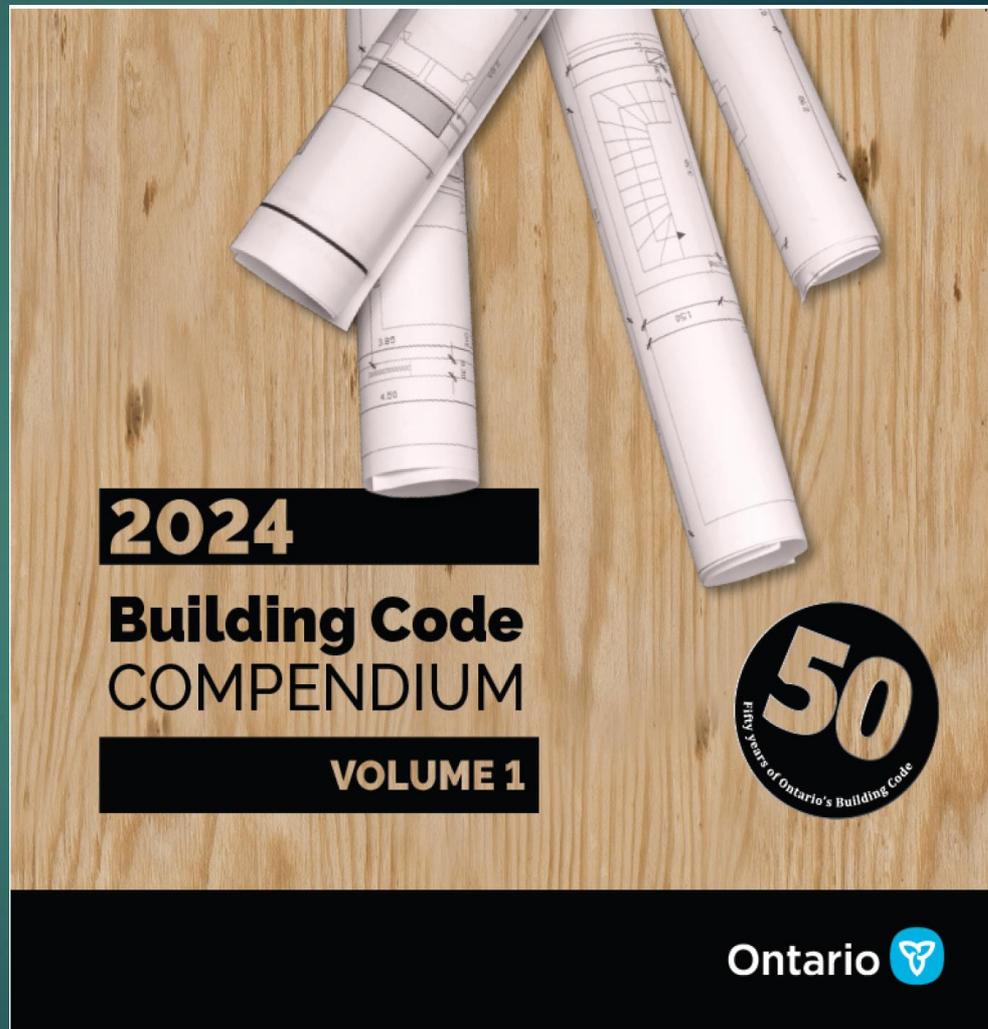


**Effective  
Jan 1,  
2025**



Ontario 

# 2025 CHANGES



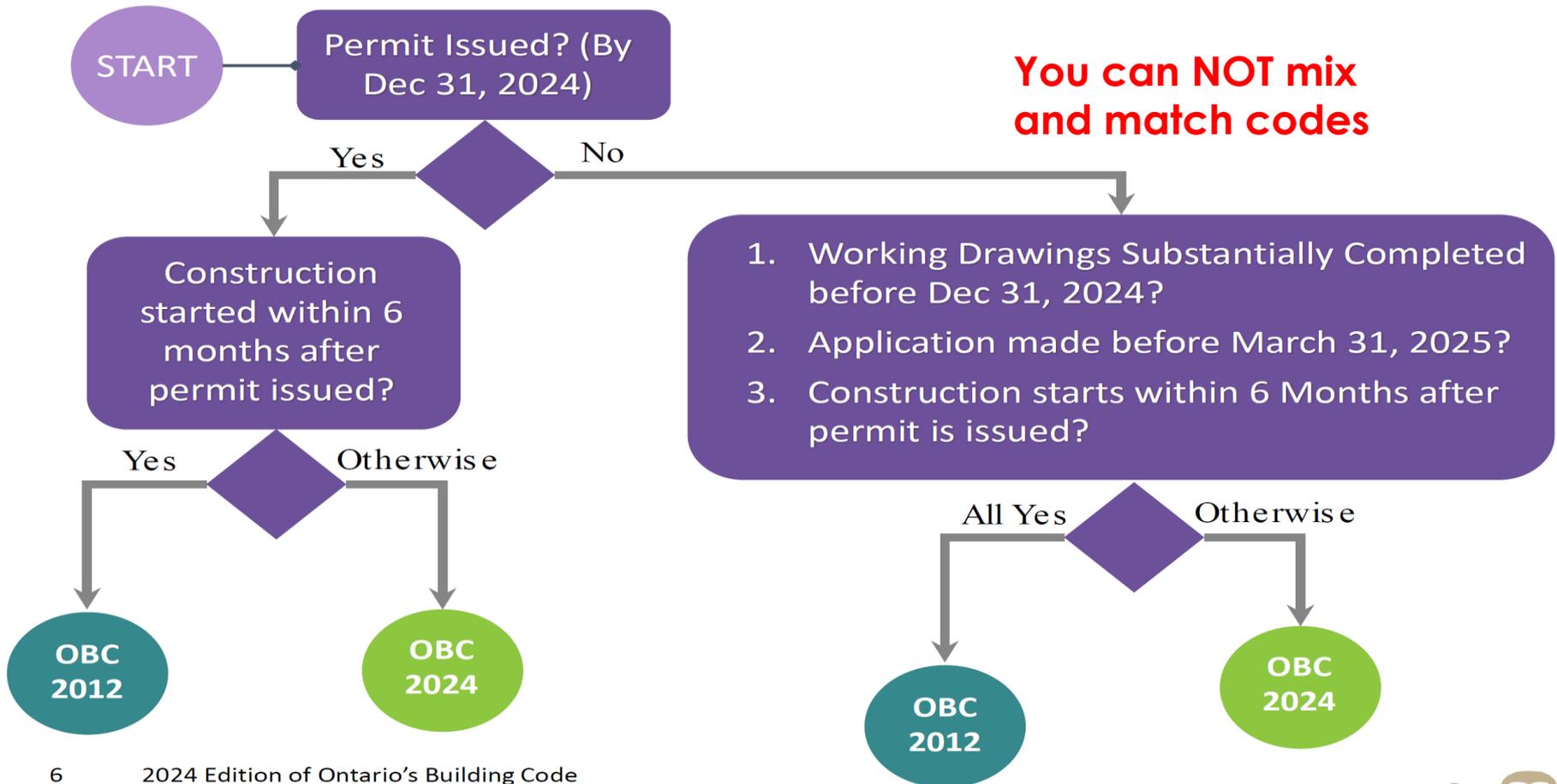
## Introduction

This presentation is intended to cover the KEY changes to the code as it relates to Part 9 house/dwellings. There are over 2000 documented changes from the 2012 OBC to the 2024 OBC. The information contained within this document and associated slide deck is intended for general information purposes only. It is not intended as legal or technical advice and should not be relied upon as such.

Designers Homeowners and Builders are responsible to ensure that they make themselves familiar with the 2024 code.

# 2025 CHANGES

## Transition Rules and Application



# 2025 CHANGES



## Key Definitions for Part 9 Houses

### New

**Braced Wall Panel** means a portion of a wood-frame wall where bracing, sheathing, cladding or interior finish is designed and installed to provide the required resistance to lateral loads due to wind or earthquake.

