G major occupancy**,
- **New** Clause 10.1.1.2.(1)(g) a farm building or part of a farm building is changed to a **Group G, Division 1 major occupancy**.

### 10.2.1.1. Classification of Major Occupancy – part 2 added

- Sentence 10.2.1.1.(1) Every existing building or part of it shall be classified according to its major occupancy in accordance with the requirements of **Part 2 or** Subsection 3.1.2.

### 10.2.1.2. Classification According to Construction and Occupancy – amended to clarify G as F2

- Sentence (1) **Except as provided in Sentence (2)**, for the purposes of this Part, existing buildings shall be classified as to their construction and occupancy as provided for in Sentence 11.2.1.1.(1)
- **New** Sentence (2) **For the purpose of Parts 10 and 11, the calculation of the construction index and hazard index for Group G major occupancy is permitted to be based on Group F, Division 2 major occupancy.**

### 10.2.1.3 Building Size and Construction – adding Part 2 and revised references to Part 3

- Sentence (1) The requirements of Articles 2.2.2.3. to 2.2.2.8. and 3.2.2.20. to 3.2.2.92. do not apply to this Part.

### 10.3.2.1 General – timing for performance level

- **New** Sentence 10.3.2.1.(3) **For the purpose of this Subsection, where a permit to construct a farm building has been applied for before January 1, 2025, the performance level of the farm building is permitted to be evaluated based on the applicable requirements of Ontario Regulation 332/12 (Building Code) made under the Act, as it read on December 31, 2024.**

### 10.3.1.1. General – B2 and B3 to conform to Part 6

- Sentence (1) Code references updated to reflect the relevant numbering in the other parts of the Building Code.
- **New** Sentence 10.3.1.1.(2) **Where a major occupancy is changed to a Group B, Division 2 major occupancy, heating, ventilating, and air conditioning systems shall conform to the requirements of Sentence 6.2.1.1.(1).**
- **New** Sentence 10.3.1.1.(3) **Where a major occupancy is changed to a Group B, Division 3 major occupancy, ventilation, air circulation, and filtration systems, shall conform to the requirements of Sentence 6.2.1.1.(1).**

### 10.3.2.2. Reduction in Performance Level – New Table footnote for farm buildings

- (2) **In the case of farm buildings, Early Warning and Evacuation to be evaluated against the corresponding Part 2 requirements to items (a) to (e) and (g) and (i) in this Table.**

Early Warning / Evacuation Evaluation <sup>(2)</sup>	Compliance Alternative <sup>(1)</sup>
<p>Early Warning and Evacuation to be evaluated against</p> <ul style="list-style-type: none"> <li>(a) <i>access to exit</i> widths based on <i>occupant load</i> in Subsection 3.3.1. or 9.9.3.;</li> <li>(b) <i>exit</i> widths based on <i>occupant load</i> in Subsection 3.4.3. or 9.9.3.;</li> <li>(c) <i>exit</i> signs in Subsection 3.4.5. or 9.9.11.;</li> <li>(d) lighting of <i>exits</i>, lighting of <i>access to exits</i> and emergency lighting in Subsection 3.2.7. or 9.9.12.;</li> <li>(e) fire alarm system in Subsection 3.2.4. or 9.10.18.;</li> <li>(f) <i>smoke alarms</i> in Subsection 9.10.19.;</li> <li>(g) travel distance and number of <i>exits</i> in other Parts of this Division;</li> <li>(h) smoke control measures, and at least one elevator to permit transport of firefighters to all floors in <i>hotels</i> whose floor level is more than 18 m high, measured between <i>grade</i> and floor level of the top <i>storey</i> as per Subsection 3.2.6.; and</li> <li>(i) door release hardware requirements in Articles 3.3.1.13. and 3.4.6.16.,</li> </ul> <p>and deficiencies shall be upgraded.</p>	<p>EARLY WARNING</p> <p>(a) <i>Compliance alternatives</i> as listed may be used.</p> <p>EVACUATION</p> <p>(b) <i>Compliance alternatives</i> as listed to <i>access to exit</i> and <i>exit</i> widths, number of <i>exits</i>, door release hardware, and travel distance may be used.</p>