

Ontario Building Code Update



Three of the Most Recent Changes You Need to Know

29th November, 2018

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*This slide deck is posted at:
www.codenews.ca*

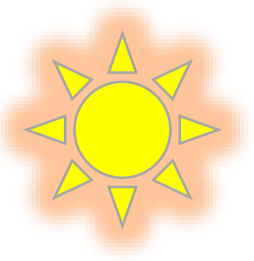
Who is Alek Antoniuk ?

... and why is he presenting this ?:



- **REASON #3:** Alek worked in the Building & Development Branch from 1990 – 2013 in various management capacities overseeing:
 - Ontario Building Code Development
 - Delivery of Code Advisory Services
- **REASON #2:** Alek led the Code Development Team that developed the technical requirements of:
 - 2006 Ontario Building Code (1st objective based code)
 - 2012 Ontario Building Code
- **REASON #1:** The Building and Development Branch no longer does “road shows” to explain code changes ... and it is unlikely it will ever do them again.

Topics for Today:



1. When will the next Ontario Building Code be available?
2. The "stealth" Lower Don Area amendment – O. Reg. 388/18
3. "**Houses**" (and Cannabis) – O. Reg. 139/17
4. Electric Vehicle Charging Systems – O. Reg. 139/17 & 563/17
5. Retirement Homes – O. Reg. 139/17
6. Sewage Systems – O. Reg. 139/17 & 462/17
7. Download the latest version of the Ontario Building Code – for free!

Note: This presentation highlights the most significant changes. Refer to the actual regulations for a complete list of changes.

1. Timing of next Ontario Building Code?



- Proposal Number 17-MMA007 posted on the Ontario Regulatory Registry on July 14, 2017 stated that:

“The Ministry of Municipal Affairs (MMA) is proposing to revoke the current version of the Building Code (Ontario Regulation 332/12) and replace it with a new edition under the Building Code Act, 1992. **It is proposed that the new edition come into effect in January 2019.**”
- It is unlikely that MMAH’s Building and Development Branch staff can produce a new Building Code in order for it to be published before January, 2019.

1. Timing of next Ontario Building Code?



Mrs. Kathleen Wynne
Former Premier



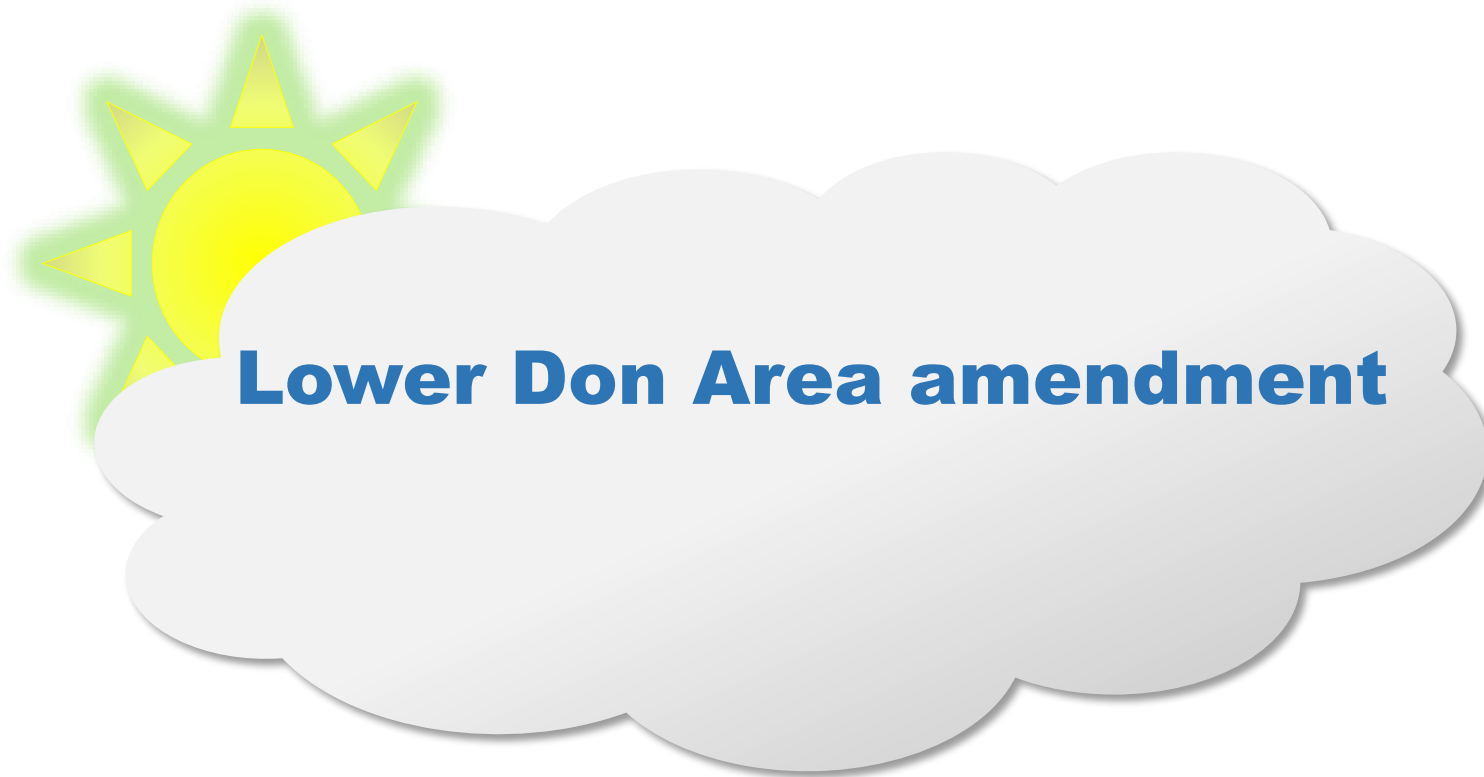
Premier Doug Ford

- MMAH's Building and Development Branch staff had been working on a new edition of the Ontario Building Code, which was based on consultations held prior to the Ontario election on June 7, 2018.
- It is likely that many of the code amendment proposals drafted for the previous government will not be supported by the current government of Premier Ford.
- Therefore, it is reasonable to expect that there will be a delay in the publication of the next edition of the Ontario Building Code.

2017 & 2018: What Happened?