**Braced Wall Band** means an imaginary continuous straight band extending vertically and horizontally through the building or part of the building, within which braced wall panels are constructed.

**Carbon Monoxide Alarm** means a carbon monoxide detection device with an integral audible alarm device designed to sound an alarm within the room, suite or space in which it is located when the concentration of airborne carbon monoxide exceeds a pre-determined level and duration

# 2025 CHANGES

## Key Definitions for Part 9 Houses

### House is no longer defined

**Dwelling unit** means, (as per 2024 OBC) a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

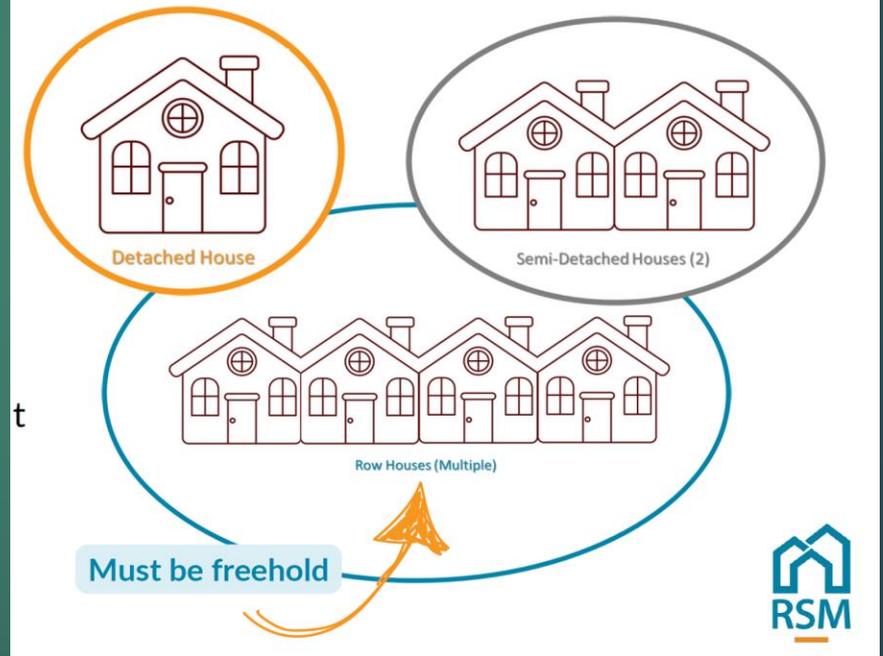
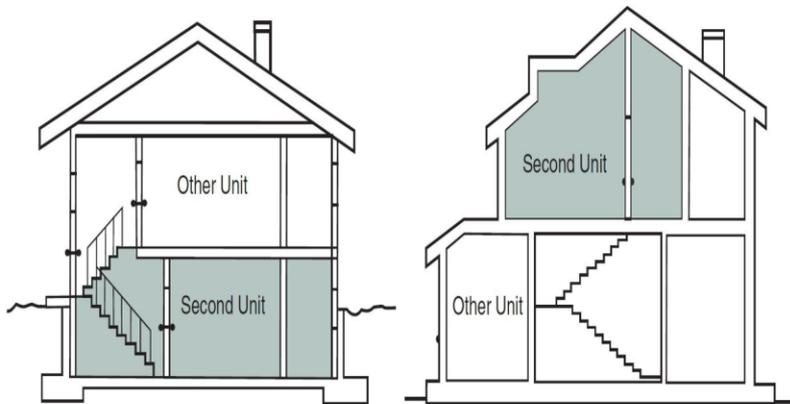
### New

