

HEATING & VENTILATION – PART 6 & 9.32

A HIGHLIGHT OF THE 2024 ONTARIO BUILDING CODE CHANGES

The items listed below are highlights related to the changes made with the introduction of the 2024 Ontario Building Code. This document is meant for reference purposes only and may be paraphrased.

CARBON MONOXIDE ALARMS (DIV B 6.9.3 & 9.32.3.9):

Provisions have been changed to specify the locations of carbon monoxide (CO) alarms in buildings. Within a building of residential or care occupancy, the following is required:

- Carbon monoxide alarms shall be installed in a suite of residential occupancy where:
 - a fuel burning appliance or flue is installed in the suite,
 - a forced air fuel burning appliance provides heated air directly to the suite,
 - a fuel burning appliance or a flue is located in a room, suite or area that shares a common wall, floor or ceiling assembly with the suite, or
 - a storage garage shares a common wall or floor or ceiling with the suite.
- When a carbon monoxide alarm is required to be installed in a suite of residential occupancy or care occupancy, it shall be installed:
 - in a room that consists of a combined living and sleeping area,
 - adjacent to each sleeping room in the suite,
 - on each storey without a sleeping room in the suite,
 - in each sleeping room within the suite where the sleeping room contains a fuel burning appliance or a flue, and
 - in each sleeping room that shares a common wall, floor or ceiling assembly with:
 - an adjacent room, suite or area that contains a fuel burning appliance or a flue
 - a storage garage,
 - an attic or crawl space which is also adjacent to a storage garage.
 - in public corridors serving suites of residential occupancy where the corridor is directly heated by a forced air fuel burning appliance. These must be installed such that:
 - there is at least one carbon monoxide alarm in each portion of a divided corridor, and
 - each carbon monoxide alarm in an undivided portion of a corridor is spaced not more than 25m apart.

Within ALL buildings, a carbon monoxide alarm shall be installed in service rooms, or other areas of a building where the service room or other area:

1. contains a fuel burning appliance used for building services or laundry drying equipment, and
2. is not located within a suite of residential occupancy.

In addition, the new provisions state that a carbon monoxide alarm must have a visual component if connected to electrical power, as well as is required to have a battery backup providing 8h of standby power followed by the alarm signal for at least 12h.

REQUIRED VENTILATION (DIV B 9.32.1.2):

Provisions have been made to include ventilation for heating and non-heating seasons. In short, all residential occupancies require non-heating season ventilation. If a building is supplied with a heating system and electrical power, then heating season ventilation is required which meets the non-heating requirements.

Houses with secondary suites require separate heating and ventilation systems, this includes a separate Heat Recovery Ventilator or an Energy Recovery Ventilator (HRV/ERV). This is a form of the required heating season ventilation system.

NOTE: A storage garage for up to 4 vehicles that serves a residential occupancy will not require a separate ventilation system design.

PRINCIPAL VENTILATION SYSTEM (DIV B 9.32.3.3):

The principal ventilation fan now has a required minimum and maximum normal operating capacity based on the number of bedrooms in dwelling. These can be found in Table 9.32.3.3.

INDOOR DESIGN TEMPERATURES (DIV B 9.33.3.1):

1. The minimum indoor design temperature has been decreased to not less 18°C from 22°C for unfinished basements, and
2. A new provision has been added for common service rooms, ancillary spaces and exits in houses with secondary suites to have a minimum indoor design temperature of not less 18°C.

Any further questions please contact the Town of Fort Erie Building Department.