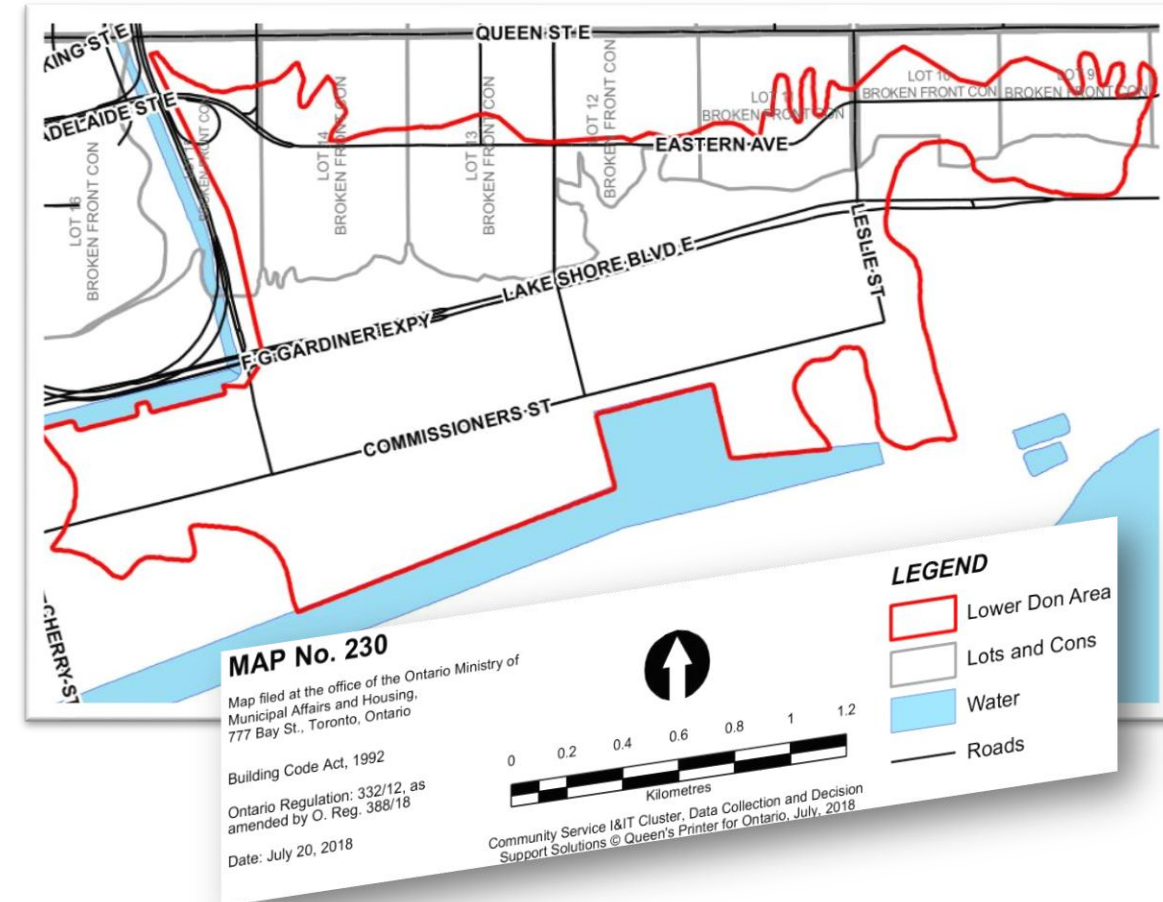
- **O. Reg. 139/17 (OBC Amendment)** – *EV Charging, Houses, Retirement Homes, Sewage Systems, Plumbing*
 - Published in the Ontario Gazette on May 17, 2017 & in effect on July 1, 2017 and January 1, 2018
- **O. Reg. 462/17 (OBC Amendment)** – *correct Sewage error, Permits for Condo Conversions*
 - Published in the Ontario Gazette on December 23, 2017 and in effect on January 1, 2018**
- **O. Reg. 563/17 (OBC Amendment)** – *EV Charging Transition Rules*
 - Published in the Ontario Gazette on January 6, 2018 & in effect on January 1, 2018
- **O. Reg. 79/18 (OBC Amendment)** - *Local Planning Appeal Tribunal*
 - Published in the Ontario Gazette on March 24, 2018 & in effect on March 6, 2018
- **Minister's Rulings to Update Standards**
 - Ruling MR-17-S-28 dated December 29, 2017 to amend Supplementary Standard SA-1
- **O. Reg. 388/18 (OBC Amendment)** – *Lower Don Area Flood Protection*
 - Published in the Ontario Gazette on August 4, 2018 & in effect on July 20, 2018

2.



2. The Lower Don Area amendment :

- The first (and only ^{so far}) amendment to the Ontario Building Code, after the June 7, 2018, provincial election was Ontario Regulation 388/18.
- Only applies to Occupancy Permits for buildings in the Lower Don Area of Toronto shown on "Map 230".

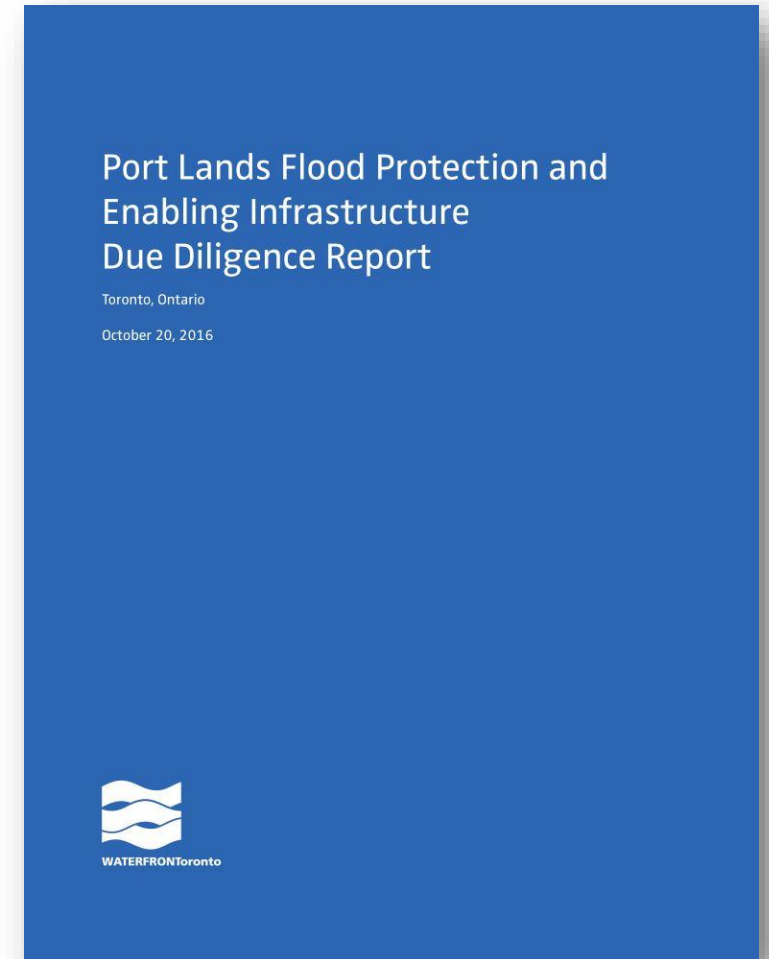


- Requires completion of flood protection as per “Port Lands Flood Protection and Enabling Infrastructure Due Diligence Report” prior to occupancy of a building.

2. The Lower Don Area amendment :

- Ontario Regulation 388/18 was made, filed, and published on the e-Law website on July 20, 2018.
- No announcements were made on the government's "Ontario Codenews" news bulletin.
- To download a copy of the WT “Port Lands Flood Protection and Enabling Infrastructure Due Diligence Report”, follow the link provided in the 20-JUL-2018 [News at CodeNews](#) entry at: www.codenews.ca

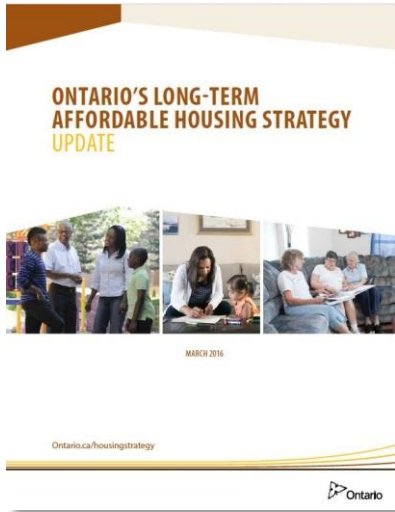
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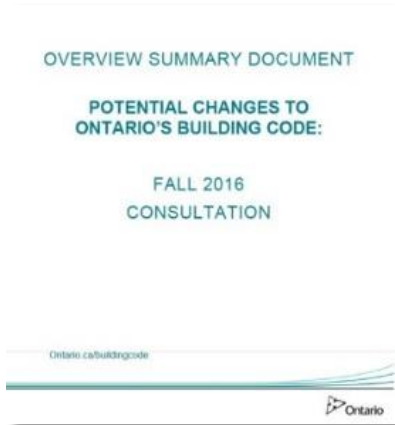
3.:



3. “Houses” Background:



- Ontario's Long-Term Affordable Housing Strategy, “Building Foundations: Building Futures” was updated in March, 2016 and proposed to: “start taking meaningful actions to transform Ontario's housing system into one that helps more people and prevents homelessness.”



