



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

# Division B Part 11 Renovations Changes

## **Highlighted Areas**

General and Performance  
Level Evaluation and  
Compensation  
Construction

## Division B Part 11 – General and Performance Level Evaluation and Compensation Construction

### 11.2.1.1. Construction Index and Hazard Index - adding Part 2 and revised references to Part 3

- Sentence (3) 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.
- **New** Sentence (4) **For the purpose of this Part, the calculation of the construction index and hazard index for a Group G major occupancy is permitted to be based on a Group F, Division 2 major occupancy.**

### 11.2.1.3. Prohibition of Occupancy Combinations – amended to add reference to Part 2

- Sentence (1) Nothing in this Part relieves an applicant from complying with the requirements of Article 2.2.1.2., 3.1.3.2. or 9.10.9.14.

### 11.4.1.1. Performance Level

- **New** Sentence (4) **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.**

### 11.4.2.3. Change of Major Occupancy – updated to include farm buildings

- Clause 11.4.2.3.(1)(d) a farm building or part of a farm building is changed to another major occupancy **other than a Group G major occupancy,**
- **New** Clause 11.4.2.3.(1)(h) **the change of a farm building or part of a farm building is changed to a Group G, Division 1 major occupancy.**
- Sentence (4) adds 2.2.1.4 to include farm buildings for the reduction in performance level.

### 11.4.3.3. Increase in Occupant Load – amended to add Part 2

- Sentence (3) Where the performance level of an existing building is reduced under Sentence 11.4.2.2.(1), additional construction shall be required in order that the building or part of the building subject to the increase in occupant load conforms to the requirements of Sentences 2.4.2.1.(1) and 6.3.1.1.(2), Subsection 3.7.4. and Article 9.31.1.1.

### 11.4.3.4. Change in Major Occupancy

- Sentence (2) Code references updated to reflect the relevant numbering in the other Parts of the Building Code.
- **New** Sentence (8) **Where a major occupancy is changed to a Group B, Division 2 major occupancy, heating, ventilating, air conditioning systems shall conform to the requirements of Sentence 6.2.1.1.(1).**
- **New** Sentence (9) **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).**

### 11.5.1.1. Compliance Alternatives – tables 11.5.1.1.A through 11.5.1.1.F updated, renumbered and new

- **Revised** A25 - 3.2.5.8. to 3.2.5.11. **Does not apply to buildings 6 storeys and less. Does not apply to sprinklered buildings**

- **Revised** A73 and B75 - 3.8.3.3.(1) Existing doorway acceptable, provided not less than 840 **800** mm wide.
- **New** A80 and B82- 3.8.3.16A **Existing water bottle filling stations are acceptable.**
- **Revised C102 – 9.5.3.1.** ~~In a house~~ **Except for secondary suites, in a dwelling unit,** (a) minimum room height shall not be less than 1 950 mm over the required floor area and in any location that would normally be used as a means of egress, or (b) minimum room height shall not be less than 2 030 mm over at least 50% of the required floor area, provided that any part of the floor having a clear height of less than 1 400 mm shall not be considered in computing the required floor area.
- **Revised C136 – 9.9.7.5.** Except as provided in C.A. C139, in a ~~house~~ **single dwelling unit or a house with a secondary suite**, the Code requirement applies.

