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Interim Amendments to Ontario's 2012  
Building Code  
Retirement Homes

August 17, 2017

# Notice

This presentation is intended for general information purposes only. It is not intended as legal or technical advice and it should not be relied on as such.

This presentation only highlights certain interim changes to the 2012 Building Code – O.Reg. 139/17. Code users are advised to consult the source documents, including:

- [The Building Code Act, 1992](#); and
- [The 2012 Building Code \(O. Reg. 332/12\) as amended](#)

These documents are available from:

- [e-Laws](#) (official versions of the Act and Code)
- [Publications Ontario](#), where a Building Code compendium (Act, Code and additional materials) can be bought.

# Interim Changes

The Building Code (O.Reg. 332/12) was recently amended by O.Reg. 139/17





Among other changes, the amending regulation includes new requirements for the following:

1. Retirement homes
2. Two-unit houses (secondary suites)
3. Electric vehicle charging requirements for houses and workplaces
4. Water pipe sizing
5. Gravelless leaching chambers

# Content

- This presentation deck covers the new requirements related to retirement homes.
- Separate slide decks are provided for the other new requirements.

# Symbols Used in Slides

LEGEND		
Symbol		Denotes
	=	Revision
	=	Moved/incorporated
	=	New/expanded
	=	Deletion
1.2.3.4.(5)	=	2012 Building Code Reference



# Division A

## 1.1.2.2.(1)

### **Application of Parts 3, 4, 5 and 6:**

- Division B, Parts 3, 4, 5 and 6 are applicable to all *retirement homes* as defined under the Building Code.



# Division A

## 1.1.2.4.(1)

### **Application of Part 9:**

- Division B, Part 9 is not applicable to *retirement homes* as defined in the Building Code.



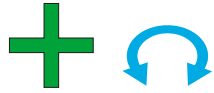
# Division A

## 1.4.1.2.(1)

### **Definition of *Retirement Homes*:**

- Definition of retirement homes was added.
- ***Retirement home*** means a *building* or part of a *building* that is a retirement home as defined in subsection 2 (1) of the ***Retirement Homes Act, 2010***.





# Division A

## 1.4.1.2.(1)

### Definition of Residential Occupancy (Group C):

- Definition revised to include an occupancy where sleeping accommodation is provided to residents in a *retirement home*.
- ***Residential occupancy*** means an *occupancy* in which sleeping accommodation is provided to residents who are not harboured for the purpose of receiving special care or treatment and are not involuntarily detained and includes an *occupancy* in which sleeping accommodation is provided to residents of a *retirement home*.
- Provides that a retirement home that would have previously been classified as a care occupancy (B3) is now a Group C occupancy



# Division A

## 1.4.1.2.(1)

### **Definition of Care Occupancy (Group B, Division 3):**

- Definition revised to exclude *retirement homes*.
- *Care occupancy* (Group B, Division 3) means an *occupancy*, other than a retirement home, in which special care is provided by a facility, directly through its staff or indirectly through another provider, to residents of the facility:
  - (a) who require special care because of cognitive or physical limitations, and
  - (b) who, as a result of those limitations, would be incapable of evacuating the *occupancy*, if necessary, without the assistance of another person.

# Division A

## 1.4.1.2.(1)

### **Care and Treatment Occupancy (Group B, Division 2) and Detention Occupancy (Group B, Division 1):**

- Requirements under these provisions are not affected by the retirement home changes.
- *A retirement home* that meets the definition of B1 – *detention occupancy*, or B2 - a *care and treatment occupancy*, are still classified as B1 or B2 occupancies.



# Division A

## 1.1.3.2.(1)

### **Building Size Determination of Building Divided by Vertical Fire Separations:**

- *Retirement homes as defined in the Building Code cannot be considered a separate building for the purpose of the determining building height even when it is separated with an hour vertical fire separation that extends through all storeys and service spaces.*



# Division B

## 3.1.3.2.(5)

### **Prohibition of Occupancy Combinations:**

- Sentence revised and expanded to prohibit *retirement homes (Group C)* in mid-rise *combustible buildings*.
  - o *building constructed under Article 3.2.2.43A. or 3.2.2.50A – Group C or Group D up to 6 storeys – combustible construction, Sprinklered.*

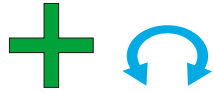


# Division B

## 3.1.5.13.

### **Combustible Elements in Partitions:**

- Article revised and expanded to prohibit the use of *combustible* framing in partitions in a *retirement home*.



# Division B

## 3.1.5.14.

### **Storage Lockers in Residential Buildings:**

- Article revised and expanded to prohibit the use of *combustible* materials for storage lockers in storage rooms in a *retirement home* when the *building* is required to be of *noncombustible construction*.