- A 2016 public consultation included OBC amendments intended to:
 - **“promote the creation of new rental housing stock by helping to reduce the cost of building two-unit houses, commonly referred to as secondary suites, in newly constructed houses.”**
- O. Reg. 139/17, amending the Ontario Building Code, was published in the Ontario Gazette on May 17, 2017

3. New Definition: “ *House* ”:

Ontario Regulation 139/17 introduced a new definition of "house":

House means a detached house, semi-detached house or row house containing not more than two *dwelling units*.

Definition of *House* in 1.4.1.2.(1)(c), Div. A

The new definition only allows the following built forms:

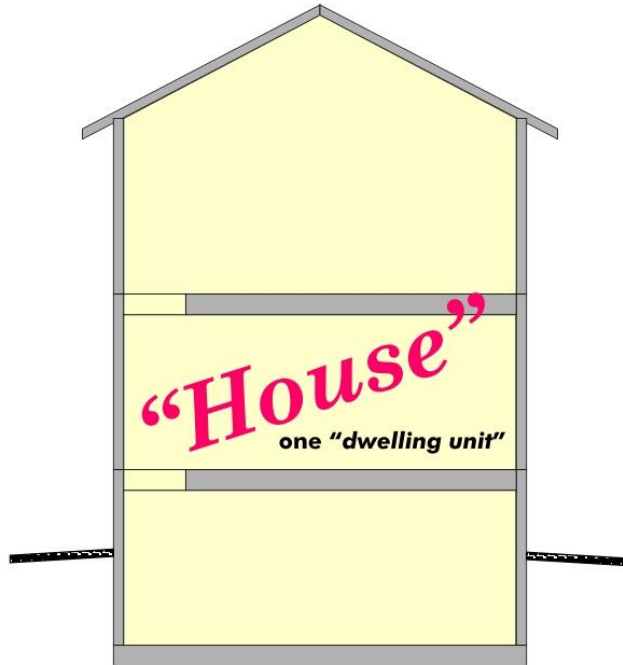
- detached house
- semi-detached house
- row house

The corollary to this is:

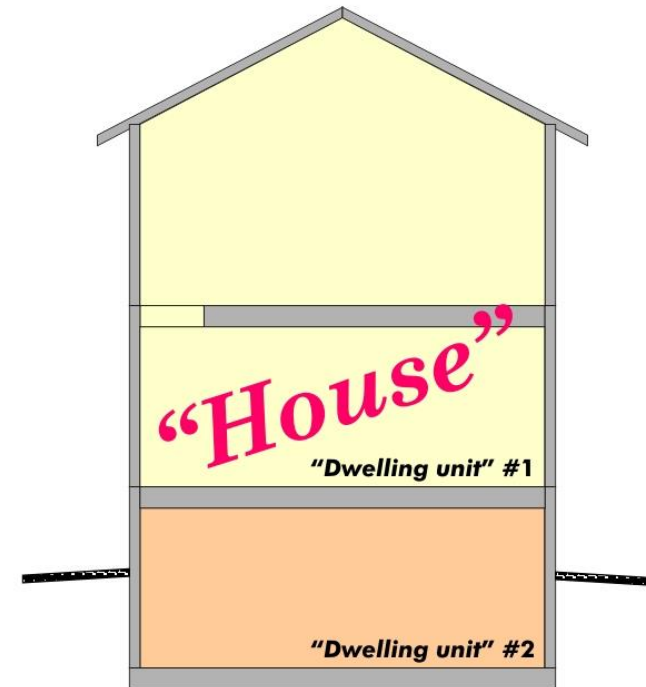
A house cannot be in an apartment building.

..... the definition applies to Part 3 and Part 9 *buildings*

3. New Definition: “ *House* ”

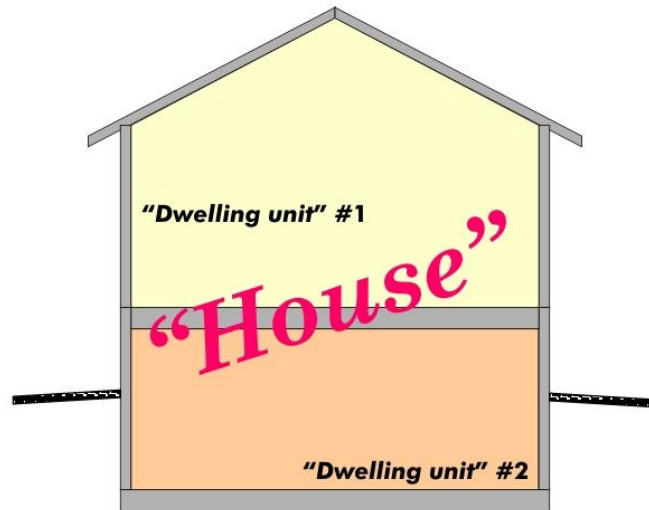


Detached House;
Semi-detached House; or
Row House
that contains one or two “dwelling units”

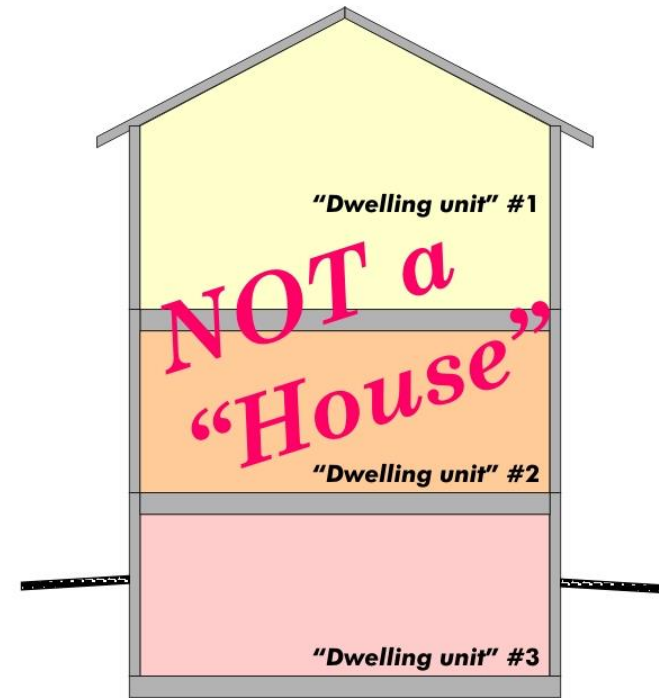


Detached House;
Semi-detached House; or
Row House
that contains one or two “dwelling units”

3. New Definition: “ *House* ”

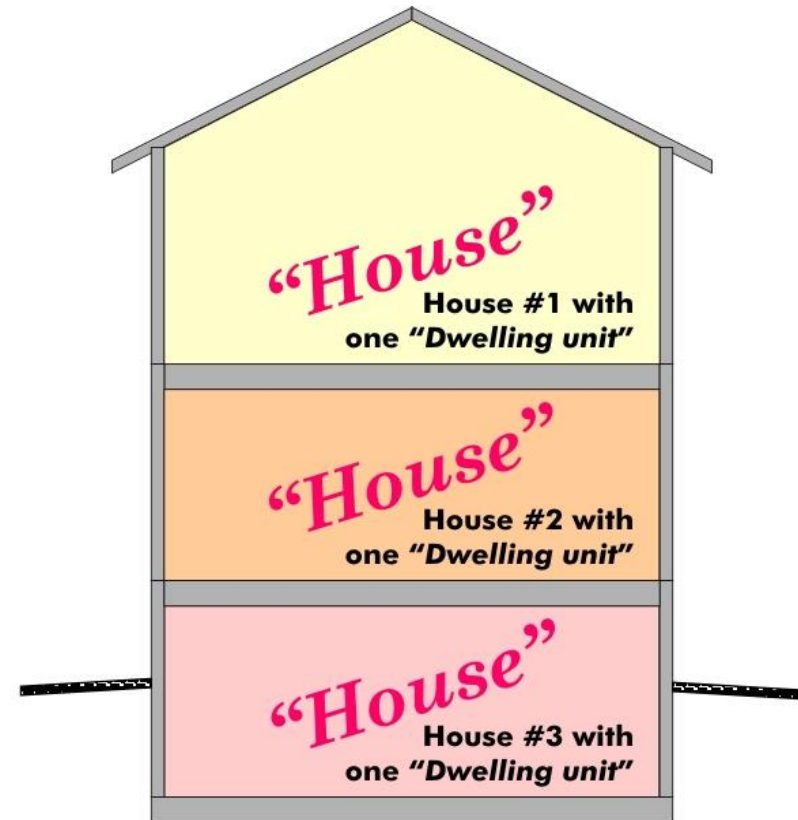


Detached House;
Semi-detached House; or
Row House
that contains one or two “dwelling units”



