



Township of
Leeds and the
Thousand Islands

2024 Ontario Building Code Change Summary

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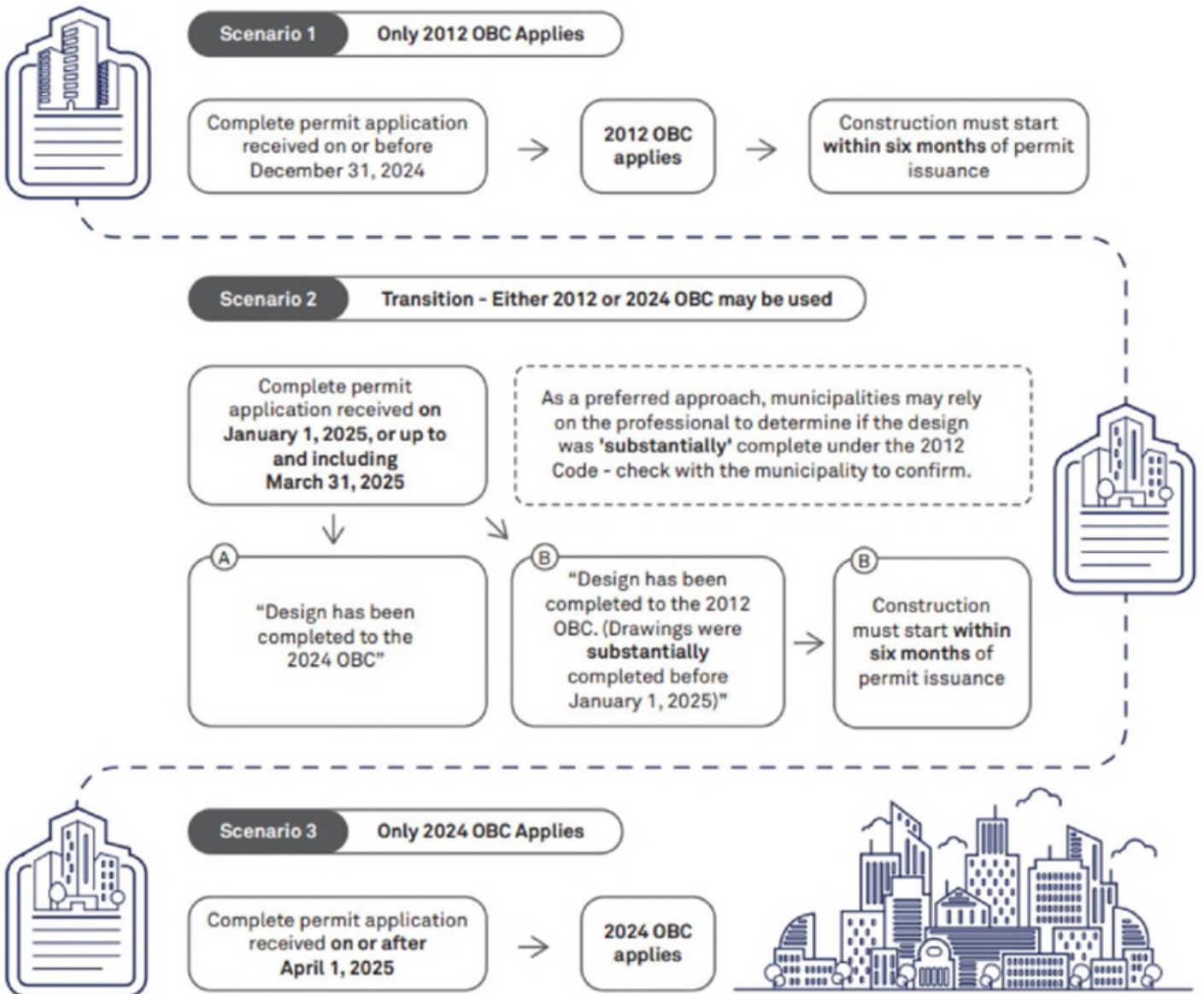
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Building Code Inquiries

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2024 OBC Timing and Transition Rules



2024 Ontario Building Code Amendments

Harmonization with National codes

- Eliminating 1730 technical variations between the OBC/NBC requirements – harmonization at 80%
- Adopting the NBC with Ontario specific amendments within one compendium.
- Focus on housing supply, innovation and health and safety

Key Changes (Parts 1-3)

- Farm Buildings, introducing new part for Division B for large farm buildings and G classifications
- Large building (Accessibility) – all pedestrian entrances to be accessible
- Large building (Fire safety) – standpipe connections in exits, if sprinklered, a fire alarm is required, sprinklers required on all storeys below sprinklered storey, mezzanine and interconnected floor space changes to exits, egress, fire compartments, travel distance
- Large building (Exterior cladding) – combustible cladding removing 6 storey limitation, comb wall components permitted when protected by concrete/masonry
- 18 Storey Mass Timber

Key Changes (Parts 4-6):

- Post disaster buildings expanded to include control centers for natural gas distribution, air and marine transportation, sewage treatment, water storage and water treatment facilities, new loading criteria for canopies and solar panels on roofs
- Subsections, articles and sentences renumbered and minor editorial changes to harmonize with the NBC
- Air leakage requirements updated; and carbon monoxide expanded to care occupancies
- Ventilation systems revised to minimize adverse health effects, distance to outdoor air intakes, building drainage system connection, maintenance inspection access and crawlspaces when unconditioned and unoccupied
- Maximum temperature of exposed pipes reduced from 70 degree to 52 degrees Celsius.

Key Changes (Parts 7-9):

- New provisions for Rainwater Harvesting
- Hot water control in care and childcare facilities
- New provisions for vent pipe to property line
- Treatment and holding tanks safety screens
- Alternate trace wire for leaching chambers
- Absorption trench construction
- Filter beds
- Type A dispersal beds
- Secondary suites – reduced headroom and door heights and all 5/8" type X, cannot interconnect air
- Radon Rough-In required
- Clarified firefighting when not on a street and no dwelling unit above another
- New section for braced walls for medium and extreme seismic areas
- Revised fastening requirements to include insulated vinyl siding, polypropylene siding and above Ground flat insulating concrete form walls
- The indoor design temperature in unfinished basements has been lowered from 22°C to 18°C.

Key Changes (Parts 10-12):

- Farm Buildings added to Part 10 and 11 and new table for early warning and evacuation
- Changed Group B, Division 2 and 3 to reference Part 6
- Compliance alternatives amended to include secondary suites
- Each dwelling unit required to have a thermostat

Coming Soon:

- Single exit for mid-rise (4 storey) buildings
- Qualification consistency across Province
- Standard design catalogue – support modular - targets ADU and 4-unit buildings