**Secondary Suite** means a self-contained dwelling unit located in a building or portion of a building of only residential occupancy that contains only one other dwelling unit and common spaces, and where both **dwelling units constitute a single real estate entity**. (See Note A-1.4.1.2.(1)).

# 2025 CHANGES

## Key Definitions for Part 9 Houses

### Examples of Secondary Suite locations



# 2025 CHANGES

## Key Definitions for Part 9 Houses

### 2012

(1) Except as provided in Sentence 9.8.6.2.(3), stairs, ramps, landings, handrails and *guards* in a garage that serves a *house* or an individual *dwelling unit* shall conform to the requirements for stairs, ramps, landings, handrails and *guards* within a *dwelling unit*.

### 2024

(1) Except as provided in Sentence 9.8.6.2.(3), stairs, ramps, landings, handrails and guards in a garage that serves a single *dwelling unit* or a house with a *secondary suite* shall conform to the requirements for stairs, ramps, landings, handrails and guards within a dwelling unit.

# 2025 CHANGES

## Key Definitions for Part 9 Houses

Underpinning means the process of strengthening the foundation or lowering the level of a foundation of an existing building.

**ALL** underpinning **MUST** be designed by a professional engineer



# 2025 CHANGES

## Part 9 House

### 9.5.3.1 Room Heights

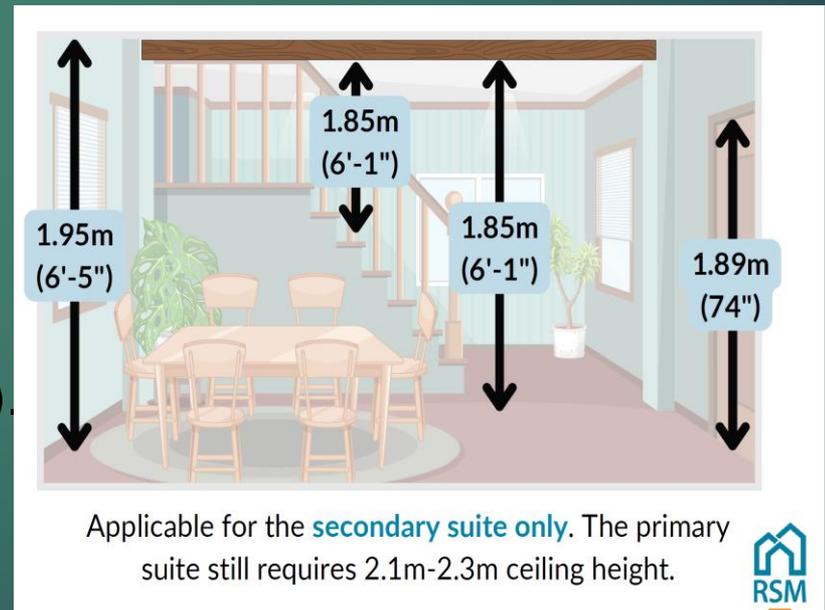
(1) Except as provided in Sentences (2) and (3), the ceiling heights.....

(2) Ceiling heights in **secondary suites** shall be not less than 1.95m.

(3) Clear heights under beams and ducting in **secondary suites** shall be not less than 1.85 m.

Sentence (2) or (3) shall be contiguous with the entry or entries to those rooms or spaces.

9.5.5.1(2) Doorway openings within secondary suites shall be designed than **1 890 mm** high where the ceiling height complies with Sentence 9.5.3.1.(2).

