



Building Services Notice

Notice to Builders and Designers: 2024 Ontario Building Code (OBC) Updates

The **2024 Ontario Building Code (OBC)** will come into effect for all permits applied for **after March 31, 2025**. The updated OBC aims to align more closely with the **National Building Code (NBC)**, with the goal of reducing regulatory burdens, improving building safety and quality, and streamlining the construction process, especially for new housing.

The 2024 OBC has been developed through consultations with various stakeholders, including building officials, fire prevention officials, architects, engineers, builders, and other key industry professionals, ensuring that Ontario's buildings remain among the safest in North America.

Key Highlights of Changes in the 2024 OBC

The following are some of the major updates that may have the most impact on **Part 9 Residential buildings** and projects common in the **Town of Collingwood**:

Division A and C: Administrative Changes

- **New and Updated Definitions:**
 - The term '**house**' has been removed and replaced with '**secondary suite**' or variations such as "house with a secondary suite" or "individual dwelling unit."
- **Professional Engineer Requirements:**
 - A general review by a **Professional Engineer** will be required for all underpinning.

Part 9 – Housing and Small Buildings

- **Ceiling Heights for Secondary Suites:**
 - A minimum ceiling height of **1.95m** is allowed for secondary suites, with a clear height of **1.85m** under beams, ducts, and over stairs.
- **Stair Risers:**
 - Open stair risers are prohibited in Part 9 buildings with exceptions (dwellings still permitted).
- **Guard Openings:**
 - The triangular openings formed by stair risers, treads, and bottom elements of required guards must prevent the passage of a **150mm diameter sphere**.



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- **Fire Separations & Smoke-Tight Barriers:**
 - Expanded scope for **fire separations** and **smoke-tight barriers** in houses with secondary suites.
 - Smoke-tight barriers now required between dwelling units in houses with secondary suites, constructed with **15.9mm Type X gypsum board**.
- **Soffit Projections & Property Lines:**
 - Protection is now required when a soffit projection is **less than 1.2m** from a property line.
- **Wireless Smoke Alarm Technology:**
 - **Wireless technology** is now allowed for interconnecting smoke alarms in houses with secondary suites. Smoke alarms shall conform to CAN/ULC-S531, "Standard for Smoke Alarms"
- **Carbon Monoxide Detectors:**
 - Additional requirements for the location of **carbon monoxide detectors** ([refer to additional handout](#)).
- **Radon Rough-In for Subfloor Depressurization:**
 - **Radon rough-in** for subfloor depressurization is now required in all new homes ([refer to additional handout](#)).
- **Air Barrier for Ground Leakage Prevention:**
 - Additional criteria for **air barriers** to prevent air leakage from the exterior ground.
- **Window Heights and Protection:**
 - Windows **1800mm above adjacent floors** must now be **900mm above the finished floor** or require protection (previously 480mm).



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Additional Information

The **Home Construction Regulatory Authority (HCRA)**, in partnership with key stakeholders, has delivered a **free webinar** covering the most impactful changes, new provisions, and key transition dates. The webinar was recorded and is available for viewing online.

For further details and access to the webinar, please visit the HCRA Resource Hub at:

[HCRA Resource Hub](#)

For more comprehensive information on all applicable changes, please refer to the full **2024 Ontario Building Code**. Additional information, including training opportunities can be found here: <https://www.ontario.ca/page/2024-ontario-building-code>.

How to Ensure a Smooth Transition to the 2024 OBC:

- **Conduct Thorough Research:** Familiarizing yourself with the new requirements will help prevent potential project delays and compliance issues.
- **Get Your Team Up to Speed:** Ensure that everyone involved—designers, architects, engineers, and project managers—understands the updated regulations. Many organizations offer targeted training and resources for the 2024 OBC.
- **Review Designs for Compliance:** Confirm that all designs have been thoroughly reviewed to ensure they meet the 2024 OBC standards.
- **Update Notes and Details:** Make sure all project notes and typical details are updated with the correct references to align with the new regulations.
- **Revise Engineered Details:** All typical engineered details, including seals, must be updated to reflect the 2024 OBC, such as standard guard details for decks, LVLs, trusses, and other components.

Note: If your project includes engineered details, it is essential to adhere to them fully. Any deviation from these details will result in construction delays and may necessitate further review by a professional engineer.

Collingwood Building Services

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