#### 11.5.1.1. Compliance Alternatives – tables 11.5.1.1.A through 11.5.1.1.F updated, renumbered and new

- **Revised** C139 - 9.9.9. ~~house~~ replaced with **single dwelling unit or a house with a secondary suite**
- **Revised** C140 – 9.9.10.1. In a ~~house~~ **single dwelling unit or a house with a secondary suite**, existing acceptable, where there is direct access to the exterior.
- **Revised** C141 – 9.9.11. In a ~~house~~ **single dwelling unit or a house with a secondary suite**, the requirements under this Subsection do not apply.
- **Revised** C143 – 9.9.12. In a ~~house~~ **single dwelling unit or a house with a secondary suite**, the requirements under this Subsection apply only where the condition described in (b) of C.A. C139 exists.
- **Revised** C150 – 9.10.8.1.; 9.10.8.3; 9.10.8.8. **and C156 – 9.10.9.16.(1) and (3); 9.10.9.17.(1) (a)** Except as provided in (b) and (c), 30 min rating is acceptable. (b) In a house **with a secondary suite**, 15 min horizontal fire separation is acceptable where, (i) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19., and (ii) smoke alarms are interconnected. (c) In a house **with a secondary suite**, the fire-resistance rating of the fire separation is waived where the building is sprinklered throughout.
- **New** C151, DE128 and F127 – 9.10.8.4. **Assemblies required to be of non-combustible construction may be supported by combustible construction having at least the same fire-resistance rating as that supported.**
- **Revised** C157 – 9.10.10.3 (a) Except as provided in (b) and (c) and in Articles 9.10.10.5. and 9.10.10.6., 30 min fire separation is acceptable. (b) In a house **with a secondary suite**, the fire-resistance rating of the vertical fire separation is waived where, (i) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19., and (ii) smoke alarms are interconnected. (c) In a house **with a secondary suite**, the fire-resistance rating of the vertical fire separation is waived where service rooms are sprinklered.
- **Revised** C168 – 9.10.11.2.(1) In a ~~house~~ **an individual dwelling unit or a house with a secondary suite**, a party wall with 1 h fire-resistance rating is acceptable.

#### 11.5.1.1. Compliance Alternatives – tables 11.5.1.1.A through 11.5.1.1.F updated, renumbered and new

- **Revised** C160 – 9.10.13.2.(1) In a ~~house~~ **an individual dwelling unit or a house with a secondary suite**, existing unlabelled doors at least 45 mm solid core wood or metal clad are acceptable. For existing closures, ratings of 20 min will not be required where the entire floor area is sprinklered.
- **Revised** C174 – 9.10.13.14.;9.10.5.1. In a ~~house~~ **an individual dwelling unit or a house with a secondary suite**, existing acceptable.
- **New** C181 – 9.11.1.1. Where a house contains a secondary suite, each dwelling unit shall be separated from every other space in the house in which noise may be transmitted by: (a)

construction (i) whose joist spaces are filled with sound absorbing material of not less than 150 mm nominal thickness, (ii) whose stud spaces are filled with sound-absorbing material, (iii) having a resilient channel on one side of the separation spaced 400 or 600 mm o.c., and, (iv) having not less than 12.7 mm thick gypsum board on ceilings and on both sides of walls, (b) [construction providing an STC rating of not less than 43](#), or (c) [a separating assembly and adjoining constructions, which together provide an ASTC rating of not less than 40](#).

- Revised C199 – 9.32. In a ~~house~~ **an individual dwelling unit or a house with a secondary suite**, rooms or spaces shall be ventilated by natural means in accordance with Subsection 9.32.2. or by providing adequate mechanical ventilation.
- **New** C203 – 9.33.6.5.(1);9.33.6.6.(1) to (3), )5), (11) and (12) **Existing acceptable.** ([duct construction](#))
- **New** C204 – 9.33.6.6.(8) **Where the duct system is being altered, lesser amounts and extent of insulation will be permitted.**
- **New** C205 – 9.33.6.13.(7.1) In a building containing not more than four dwelling units or residential suites, the existing heating or air-conditioning system may be altered to serve more than one dwelling unit or suite, provided smoke alarms are installed in each dwelling unit or suite and provided a smoke detector is installed in the supply or [return air duct system](#) serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation of such detector.
- **New** F26 – 3.2.5.8. to 3.2.5.11 Does not apply to buildings 6 storeys and less of “F2” and “F3” occupancies. Does not apply to sprinklered buildings.
- **New** F73 – 3.6.5.5. Existing acceptable for “F2” and “F3” occupancies.