Ontario's 2024 Building Code

Introducing Key Changes to Part 8: Sewage Systems

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Building and Development Branch
Planning and Growth Division

Disclaimer

- The information contained within this slide deck is intended for general information purposes only. It only highlights key changes to the Building Code. It is not intended as legal or technical advice and it should not be relied on as such. Code users are strongly advised to consult the official records for specific legislative and regulatory requirements, including Ontario's 2024 Building Code, O. Reg. 163/24 as amended by O. Reg. 203/24, 2020 National Building Code, 2020 National Plumbing Code and Ontario Amendment Document (May 15, 2024) for the full extent and the exact wording of the changes.

Purpose

- To ensure smooth transition to 2024 Building Code, this deck is intended to inform ministry partners and stakeholders about major changes implemented in Part 8, Sewage Systems in Ontario's 2024 Building Code.
- The changes address Ontario-specific changes.

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Effective Date

- The 2024 Building Code comes into effect on January 1, 2025.

- There will be a three-month grace period until March 31, 2025, for applications for which drawings were substantially complete before January 1, 2025.

Content

The following Items will be covered:

- ❑ Treatment and Holding Tanks
- ❑ Alternative tracing wire for Leaching Chamber
- ❑ Absorption Trench Construction
- ❑ Filter Beds
- ❑ Type A Dispersal Bed

Treatment and Holding Tanks (Subsection 8.2.2.)

Tanks (Article 8.2.2.2.) and Septic Tanks (Article 8.2.2.3.)

- CSA B66 “Design, Material, and Manufacturing Requirements for Prefabricated Septic Tanks and Sewage Holding Tanks” standard referenced in Articles 8.2.2.2. and 8.2.2.3. has been updated to the 2021 edition in Table 1.3.1.2.
- A notable change to the standard now requires a secondary safety screen beneath tank covers for additional public health and safety protection.

Leaching Chambers within Leaching Beds (Article 8.7.2.3.)

- New Clause 8.7.2.3.(4)(c) has been added which permits 12-gauge copper clad steel light coloured plastic coated tracer wire as another detection material to determine location of the header line and leaching chambers.

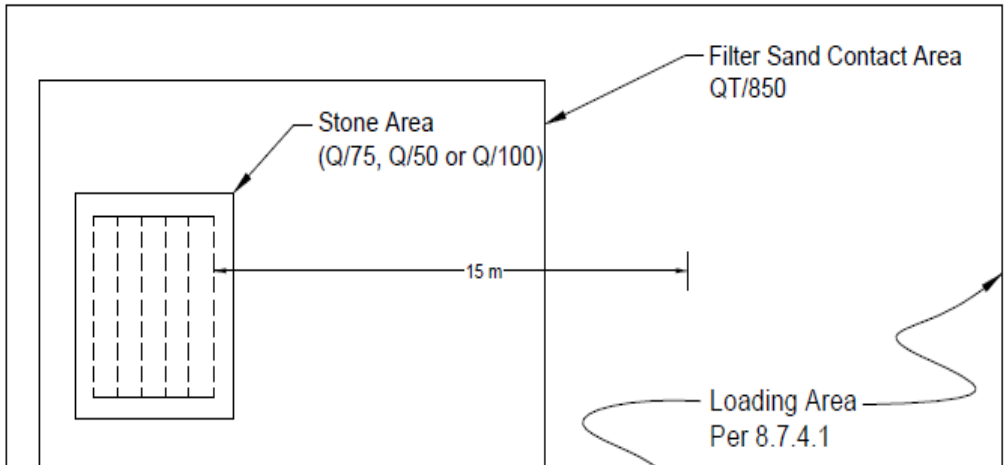
- Some Articles renumbered in Subsection 8.7.3.

Filter Beds (Subsection 8.7.5.)

- Sentence (2) of Article 8.7.5.3. Construction Requirements has been amended to improve clarity with respect to the installation of distribution piping within filter beds and specifying that the outer most distribution pipe or leaching chamber is not more 600 mm from the perimeter of that area.
- Appendix Note A-8.7.5.3.(6) and (7) added with illustrations to clarify loading areas for filter beds.

Appendix Note A-8.7.5.3.(6) and (7)

- The filter beds must be designed using the loading rates set out in Sentence 8.7.4.1.(1). The purpose of the loading area is to ensure that the treated effluent can be dispersed into the underlying soil. This area includes the 15 m extension, commonly referred to as the mantle.



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Type A Dispersal Beds (Subsection 8.7.7.)

- Construction Requirements in Article 8.7.7.1. for Type A dispersal beds includes changes to Sentence 8.7.7.1.(5) to clarify that where the underlying soil that has a percolation time of more than 15 min, the sand layer be extended using unsaturated soil or leaching bed fill having a percolation time of not more than 15 min and a depth of at least 300 mm to at least 15 m beyond the perimeter in any direction in which effluent will move horizontally, as well as over the required contact area.

Questions

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