Detached House;
Semi-detached House; or
Row House
that contains **MORE THAN** two “dwelling units”

3. New Definition: “ *House* ”



**Detached House;
Semi-detached House; or
Row House
that contains only ONE "dwelling unit" per "house"**

Badly written
code...

New Article:

9.1.1.12. Houses

(1) A house is permitted above another house provided there is not more than one dwelling unit in each house.

New Article 9.1.1.12., Div. B

..... there is no comparable Article in Part 3

Sentence 9.1.1.12.(1) is a "permission" – it is not a requirement. The Ontario Building Code does not contain a prohibition against stacking houses.

3. General Editorial Revisions :



Where Part 9 of Div. B of the OBC referenced:

“ a single *dwelling unit* ”,

it now references:

“ a *house* or *individual dwelling unit* ”

in those instances where it is intended is to increase the supply of rental housing stock by helping to reduce the cost of building secondary suites in newly constructed houses.

No explanation has been given for the change from "~~single dwelling unit~~" to "individual dwelling unit"

3. Barrier-Free Design:



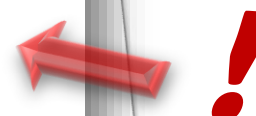
Do barrier-free designs requirements apply to stacked townhouses.....?

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Two-Unit Houses & Townhouses

Accessibility Requirements - 3.8.1.1.(1)(a) & 9.5.2.1.

- “houses, including semi-detached houses, duplexes, triplexes, town houses, row houses and boarding or rooming houses with fewer than 8 boarders or roomers” has been replaced with “houses, triplexes and boarding or rooming houses with fewer than 8 boarders or roomers”
- The change does not change the scope of the exception
- This applies to all types of row houses:
 - whether or not they are stacked row houses, and
 - whether each individual row house in the row house block has one dwelling unit or two dwelling units.



Building Code Update: Green Standards and Two-Unit Houses

Ontario Building Officials Association
October 4, 2017

Andrea Taylor
Counsel
Legal Services Branch
Ministry of Municipal Affairs | Ministry of Housing

The views expressed are those of the authors and do not necessarily represent the views of the ministries or the government of Ontario. The presentation is intended to convey general information, rather than legal advice. Persons requiring legal advice should consult their lawyer.

3. Separation of *Dwelling Units* in a *House* :

- *dwelling units* in a *house* shall be separated from each other and common areas by a *fire separation* having a *fire-resistance rating* of at least 45 min.

New Sentence 9.10.9.14.(4), Div. B

OR

- *sprinkler the house*, keep the *fire separation*, and no need to provide a *fire-resistance rating*

New Sentence 9.10.9.14.(5), Div. B

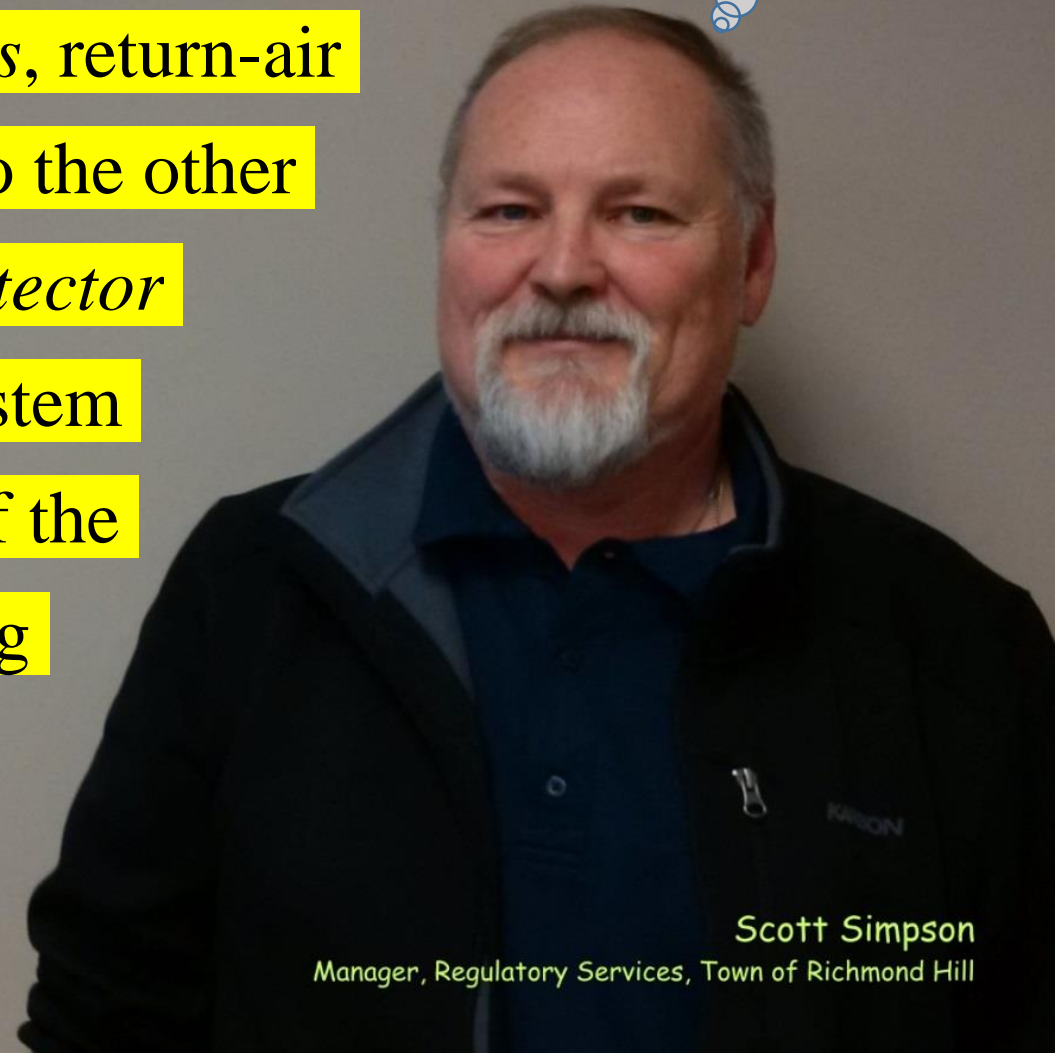
3. Recirculation of Air in a *House* :

Permit re-circulation of air between *dwelling units* in a *house*:

(14) In a *house* containing two *dwelling units*, return-air from one *dwelling unit* may be recirculated to the other *dwelling unit*, provided a duct-type *smoke detector* is installed in the supply or return air duct system serving the entire *house* which would turn off the fuel supply and electrical power to the heating system upon activation of such detector.

Sentence 6.2.4.7.(14), Div. B

this stinks!