## Division B

### 3.2.2.42. to 3.2.2.48.

### ***Group C – Residential Occupancy Construction Requirements:***

- Revised and expanded to specifically exclude *retirement homes* from the construction requirements of Articles 3.2.2.42. to 3.2.2.48.
- Remove sentence referring to the *Retirement Homes Act*.





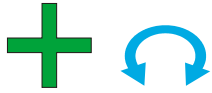
# Division B

## 3.2.2.48A. to 3.2.2.48E.

### ***Group C – Retirement Homes Construction Requirements (New Article)***

*These Articles set out the requirements for retirement homes depending on the building size and height. These requirements include type of construction, floor and roof assembly fire-resistance rating, mezzanine fire-resistance rating and sprinkler protection.*

- 3.2.2.48A. Group C, Retirement Home, Any Height, Any Area, Sprinklered, Noncombustible Construction
- 3.2.2.48B. Group C, Retirement Home, up to 4 Storeys, Sprinklered Increased Area
- 3.2.2.48C. Group C, Retirement Home, up to 4 Storeys, Sprinklered
- 3.2.2.48D. Group C, Retirement Home, up to 3 Storeys, Sprinklered Noncombustible Construction
- 3.2.2.48E. Group C, Retirement Home, up to 3 Storeys, Sprinklered

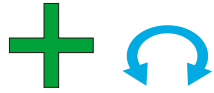


## Division B

### 3.2.4.9.(2)

#### **Annunciator and Zone Indication:**

- A fire alarm annunciator panel in a *retirement home* is required to have a separate zone indication for each alarm initiating device in each *fire compartment* required by sentence 3.3.4.11.(2).



## Division B

### 3.2.4.13.(1)

#### **Prevention of Smoke Circulation:**

- Where a fire alarm system is installed, air handling systems that serve more than one *fire compartment* (in *retirement homes*), as required by sentence 3.3.4.11.(2), are required to prevent circulation of smoke between these *fire compartments*.



## Division B

### 3.2.4.18.(6)

#### **Manual Pull Stations:**

- The permission to install manual pull stations in a *dwelling unit* does not apply to *retirement homes*.



# Division B

## 3.2.4.22.(16)

### **Smoke Alarms:**

- *Smoke alarms and smoke detectors in suites of retirement homes are required to provide audio and visual signals to staff serving those suites.*

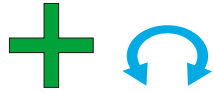


# Division B

## 3.2.4.23.

### **Voice Communication Systems:**

- All *retirement homes* are required to have a voice communication system.



# Division B

## 3.2.5.13.

### **Automatic Sprinkler Systems:**

- NFPA 13 for *retirement homes* constructed under Articles 3.2.2.48A., 3.2.2.48B. and 3.2.2.48C.
- NFPA 13R for *retirement homes* that are 3 storeys or less (i.e. for construction requirements in Articles 3.2.2.48D. and 3.2.2.48E. in some cases).



# Division B

## 3.2.6.1.(1)

### Requirements for High Buildings:

- Added new Clause for when high building requirements apply to *buildings* containing a *retirement home*.
  - o Where the floor level of the highest storey of the *retirement home* is more than 18 m above *grade*.





# Division B

## 3.2.7.4.(1)

### **Emergency Power for Lighting:**

- Minimum one hour for *retirement homes* not within the scope of Subsection 3.2.6.

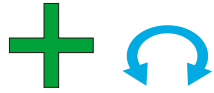


# Division B

## 3.2.7.8.(1)

### **Emergency Power for Fire Alarm Systems:**

- Minimum one hour for *retirement homes* not within the scope of Subsection 3.2.6.



## Division B

### 3.3.1.9.(9)

#### **Corridor:**

- Exclude *retirement homes* (Group C occupancy) from the permitted 6 m dead end *public corridor*.
- Max 3 m long dead end corridor length permitted in *retirement homes* - See New Article 3.3.4.11.



# Division B

## 3.3.1.10.(3)

### Door Swing:

- Doors, that divide corridors not within a *suite*, are required to swing in the direction of *exit* travel where it provides access to *exit* in a *retirement home*.



# Division B

## 3.3.1.12.

### **Doors and Door Hardware:**

- Provide appropriate clear width for doorways serving residents in *retirement homes* by referring to sentence 3.3.4.11.(11).
- Restrict additional door release hardware in *retirement homes*.



## Division B

### 3.3.4.2.

#### **Fire Separations:**

- Current provisions for *fire separation* requirements between *retirement homes* and *storage garages* continue to apply.



