

LARGE 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](#).

FURTHER CLARIFICATION FOR RESTAURANTS

Restaurants with not more than 30 seats must be designed under Part 3, rather than Part 9. This was not clear in the 2012 OBC.

MIDRISE WOOD FRAME CONSTRUCTION OVER 4 STORIES

Wood framed midrise buildings that exceed 4 stories have additional compliance paths for combustible cladding. In the 2012 OBC, this design was required to have noncombustible cladding.

NEW NOTES ADDED TO THE OCCUPANT LOAD TABLE

Occupant load of two person per sleeping room, applies now only to dwelling units (not other suites).

MEZZANINES AND INTERCONNECTED FLOOR SPACE

Low occupancy mezzanines and platforms in non-combustible F2 or F3 buildings are no longer exempt from being considered a storey. Buildings with interconnected floor space must now be sprinklered throughout, rather than wholly or partially. Requirements now specified for protected floor space. Provisions for draft stops added to be provided at each floor level within an interconnected floor space. Provisions have been added to address combustible content limits within the interconnected floor space.

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.

SAFETY WITHIN FLOOR AREA

Travel distances for egress in a floor area not sprinklered throughout have been reduced from 25m to 10m and 15m. Tactile attention indicators shall be installed at the top of flights of stairs that are unenclosed, and at drop-off edges with a change in elevation greater than 300 mm that are unprotected by a guard. Doorways in occupancy classifications A, B-1, C, D, E and F now min. 850mm

width. An exit sign displaying the word "EXIT" in tactile form shall be mounted on the approach side of exit doors in the direction of travel to the exit.

BUILDING FACING STREET

A building that is classified as Group D, up to 6 storeys, sprinklered and non-combustible, or Group E, up to 3 storeys, and sprinklered: changed from a minimum of 10% to 25% of the building perimeter to be located within the 15m of the street 3.2.2.10.

ROOF ASSEMBLY FIRE RESISTANCE RATING

The permission to have the roof assembly fire-resistant rating waived applies now only to gymnasiums, swimming pools, arenas and rinks, as long as specific provisions are met. Currently roof assemblies can be waived for all building classifications provided the buildings are sprinklered, the sprinkler system is electrically supervised, and the operation of the sprinkler system will cause a signal to be transmitted to the fire department.