Scott Simpson

Manager, Regulatory Services, Town of Richmond Hill

3. Recirculation of Air in a House :



Bill 174

(Chapter 26 of the Statutes of Ontario, 2017)

An Act to enact the Cannabis Act, 2017, the Ontario Cannabis
Retail Corporation Act, 2017 and the Smoke-Free Ontario Act, 2017,
to repeal two Acts and to make amendments to the Highway Traffic Act
respecting alcohol, drugs and other matters

The Hon. Y. Naqvi
Attorney General

1st Reading	November 1, 2017
2nd Reading	November 23, 2017
3rd Reading	December 12, 2017
Royal Assent	December 12, 2017

- Bill 174 received Royal Assent on December 12, 2017.
- Smoking of cannabis generally not permitted in work places or public places but permitted in *dwelling units* in a *house*.
- Policy questions for municipal By-law enforcement when complaints are received by a municipality concerning smoke migration between dwelling units in a "*house*" that is built in accordance with the Ontario Building Code.

3. Thermostat for a *House* :



Permit **ONE** programmable thermostatic control in a *house* containing 2 *dwelling units* :

(b) where a *house* contains one *dwelling unit* or contains two *dwelling units* and both *dwelling units* are served by one heating system, the indoor air temperature in the *house* shall be controlled by at least one programmable thermostatic control device located in the *house*, and

Temperature Control in Houses and Dwelling Units
Clause (b) in New **Sentence 12.3.1.3.(1), Div. B**

The occupant of the unit that has the thermostat gets to control the temperature of the entire *house*.

3. Smoke Alarms for a *House* :

Within a *house* that contains an interior shared *means of egress* or common area, a *smoke alarm* shall be installed in each shared *means of egress* and common area.

New Sentence 9.10.19.3.(2), Div. B

The rules for the required “visual signaling component” for a *house* the same as for a *dwelling unit*.

Renumbered / Revised Sentence 9.10.19.3.(5), Div. B

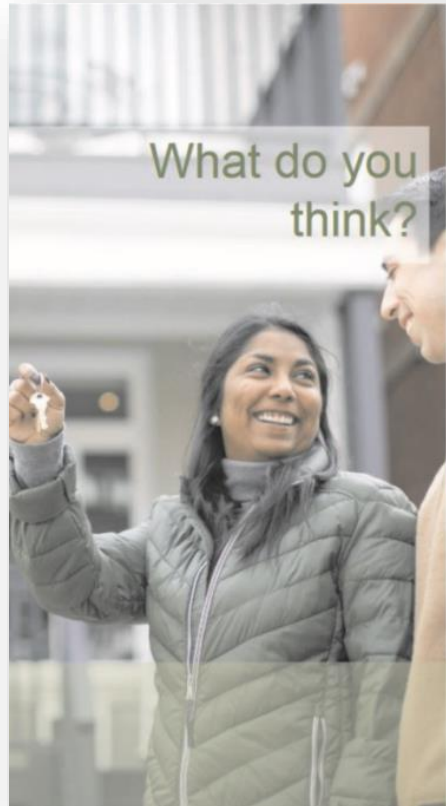
Summary of smoke alarms required:

- Interconnected *smoke alarms* within *Dwelling Unit #1*
- Interconnected *smoke alarms* within *Dwelling Unit #2*
- Separate *smoke alarm* in a shared *means of egress* (interconnection not req'd)
- Separate *smoke alarm* in common area (interconnection not req'd)

Duct-type *smoke detector* (*not a smoke alarm*) required when return-air is recirculated between *dwelling units* to turn off the fuel supply and electrical power to the heating system.

3. Housing Supply Consultation:

On Nov. 28, 2018, the government announced a consultation on how to create more affordable housing and increase choices..




What do you think?

- How can we make the current system work better for landlords?
- What additional protections should be provided for tenants?
- How do we encourage homeowners to create legal second units and new rental supply?

Rent: It is too hard to be a landlord in Ontario and tenants need to be protected

13




Newsroom

News Release

Ontario's Government for the People Helping Create More Housing

November 28, 2018


Action plan will make housing more affordable and increase choice



INCREASING HOUSING SUPPLY IN ONTARIO

Consultation Document

Consultation closing date: January 25, 2019



Find out more at:
www.ontario.ca/housingsupply

4.



Electric Vehicle Charging

Ford says Tory govt's first act will be to scrap Ontario cap-and-trade system

THE CANADIAN PRESS Updated: June 18, 2018



We will:

- ✔ End Corporate Welfare: Cancel the corrupt 'Jobs and Prosperity' Fund, which the Wynne Liberals have used to give grants and handouts to a small group of businesses on an invite-only basis.
- ✔ Support Regional Economic Development Funds which provide necessary help to regions like rural and Northern Ontario to attract investments and create good jobs.
- ✔ Reward Job Creation: Lower business taxes from 11.5% to 10.5% and lower the Manufacturing and Processing rate by the same amount so that more employers can invest, grow and create jobs in Ontario.
- ✔ Help Small Business: Reduce the small business tax rate by 8.7%.
- ✔ Cut red tape and stifling regulations that are crippling job creation and growth.
- ✔ Customer service guarantee: single-window access for approvals with a hard one-year deadline.
- ✔ Help fill the skills gap by increasing access to apprenticeships and reforming the foreign credential recognition process to help qualified immigrants come to Ontario and contribute to the economy to their fullest potential immediately.
- ✔ Further expand sales of beer and wine into corner stores, grocery stores, and box stores, based on market demand and not government decree. Maintain the LCBO's role in wholesale and distribution and as a location for the people of Ontario to buy their beer, wine and spirits.

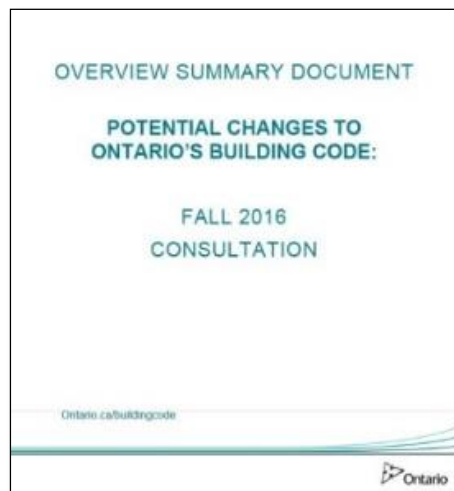
4. Ontario's Climate Change Action Plan :



- On June 8, 2016, the Office of the Premier (former Liberal administration) announced Ontario's Five Year Climate Change Action Plan for 2016 – 2020.



Mrs. Kathleen Wynne
Former Premier



An OBC public consultation was held in Fall, 2016 to ask:

1. How should the Building Code be changed to make it easier to install and use EV chargers?
2. How should government proceed to support wider use of electric vehicles among residents of new multi-unit residential buildings?

4. Electric Vehicle Charging Station Basics:



Level 1

In the US, standard outlets are at 120 volts. All Level 1 charging is done at this voltage. Depending on the car and the level of charge on the battery, Level 1 charging can take 8 – 16 hours to charge. Level 1 charging would typically take place in the home. All new EVs will come with a Level 1 charging cord.

