



PART 9

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.

NOTE: *This bulletin excludes provisions specific to secondary suites/dwelling units. See separate bulletins for additional information.*

DRIFT LOADING (DIV B 9.4.2.2):

Provisions have been added to address drift loading between roof levels where the upper roof area exceeds 600m², has a slope less than 1:6 and is more than 2m above the lower roof.

OPEN RISERS FOR STAIR (DIV B 9.8.4.9):

Open risers are now only permitted on stairs for the following:

- interior and exterior stairs of a single dwelling unit or a house with a secondary suite
- fire escape stairs
- stairs used for maintenance
- stairs for a service room
- an industrial occupancy other than a storage garage.

WINDOW SILL HEIGHTS (DIV B 9.8.8.1(5)):

When the bottom of a window sill is less than 900mm (36") above the floor, and the ground/floor on the other side of the window is greater than 1800mm (5'-11"), the window must be protected by a guard (inside or outside the window), **OR**, the window must have a device installed to limit the window from opening more than 4".

WIRELESS SMOKE DETECTORS (DIV B 9.10.19.5):

A house with a secondary suite is now permitted to have the smoke alarms within the secondary suite (only), be interconnected with a wireless connection. This is not permitted where there is just one dwelling unit.

RADON (DIV B 9.13.4.1):

The provisions for Radon Gas Control have been updated and now require the sub-slab membrane to be installed below a floor on ground (ie-poly under concrete slab), **AS WELL AS** a subfloor depressurization system. (A rough-in or full system is acceptable).

SUMP PIT SIZE (DIV B 9.14.5.2):

Sump pump pit size provisions have changed to require being not less than 750mm (29 ½”) deep, and not less than 0.25 square meters (2.7 square feet) NOTE: this equates to 22” diameter for round pits. This is a deeper sump pit than what was previously the standard, so old stock may not be compliant.

MASONRY VENEER TIES (DIV B 9.20.9.5):

The ties for masonry veneer are now required to be pre-bent during the manufacturing process, and the provisions for fastening these has also changed. Requiring screws to be a minimum No. 8 size with wood penetration of minimum 38mm (1 ½”), or nails to be a minimum of 76mm (3”) long, and wood penetration of minimum 63mm (2 ½”).

FASTENERS AND CONNECTORS FOR TREATED WOOD (DIV B 9.23.2.4):

Fasteners and connectors used with preservative-treated wood must be treated (zinc coated hot-dipped galvanized steel or stainless steel). If the wood is treated with disodium octaborate tetrahydrate (SBX(DOT)) or zinc borate preservations, and in a dry interior environment, the fasteners and connectors can be uncoated carbon steel.

BASEMENT/FOUNDATION WALL INSULATION (DIV B 9.25.2.3):

Basement/foundation wall insulation was previously allowed to be a maximum of 8” above the floor in a foundation or crawlspace, this has been revised, and the insulation is now required to be installed the full height of the basement/foundation wall.

ADDITIONAL C.O. DETECTORS (DIV B 9.32.3.9A):

Carbon monoxide detectors are now required in a bedroom where the wall, floor or ceiling abuts a garage, or is adjacent to an attic, basement or crawlspace that is also adjacent to a garage.

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