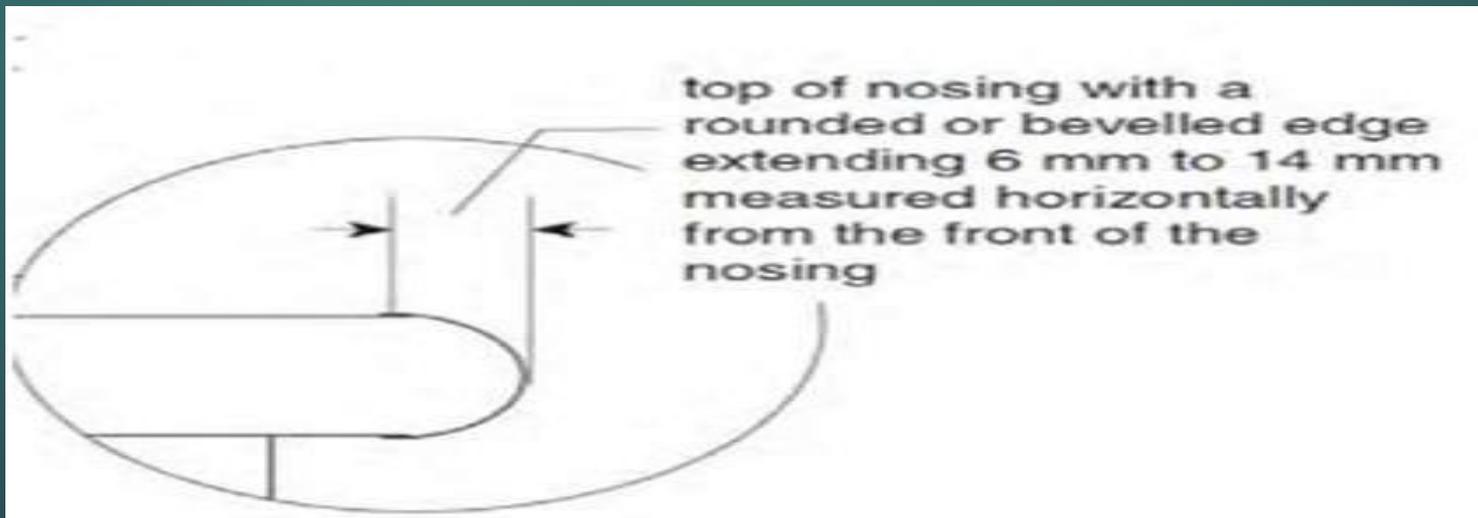


# 2025 CHANGES

## Tread Nosings 9.8.4.8

(1) Except as permitted by Sentence (2), the top of the nosings of stair treads shall have a rounded or beveled edge extending not less than 6 mm and not more than 14 mm measured horizontally from the front of the nosing.

(2) If resilient material is used to cover the nosing of a stair tread, the minimum extension of the rounded or beveled edge required by Sentence (1) is permitted to be reduced to 3 mm.



# 2025 CHANGES

## Part 9 House

### Stairs

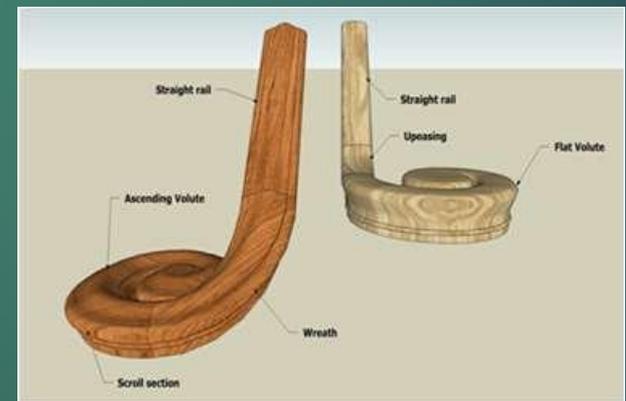
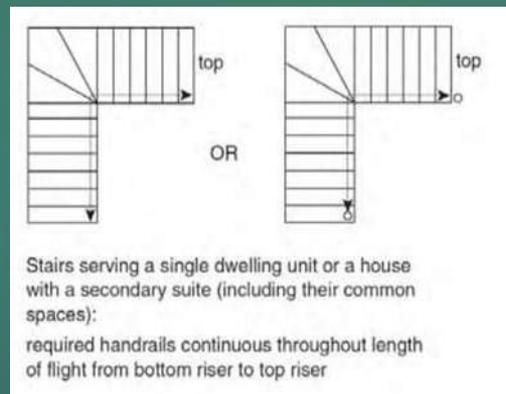
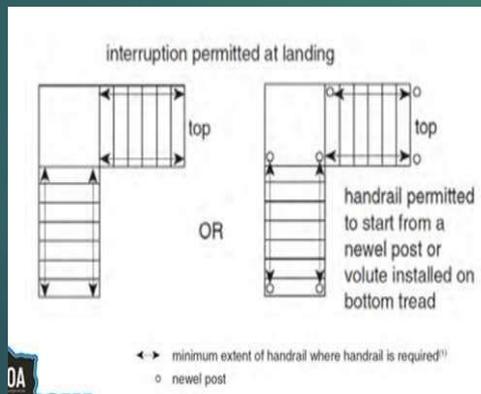
#### 9.8.4.9

- (1) Except as provided in Sentence (2), **stairs shall have no open risers.**
- (2) Open risers are permitted in
  - (a) interior and exterior stairs that serve a single dwelling unit or a house with a secondary suite,
  - (b) fire escape stairs,
  - (c) stairs that are principally used for maintenance,
  - (d) stairs that serve service rooms, and
  - (e) stairs that serve industrial occupancies other than storage garages.