# Division B

## 3.3.4.11.

### **New Article - Retirement Homes:**

- Zone fire compartments – not more than 1000 m<sup>2</sup> in area (two or more compartments)
- Zone fire compartments – 1 h fire separation (45 min. where the floor assembly is permitted to be less than 1 h floor assemblies)
- Zone fire compartments (closures) – weather-stripped or designed to prevent smoke passage
- Zone fire compartments – accommodate its own occupant and largest adjacent *fire compartment* (clear floor space - 1.5 m<sup>2</sup> per resident)



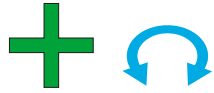
# Division B

## 3.3.4.11. (cont.)

### **New Article - Retirement Homes:**

- 45 m travel distance – between any point in the fire compartment to the adjoining fire compartment
- *Fire separation* (3.3.5.5.(1)) – no openings between a *retirement home* and a *repair garage*
- Dead end corridor – 3 m maximum
- Min. clear width for doors (serving residents) – 860 mm
- Voice communication system – conform to Article 3.2.4.23.





# Division B

## 3.3.5.7.(1)

### **Vestibules:**

- Revised and expanded to require a vestibule where access is provided through a *fire separation* between a *storage garage* and *retirement home*.

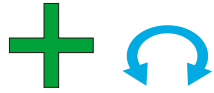


## Division B

### 3.4.6.5.(14)

#### **Handrails:**

- A continuous handrail is required on both sides of a stairway, throughout the length of the stairway, including the landing, in *retirement homes*.
  - Except where the handrail is interrupted by doorways or newels at changes in direction.



## Division B

### 3.4.6.16.(4)

#### **Door Release Hardware:**

- Permits electromagnetic locks on certain *exit* doors in a *retirement home* provided the locks release upon activation of an alarm signal in a two-stage fire alarm system.



## Division B

### 3.4.6.16.(6)

#### **Door Release Hardware:**

- Electromagnetic locks are permitted to be installed on an exterior door leading from an *exit* stairway in a building serving only a *retirement home*.



# Division B

## 3.4.7.1.

### **Fire Escapes:**

- Fire escapes are not permitted to be installed in *retirement homes*.

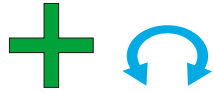


## Division B

### 3.6.2.9.

#### **Storage of Oxygen Containers:**

- Extend this requirement to *retirement homes* for rooms where oxygen containers are stored.



## Division B

### 3.8.3.3.(2)

#### **Doorways and Doors:**

- Sentence revised to provide the appropriate clear width for doors serving residents in *retirement homes* (including bathroom and bedroom doors).
- See new sentence 3.3.4.11.(11).
- Maintain that all doors in a *suite* of a *retirement home* are to have a minimum of 860 mm clear width.



# Division B

## 3.17.

### **Additional Requirements for Existing Buildings:**

- Updates the scope of Section 3.17. as a result of the new defined term - *retirement home*.





# Division B

## Part 9.

### **Housing and Small Buildings:**

- Delete references to retirement homes from the provisions of Part 9 in order to align with the new Code changes.
  - o All *retirement homes* are classified as Division B, Part 3, 4, 5 and 6
  - o 9.10.8.4.(1) and 9.40.1.1.(1)(e) deleted



# Division B

## 10.1.1.2.(1)

### **Change in Major Occupancy:**

- Revised Clause 10.1.1.2-(1)(e) as a result of the new defined term - *retirement home*.



# Division B

## 10.3.2.2.(12)

### **Reduction in Performance Level:**

- Revised sentence as a result of the new defined term - *retirement home*.



# Division B

## Part 11

### Renovation:

- Revised various sentences and tables in Part 11 as a result of the new defined term - *retirement home*.
  - o Sentences 11.3.3.1.(2), 11.3.3.2.(6), 11.4.2.3.(1), 11.4.3.4.(7)
  - o Table 11.2.1.1.I. (Hazard Index) & Table 11.5.1.1.C. (Compliance Alternatives for Residential Occupancies)

# Summary of Effective Dates for Interim Building Code Amendments

**2017**

Long-Term Affordable Housing Strategy Changes

**In-effect date: July 1, 2017**

- establishing a specific occupancy classification and construction standards for retirement homes
- amendments regarding houses with secondary suites that are intended to increase the affordability of secondary suites in newly constructed houses

**2018**

Climate Change and Environmental Changes

**In-effect date: January 1, 2018**

- water pipe *size* requirements
- electric vehicle charging requirements for homes and workplaces
- On-site sewage gravelless *leaching chambers*

# More Information

- [www.ontario.ca/BuildingCode](http://www.ontario.ca/BuildingCode)
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- Buy the Building Code from [Publications Ontario](#) or view on [e-Laws](#) (O. Reg. 332/12 as amended)
- Contact your [local municipality](#)
- [Contact the Building and Development Branch](#) at [codeinfo@ontario.ca](mailto:codeinfo@ontario.ca) or by dialling 416-585-6666 (TTY 1-866-220-2290 for the hearing impaired)