Level 2

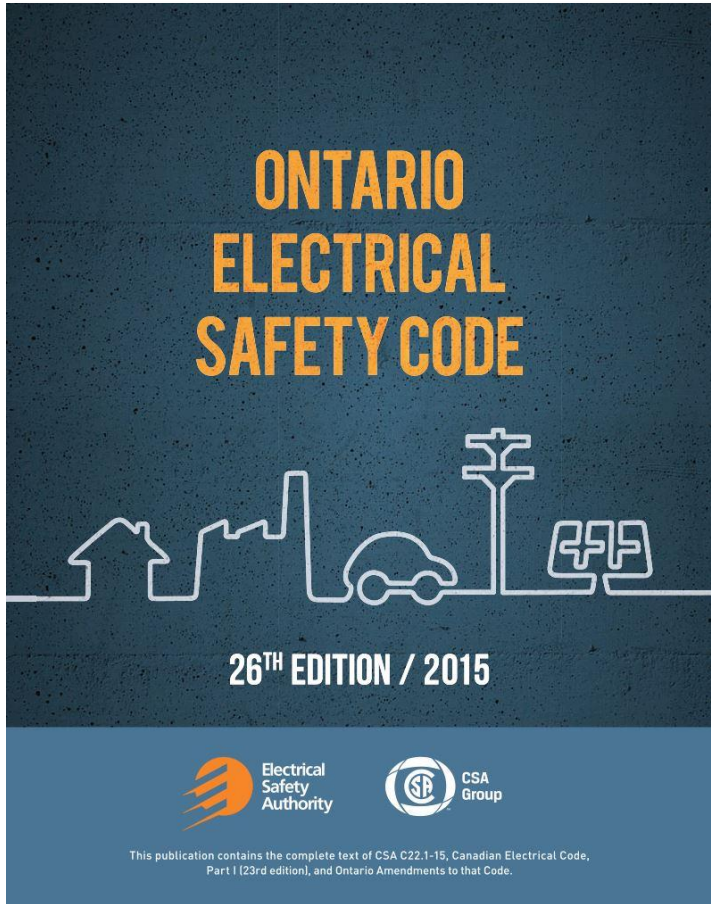
Level 2 charging uses 208 or 240 volts and is able to fully charge a battery in 4 – 6 hours. This charge time is optimal for overnight or long-length charging. This is the preferred EV charging method for both public and private facilities. They will be typically found in public areas, parking garages and commercial businesses.



Level 3 (Options for AC and DC)

Level 3 or Fast Charging and can provide 80% of a full charge in fewer than 30 minutes. They are the EV equivalent to the commercial gas station. These units are very expensive and require significant facilities and training. Initially, only trained specialists will be able to operate Level 3 chargers. At this time exact voltage and load specifications for Level 3 charging have not yet been defined. The vehicle must be properly equipped to accept a Level 3 charge.

4. Electric Vehicle Charging Stations:



- 2015 Ontario Electrical Safety Code
 - Section 86 of the 2015 Ontario Electrical Safety Code regulates electric vehicle charging systems, if they are installed.
 - The Ontario Electrical Safety Code does not mandate the installation of electric vehicle charging systems.
- Municipal Building Inspectors do not have the authority to enforce the Ontario Electrical Safety Code.

4. Electric Vehicle Supply Equipment:



The Electrical Safety Code defines "electric vehicle supply equipment" (EVSE) as:

"a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between the branch circuit and the electric vehicle (see Appendix B)".



2015 Ontario Electrical Safety Code:

- Δ **86-306 Receptacles for electric vehicle supply equipment** (see Appendix B)
- (1) Each receptacle for the purpose of electric vehicle charging shall be labelled in a conspicuous, legible, and permanent manner, identifying it as an electric vehicle supply equipment receptacle and shall be
 - (a) a single receptacle of CSA configuration 5-20R supplied from a 125 V branch circuit rated not less than 20 A; or
 - (b) of the appropriate CSA configuration in accordance with Diagram 1 or 2 when supplied from a branch circuit rated at more than 125 V or more than 20 A.
 - (2) When the receptacle referred to in Subrule (1)(a) is installed outdoors and within 2.5 m of finished grade, it shall be protected with a ground fault circuit interrupter of the Class A type.



Rule 86-306 of the 2015 Ontario Electrical Safety Code permits a 20 ampere / 125 volt 5-20R single receptacle (Level 1), on a separate branch circuit.



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4. O. Reg. 139/17 and O. Reg. 561/17 :

- The Electric Vehicle Charging System changes in O. Reg. 139/17 came into effect on January 1, 2018.
- O. Reg. 139/17 did not allow for transition allowances for the Electric Vehicle Charging System changes – therefore, the requirements would have applied where a permit application was made after December 31, 2017.
- O. Reg. 563/17 further amended the Ontario Building Code and contains **"transition provisions to support the smooth implementation of electric vehicle charging requirements that come into effect on January 1, 2018"**
- The Ministry of Municipal Affairs also issued:
 - "Technical Support for Electric Vehicle Charging Requirements in the Building Code that are in effect January 1, 2018 - Questions and Answers", on December 19, 2017
 - Additional updated "Technical Support for Electric Vehicle Charging Requirements in the Building Code that are in Effect January 1, 2018 - Questions and Answers" - on March 8, 2019
 - Additional Appendix Notes to the Ontario Building Code (to change code requirements) in March, 2018!

4. April 19, 2018 Ministry Webinar :



- The Ontario Ministry of Municipal Affairs held a webinar for "selected" code users on Thursday, April 19, 2018 to provide further information on electric vehicle charging requirements.

- For the unwashed masses who were not privy to the contents of the webinar, a copy of the slide deck prepared by the Ministry, is available at:

<http://www.codenews.ca>

(scroll down to the 19-APR-2018 entry under "News at CodeNews")

4. Future Installations for *Houses* :

Every *house* that is served by a garage, a carport, or a driveway must be fitted with the following items, to permit the future installation of *electric vehicle supply equipment* that conforms to Section 86 of the Electrical Safety Code:

Badly written code...



The 4 11/16" trade size box is the box commonly used for stove and dryer outlets. Note the 4 screws.



The 4" trade size box does not comply with Clause 9.34.4.1.(3)(c).

- A **200 ampere panelboard** (minimum size);
- A **4 11/16 inch trade *size* square electrical outlet box** installed in the garage, the carport, or adjacent to the driveway; and
- A **27 mm minimum trade *size* (1") conduit** with a means to allow cables to be pulled into the conduit.

Sentences 3.1.21.1.(3) & 9.34.4.1.(3) of Division B

The above requirements do not apply to a *house* that is:

- intended for a seasonal recreational *building* described in Section 9.36.; or
- not connected to an electrical distribution system

Sentences 3.1.21.1.(6) & 9.34.4.1.(6) of Division B

4. EV Charging for Other Buildings:

In all other *buildings*^{*}, that contain vehicle parking spaces in the *building*
:

Badly written code...

- Provide **20 % of the parking spaces in the *building* with *electric vehicle supply equipment*** installed in accordance with Section 86 of the Electrical Safety Code; and

Sentences 3.1.21.1.(1) & 9.34.4.1.(1) of Division B

- **Design the *remaining* 80% of the parking spaces located in the *building* to permit the future installation of *electric vehicle supply equipment*** that conforms to Section 86 of the Electrical Safety Code

Badly written code...

Sentences 3.1.21.1.(2) & 9.34.4.1.(2) of Division B

* The above requirements do not apply to an apartment *building* or a *house*.

Sentences 3.1.21.1.(1) & 9.34.4.1.(1) of Division B

New Subsections 3.1.21. & 9.34.4.