# 2025 CHANGES

## Continuity Of Handrails 9.8.7.2

3) For stairs or ramps serving a single dwelling unit or a house with a secondary suite including their common spaces, a handrail is permitted to start from a newel post or volute installed on the bottom tread.



# 2025 CHANGES

## Part 9 House

Guards 9.8.8.1 (protecting windows)

(5) Windows need not be protected in accordance with Sentence (4), where the bottom edge of the openable portion of the window is located

- (a) more than 900 mm above the finished floor, or
- (b) less than 1 800 mm above the floor or ground on the other side of the window.2)

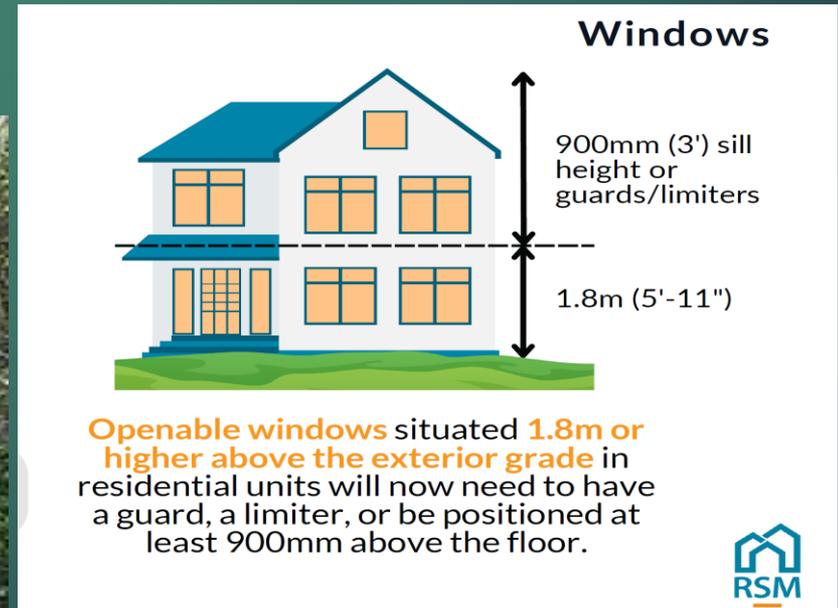
# 2025 CHANGES

## Part 9 House

Guards 9.8.8.1 (protecting windows)

If the floor is greater than 1.8m above grade/deck or other surface the window must

- Only open to 100mm (4") or
- The window sill must 900mm (3') above the floor or
- Have a guard on the window

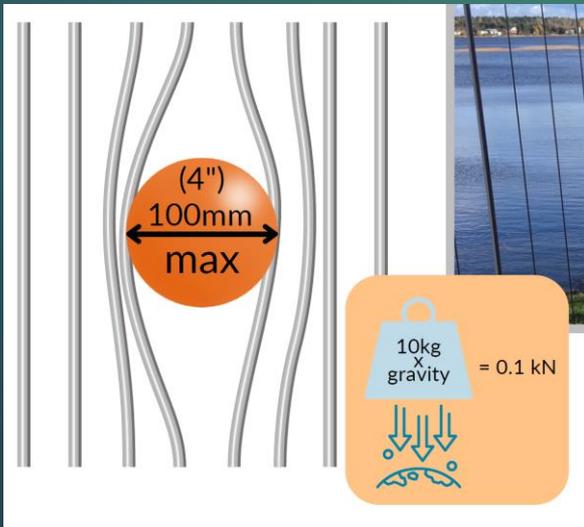


# 2025 CHANGES

## Part 9 House

Guards 9.8.8.2

2) The size of the opening between any two adjacent vertical elements within a guard shall not exceed the limits required by Sentence 9.8.8.5.(1) when each of these elements is subjected to a specified live load of 0.1 kN applied in opposite directions in the in-plane direction of the guard so as to produce the most critical effect.



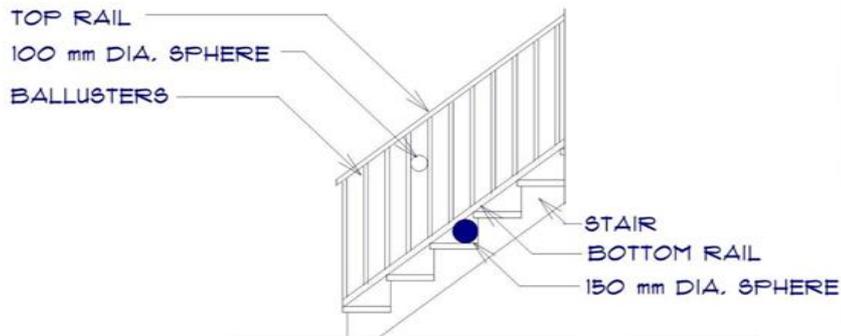
0.1 kN = 22.48  
lbs

# 2025 CHANGES

## Part 9 House

Guards 9.8.8.5

(2) Except for guards that serve industrial occupancies, the triangular openings formed by stair risers, stair treads and the bottom element of a required guard shall be of a size that prevents the passage of a 150 mm diam sphere

