

HOUSES AND SMALL BUILDINGS

2024 Ontario Building Code Changes

These are highlights only. A digital copy of the 2024 Building Code Compendium is available on the [provincial website](#).

STAIRS

Additional provisions and changes to stairs, change in size for nosing, new requirements for open stair risers.

WINDOWS

Most windows located on the second storey or above in dwelling units will now require a guard, a limiter, or be located 900mm above the floor.

FIRE SAFETY

Additional provisions for fire separations and smoke-tight barriers to include requirements for passage of smoke, testing and firestops. Decibel level of audible signaling device added for smoke alarms.

ICF FOUNDATION SYSTEMS

ICF foundation walls have been updated to include up to 2-storey buildings instead of just houses.

NEW REQUIREMENTS IN WOOD-FRAME CONSTRUCTION

Connections to preservative-treated wood have been added. New tables and fastening requirements have been added for fastening sheathing and subflooring. Anchorage requirements for buildings have been increased based on seismic region. New anchor bolt spacing table added. All exterior steel beams must now be primed. New support requirements for braced wall panels. New subsection added relating to bracing requirements for wood frame buildings. New provisions added relating to the installation of rafters and ceiling joists. The rafter-to-joist nailing chart has been updated to include 300mm on centre rafters and increased nailing requirements. Updated to include additional requirements for high winds and seismic areas.

INSULATION/VAPOUR BARRIER

Insulation requirements increased to full height of foundation and crawl space walls. Protection from mechanical damage provisions amended. Additional vapour barrier materials are permitted in foundations. Requirements have been added regarding the protection of vapour barrier. Additional requirements have been added to vapour barrier conformity testing.

CLADDING

New requirements for the attachment of siding to ICF forms. Additional siding types are permitted to be attached directly to some types of sheathing. New subsection for polypropylene siding.