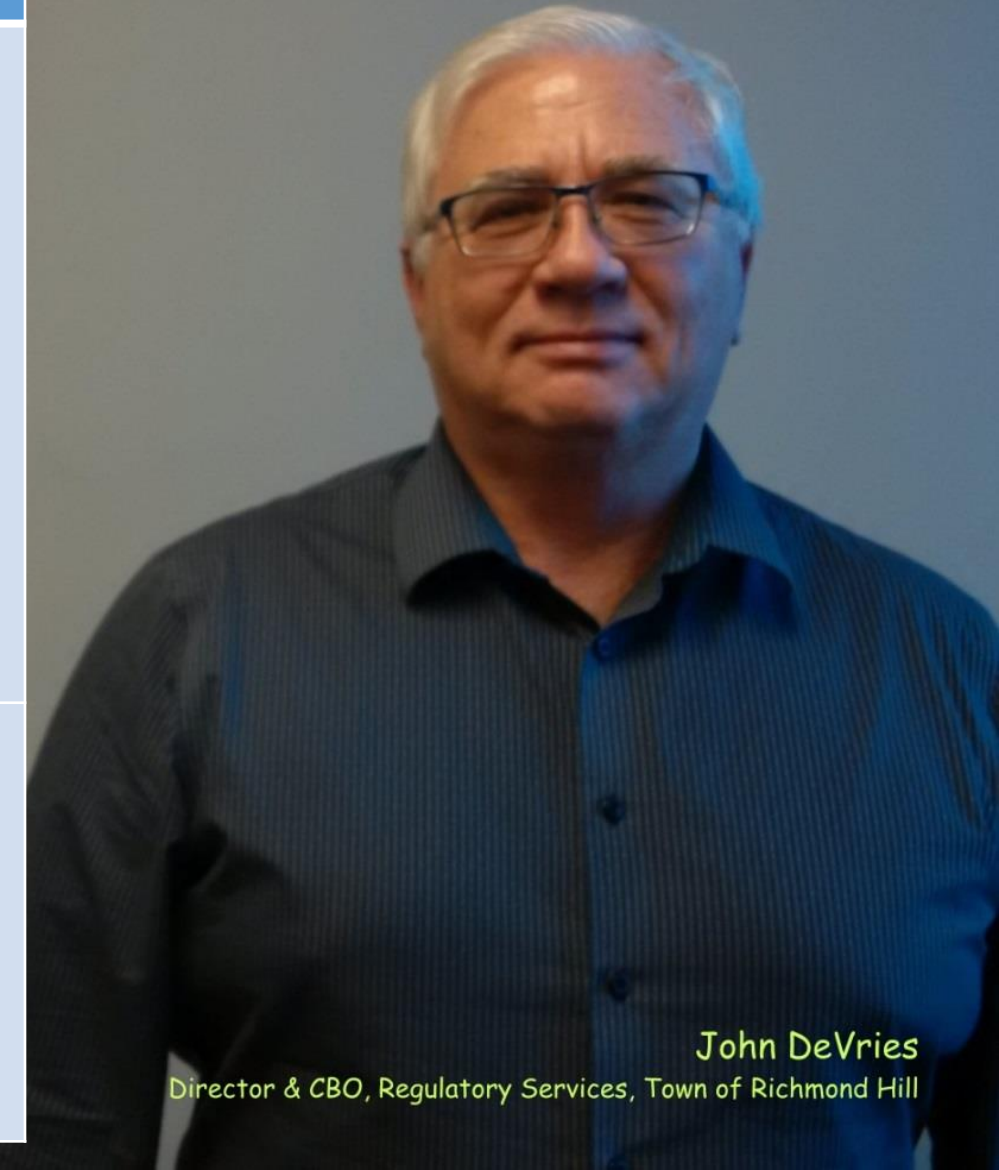
THE E.V. MATRIX

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	CERTAIN HOUSES	OTHER BUILDINGS WITH INTERIOR PARKING, EXCEPT APARTMENTS
“PART 3” BUILDINGS	provide rough-in for future installation Subsection 3.1.21., Div. B	20 / 80 rule for parking spaces Subsection 3.1.21., Div. B
“PART 9” BUILDINGS	provide rough-in for future installation Subsection 9.34.4., Div. B	20 / 80 rule for parking spaces Subsection 9.34.4., Div. B

4. Enforcement of E.V. Charging:

CONDITION	HOUSE WITH PARKING	NON-RESIDENTIAL BUILDING WITH INTERIOR PARKING GARAGE
PERMIT APPLICATION made on or after January 1, 2020	Provide rough-in for future installation, in accordance with: <ul style="list-style-type: none">3.1.21.1.(3) – (6); or9.34.4.1.(3) – (6), as applicable.	Provide EV supply equipment for min. 20% of parking spaces in the building, in accordance with: 3.1.21.1.(1) or 9.34.4.1.(1)
NEW SUBDIVISION: Electrical services approved by Alectra on or after January 1, 2018		Provide rough-in for future installation for remainder of parking spaces in the building, in accordance with: 3.1.21.1.(2) or 9.34.4.1.(2)
NEW SUBDIVISION: Electrical services approved by Alectra before January 1, 2018*	Articles 3.1.21.1. and 9.34.4.1. do not apply until January 1, 2020.	Articles 3.1.21.1. and 9.34.4.1. do not apply until January 1, 2020.
EXISTING BUILT-UP AREA that is already serviced by Alectra*		



John DeVries
Director & CBO, Regulatory Services, Town of Richmond Hill

4. Question for the government:



Ontario Regulation 139/17, made to amend the Ontario Building Code, had initially mandated electric vehicle charging requirements for new buildings by January 1, 2018.

The previous Liberal administration realized, at the last moment, that this requirement would create extreme havoc in the construction industry (as well as for electrical distribution utilities) and made further amended the Ontario Building Code with Ontario Regulation 563/17 to effectively push back the enforceable date of these requirements to January 1, 2020.

Since most of the mandatory electric vehicle charging requirements for new buildings will become enforceable on January 1, 2020, does Premier Ford's government continue to support the implementation of mandatory electric vehicle charging requirements for new buildings by January 1, 2020...?

5:



5. Retirement Home Amendments:

- The OBC & OFC were amended in 2013, in response to the recommendations of an Office of the Fire Marshal's TAC to enhance fire safety in occupancies housing seniors, people with disabilities and vulnerable Ontarians. (see: O. Regs. 150/13 & 151/13)
- The OBC changes included fire safety enhancements in retirement homes regulated by the *Retirement Homes Act* that were classified as “**residential occupancies**” under the OBC.
- Retirement homes classified as “**care occupancies**” under the OBC continued to be regulated through the existing care occupancy requirements and, therefore, the changes did not affect those facilities.

RESULT:



widespread confusion

5. Major Occupancy Classification:

A Retirement Home is always a Residential Occupancy:

Revised Definition:

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.

Definition of Residential Occupancy in 1.4.1.2.(1)(c), Div. A

A Retirement Home is not a Care Occupancy:

Definition of Care Occupancy in 1.4.1.2.(1)(c), Div. A

5. Application of Parts 3, 4, 5, & 6:

A *Retirement Home* is always a “Part 3” building:

(1) Subject to Articles 1.1.2.6. and 1.3.1.2., Parts 3, 5 and 6 of Division B apply to all *buildings*,

.....

(c) used for *retirement homes*.

Application of Parts 3, 4, 5, & 6 in 1.1.2.2.(1), Div. A

- Follow-up editorial changes were made to exclude *retirement homes* from Part 9.

Application of Part 9 in 1.1.2.4.(1), Div. A

5. Building Size & Construction:

- Although a *Retirement Home* will be classified as a *Residential Occupancy*, **DO NOT** use the *Residential Occupancy* requirements of Articles 3.2.2.42.-3.2.2.48. (Div. B).
- **5 NEW Articles** in Subsection 3.2.2. set requirements for Retirement Homes:
 - 3.2.2.48A, Group C, Retirement Home, Any Height, Any Area, Sprinklered
 - 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, Combustible Construction

Safety within a Retirement Home Floor Area:

New Article 3.3.4.11. “Retirement Homes”:

- 2 fire compartments, not more than 1,000m² (if >10 residents)

New Sentence 3.3.4.11.(2), Div. B

- A *horizontal exit* may separate the 2 fire compartments

New Sentence 3.3.4.11.(3), Div. B

- *Fire separation* (1 hr. F.R.R.) to separate the 2 fire compartments

New Sentence 3.3.4.11.(4), Div. B

- F.R.R. of *fire separation* may be reduced to 45 min. (see 3.2.2.)