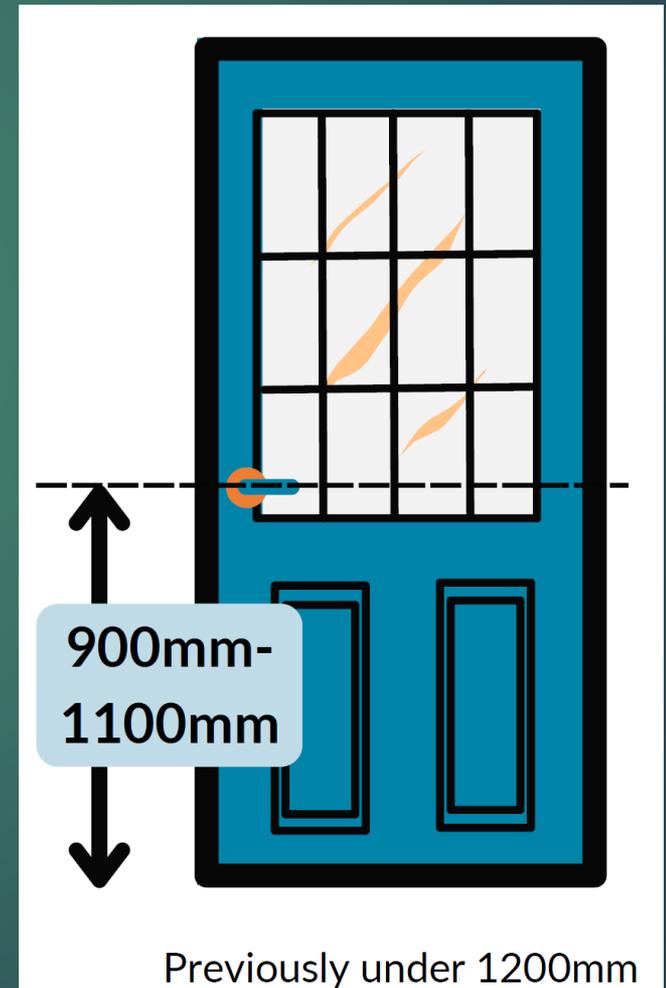


# 2025 CHANGES

## Part 9 House

### Doors 9.9.6.7

(3) Door release hardware on doors in a means of egress shall be installed 900 mm to 1 100 mm above the finished floor



# 2025 CHANGES

## Part 9 House

Separation between secondary suit

9.10.8.10

(1) Table 9.10.8.1. does not apply to

- (a) a dwelling unit that has no other dwelling unit above or below it,
- (b) houses with a secondary suite, where the floor framing is protected on the underside by a continuous smoke-tight barrier of not less than 15.9 mm thick gypsum board, or
- (c) a dwelling unit that is not above or below another major occupancy.

A continuous smoke-tight barrier of at least 15.9 mm thick Type X gypsum board, installed on both sides of the walls and the underside of the floor-ceiling framing at assemblies that separate suites

# 2025 CHANGES

## Part 9 House

### 9.10.14.5

- (12) Where roof soffits project to less than 1.2 m from the property line, the centre line of a public way, or an imaginary line between two buildings or fire compartments on the same property, they shall
  - (a) have no openings, and
  - (b) be protected by
    - (i) not less than 0.38 mm thick sheet steel,
    - (ii) unvented aluminum conforming to CAN/CGSB-93.2 “Prefinished Aluminum Siding, Soffits, and Fascia, for Residential Use,”
    - (iii) not less than 12.7 mm thick gypsum soffit board or gypsum ceiling board installed according to CSA A82.31-M, “Gypsum Board Application,”
    - (iv) not less than 11 mm thick plywood,
    - (v) not less than 12.5 mm thick OSB or waferboard, or
    - (vi) not less than 11 mm thick lumber

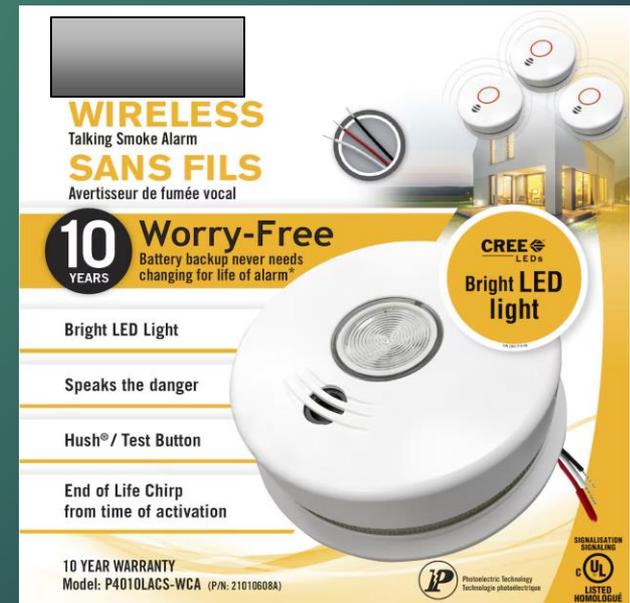
# 2025 CHANGES

## Part 9 House

Smoke Alarms between dwelling and secondary suite

9.10.19.5

(2) Smoke alarms in a house with a secondary suite shall be wirelessly interconnected or interconnected by hard-wiring so that the activation of any one smoke alarm causes all smoke alarms within the house with a secondary suite to sound.



