

DATE: February 10, 2025

REPORT NO: BLDG-02-2025

SUBJECT: **Information Report**
Changes to the Ontario Building Code 2024

CONTACT: Ben Agro, CBO
Gerrit Boerema, Director of Growth and Sustainability

OVERVIEW:

- The new Ontario Building Code under Ontario regulation 163/24 is now in effect as of January 1st 2025.
- Building permits issued on or before December 21st 2024 or for which working plans and specifications are substantially completed on or before December 31st 2024, and for which an application for a permit is made before March 31st 2025 will still be regulated under the former building code.
- The new Ontario Building Code has made changes with respect to: Accessibility Requirements, Change of Use, Defined Terms, Environmental and HVAC, Fire Protection, Houses and Small Buildings, Large Buildings, Large Farm Buildings, Plumbing and Septic systems, Radon Mitigation, and Two Unit Houses.
- A summary of the changes can be found in Schedule A to this report as well as on the [Township's website](#).

RECOMMENDATION:

That, Information Report BLDG-02-2025 titled “Changes to the Ontario Building Code 2024” dated February 10, 2025 be received for information.

ALIGNMENT TO STRATEGIC PLAN:

- Build a safe, connected, caring and active community.
- Advance organizational capacity and effectiveness

BACKGROUND:

The new Ontario Building Code under Ontario regulation 163/24 is now in effect as of January 1st 2025. However, for permits that have been issued on or before December 21st 2024 or for which working plans and specifications are substantially completed on or before December 31st 2024, and for which an application for a permit is made before March 31st 2025 continues to fall under the previous building code, providing construction has commenced within 6 months after the permit is issued.

CURRENT SITUATION

The Township has updated its website to include a summary of the building permit changes. A summary of the changes can also be found attached to this report. Some of the most notable changes includes increased accessibility requirements for new buildings, additions and renovations, and significant requirements for large agricultural buildings over 600 square metres, including in some cases sprinkler systems and fire alarms.

Administration has been encouraging builders and designers to learn about the new code changes in order to ensure that building permit applications submitted after March 31st 2025 comply with the new building code.

FINANCIAL IMPLICATIONS:

The changes to the code have required additional training for Building staff covered in the 2024 and 2025 operational budgets. Due to the number of changes to the code there will be additional work required as part of building permit review. The increase in time to review these permits will need to be reflected in the building permit fees. The Township has already retained BMA Consultants to initiate a building permit fee review to ensure cost recovery.

Any new Township facilities, or additions or renovations to existing facilities would trigger the new Building Code requirements, and would most likely increase the cost of construction.

INTERDEPARTMENTAL COMMENTS

This report has been reviewed by the Director of Corporate Services/CFO and the CAO.

CONCLUSION:

The new 2024 Ontario Building Code is now in effect in an effort to be more in line with the National Building Code. The highlights of changes have been added to the Township's website under the [Building and Demolition Permits page](#).

SCHEDULE(S):

1. Schedule A Highlights of Changes 2024 Ontario Building Code

Prepared & Submitted by:

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CAO