New Sentence 3.3.4.11.(5), Div. B

- Weatherstrip closures in the required *fire separation*

New Sentence 3.3.4.11.(6), Div. B

New Article 3.3.4.11. “Retirement Homes”:

- 45m. Max. travel distance in fire compartment

New Sentence 3.3.4.11.(7), Div. B

- 1.5m² clear space for occupants of adjacent fire compartment

New Sentence 3.3.4.11.(8), Div. B

- No openings in fire separation with repair garage

New Sentence 3.3.4.11.(9), Div. B

- Dead end public corridor is permitted if 3m. or less

New Sentence 3.3.4.11.(10), Div. B

- 860mm min. clear width for doorways serving residents

New Sentence 3.3.4.11.(11), Div. B

- Voice communication system required

New Sentence 3.3.4.11.(12), Div. B

5. Administrative :



- **Building Permit Time Frame:**

Subject to the administrative rules of Article 1.3.1.3. of Div. C, the *Chief Building Official* is required to issue the Building Permit or provide reasons for a refusal within **20 days** of the application date, for a ***Retirement Home***.

Period within which Permit shall be issued or refused in **Table 1.3.1.3., Div. C**

- **General Review:**

Item	Column 1 Building Classification by Major Occupancy	Column 2 Building Description	Column 3 General Review by:
7.1	<i>Retirement home only</i>	<i>Every building</i>	<i>Architect and professional engineer ⁽¹⁾</i>
7.2	<i>Retirement home and any major occupancy except industrial</i>	<i>Every building</i>	<i>Architect and professional engineer ⁽¹⁾</i>

General Review in **Table 1.2.2.1., Div. C**

5. Unintended Consequences:

Question:

Is a *barrier-free* path of travel requirement within a *suite* in a *retirement home*?

- A *suite* in a *retirement home* is now a *suite* of *residential occupancy*.
- A *barrier-free* path of travel is NOT required on the inside of a *suite* of *residential occupancy*, except as required by Sentence 3.8.2.1.(5), which applies to apartment buildings. – See: Clause 3.8.2.1.(3)(j), Div. B
- Sentence 3.8.2.1.(5) of Div. B has special *barrier-free* requirements for apartment buildings
- Article 3.8.2.4. has special *barrier-free* requirements for hotels
- At this time, there are no special travel requirements for *suites* in a *retirement home*, other than the doorway widths in New Sentence 3.3.4.11.(11).


6:

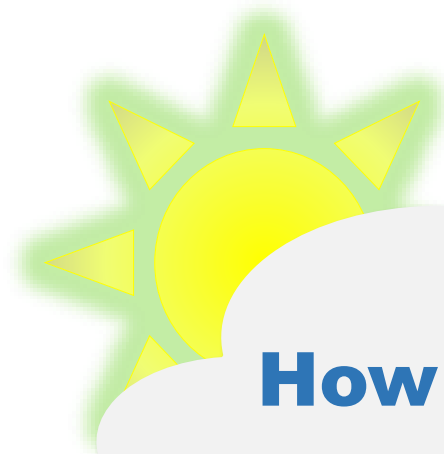


6. Sewage Systems - *Leaching Chambers*:

- BMEC Authorizations permitted sewage systems utilizing leaching chamber technology for several decades
- O. Reg. 139/17 introduced technical requirements to permit *leaching chamber* technology
- New standard: IAPMO PS 63-2014, “Plastic Leaching Chambers”



		Building Materials Evaluation Commission 777 Bay Street, 2 nd Floor Toronto, Ontario, M5G2E5 Tel: 416. 585. 4234 / Fax: 416. 585. 7531 www.obc.mah.gov.on.ca
Date of Authorization BMEC Authorization BMEC Application		January 19, 1999 BMEC # 99-01-229 # A1998-02
* denotes July 28, 2005 revision		
AUTHORIZATION REPORT - Infiltrator Systems Inc. Equalizer 24 Chamber System		
1. Applicant Infiltrator Systems Inc. 4 Business Park Road P.O. Box 768 Old Saybrook, CT 06475 USA Tel: (860) 388-6639 Fax: (860) 388-6810	2. Manufacturing Facilities Infiltrator Systems Inc. 1315 Enterprise Dr. Winchester, KY 40391 USA Infiltrator Systems Inc. 1750 West 2450 South Ogden, UT 84401 USA	
3. Description Infiltrator Equalizer 24 Chambers are intended for use in a sewage system in lieu of absorption trenches constructed of stone and distribution pipe. The Infiltrator Equalizer 24 Chambers are formed from injection molded polyolefin and connected end to end using a built-in latch. Chambers have a minimum bottom width of 380 mm and a minimum height of 280 mm. The louvered sidewalls have a minimum area of 0.61 m ² /m of length. * The Equalizer 24 Chamber is available in two length sizes: 2.54 m (8.33 ft) and 1.22 m (4 ft) with the latter referred to as the Quick4 Equalizer 24, and for the purposes of this authorization both chamber lengths are referred to as the "Infiltrator Equalizer 24 Chamber". The Equalizer 24 Chambers are closed at the ends of a trench with snap-on end plates.		
Infiltrator Systems Inc. BMEC Authorization BMEC # 99-01-229		Page 1 of 6 Revised on July 28, 2005



**Bonus:
How to download the latest
version of the
Ontario Building Code**

7. How download the latest OBC version:

Go to: <https://www.ontario.ca/laws/>

The screenshot shows the Ontario e-Laws website interface. The top navigation bar includes the Ontario logo, a search bar, and links for 'contact us' and 'français'. Below the navigation bar is a 'Browse e-Laws' section. The main content area is titled 'Consolidated laws' and shows '19 results found starting with B'. A list of laws is displayed, including 'Broader Public Sector Accountability Act, 2010', 'Broader Public Sector Executive Compensation Act, 2014', 'Building Code Act, 1992', and 'Business Corporations Act'. The 'Building Code Act, 1992' is highlighted, showing its regulations: 'O. Reg. 332/12: BUILDING CODE' and 'O. Reg. 665/05: HEALTH PROFESSION CORPORATIONS'. Red arrows and numbers 1-4 indicate the steps to download the latest OBC version: 1. select 'B' in the alphabetical index, 2. select 'Consolidated law' and 'Regulations' in the filter results, 3. select 'Building Code Act, 1992' from the list, and 4. click on 'O. Reg. 332/12: BUILDING CODE' to download the latest version.

1. select

2. select

3. select

4. click here

7. How download the latest OBC version:

*Voila!
(You can also view
or download
earlier
versions of the
OBC.)*

The screenshot shows the Ontario e-Laws website interface. At the top, there is a dark green header with the Ontario logo, a search bar labeled 'SEARCH LAWS', and a 'SEARCH' button. To the right of the search bar are links for 'contact us' and 'français', and a 'Topics +' menu. Below the header, a breadcrumb trail reads 'HOME PAGE / LAWS / O. REG. 332/12: BUILDING CODE'. The main content area is titled 'O. Reg. 332/12: BUILDING CODE' and includes the text 'under *Building Code Act, 1992, S.O. 1992, c. 23*'. Below this is a 'Versions' section with a table of dates and a 'Download' button. The table lists the following versions:

Version	Effective Date
current	July 20, 2018 – (e-Laws currency date)
	April 3, 2018 – July 19, 2018
	March 6, 2018 – April 2, 2018
	14 more

Below the table are 'Print' and 'Download' buttons. At the bottom of the page, the following text is displayed:

Building Code Act, 1992
Loi de 1992 sur le code du bâtiment
ONTARIO REGULATION 332/12
BUILDING CODE
Consolidation Period: From July 20, 2018 to the e-Laws currency date.
Last amendment: 388/18.



Thank
you !

The end.



Now, the post June 7, 2018 O.B.C. Chapter is being drafted.



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