# 2025 CHANGES

## Part 9 House

### Soil Gas Control - 9.13.4.

1) This Subsection applies to

a) wall, roof and floor assemblies separating conditioned space from the ground, and

b) the rough-in to allow the future protection of conditioned space that is separated from the ground by a wall, roof or floor assembly.

2) This Subsection addresses the leakage of soil gas from the ground into the building.

# 2025 CHANGES

## Part 9 House

### 9.13.4.2

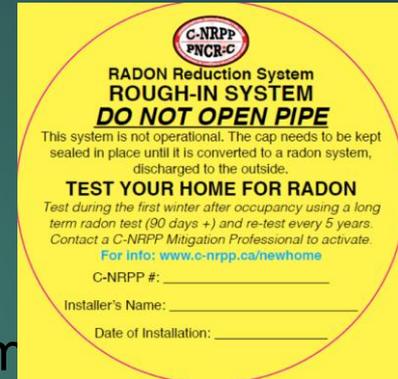
- (1) Except as provided in Sentence (2), all wall, roof and floor assemblies in contact with the ground shall be constructed to resist the leakage of soil gas from the ground into the **building** in accordance with Subsection 9.25.3. or MMAH Supplementary Standard SB-9, “Requirements for Soil Gas Control.”
- (2) Unless the space between the air barrier system and the ground is designed to be accessible for the future installation of a subfloor depressurization system, **dwelling units and buildings containing residential occupancies** shall be provided with the rough-in for a radon extraction system conforming to Article 9.13.4.3.

# CHANGES 2024

## Part 9 House (Radon)

### 9.13.4.3

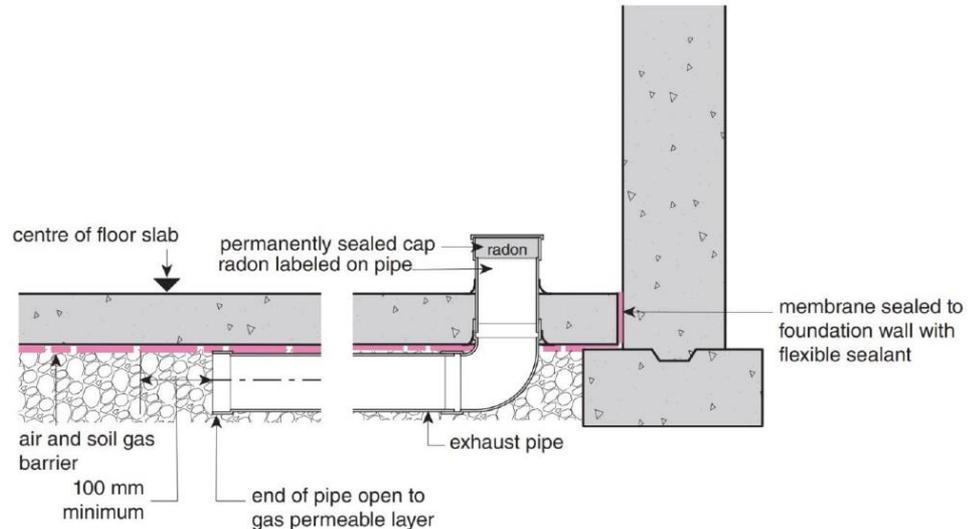
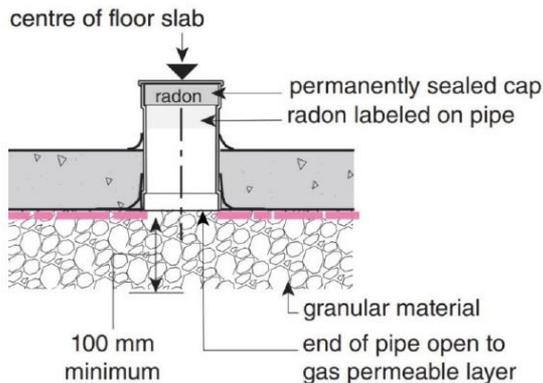
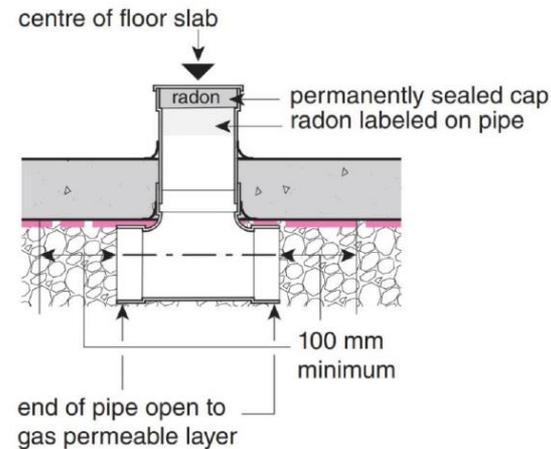
- Not less than 100 mm of granular material (under slab)
- An outlet pipe not less than 100 mm in diameter
  - top end permits connection to depressurization equipment
  - with an airtight cap
  - clearly labeled future Radon
- An effective depressurization of the gas-permeable layer (example would be 0.15mm Vapour Barrier over lapped by 100mm)
- All penetrations must be sealed
- Must seal the slab to the foundation with flexible sealant
  - <https://c-nrpp.ca/professionals/request-c-nrpp-mitigation-labels/>



# 2025 CHANGES

## Part 9 House

### Code: National Building Code



**Acceptable configuration for  
the extraction opening in a  
depressurization system**

*A-9.14.2.1.(2)(a), PDF page 1381/1530 of 2020 NBC*

# 2025 CHANGES

## Part 9 House

### Sump Pits - 9.14.5.2.

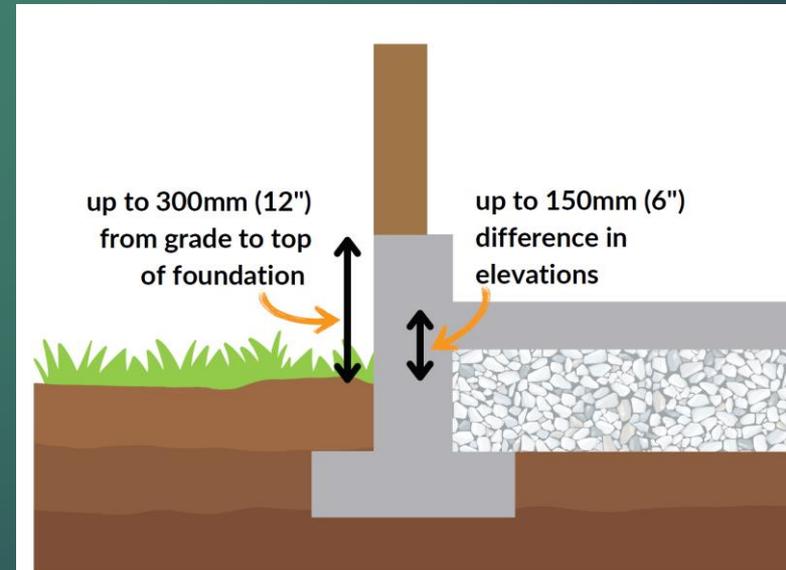
- 1) Where a sump pit is provided it shall be
  - a) not less than 750 mm deep,
  - b) not less than 0.25 m<sup>2</sup> in area, and
  - c) provided with a cover.
- 2) Covers for sump pits shall be designed
  - a) to resist removal by children, and
  - b) to be airtight in accordance with Sentence 9.25.3.3.(7)

# 2025 CHANGES

## Part 9 House Foundation walls

- 9.15.4.3.(2)(d)
- (d) they extend from the footing to no more than 300 mm above the finished ground level and are backfilled on both sides such that the difference in elevation between the finished ground levels on either side of the wall is no more than 150 mm.

If you exceed this the foundation wall is considered laterally unsupported



# 2025 CHANGES

## Part 9 House

### **Ground Cover in Heated Crawl Spaces - 9.18.6.2.**

- 4) All penetrations of the ground cover required in Sentence (1) shall be sealed against air leakage. (See Subsection 9.25.3.)

# 2025 CHANGES



## Part 9 House

### Access - 9.19.2.1.

2) The hatch required in Sentence

(1) shall be not less than 550 mm by 900 mm except that, where the hatch serves not more than one dwelling unit, the hatch may be reduced to 0.32 m<sup>2</sup> in area with no dimension less than 500 mm. (See Note A-9.19.2.1.(2))

# 2025 CHANGES



## Part 9 House

- 9.23.2.4
- (1) Except as provided in Sentence (3), connectors in contact with preservative-treated wood shall be made of
  - Galvanized (hot-dipped, zinc-coated galvanized steel with a coating weight)
  - Stainless
  - Equivalent corrosion resistance...

# 2025 CHANGES

## Part 9 House

### 9.23.13. Bracing to Resist Lateral Loads Due to Wind and Earthquake

- Talks about *Brace Wall Bands* and or *Brace Wall Panels*
- This section does not apply to Muskoka at this time

# 2025 CHANGES

## Part 9 House Ventilation

- Section 9.32. adopts the ventilation requirements from the 2020 NBC.
- The layout of this new Section differs from the 2012 OBC, but still allows the same systems currently used in Ontario.
- New terminologies are introduced such as “non heating season ventilation”, and “heating season ventilation”. The new edition also speaks to natural means and mechanical means of non heating ventilation systems.
- 9.32.3.7 requires a kitchen hood discharge to the outdoors 50 L/s (HRV no sufficient any more)
- 9.32.3.8 Depressurization, most larger homes will require makeup air
- Many other changes for ventilation design we are not covering today

# 2025 CHANGES

## Part 9 House

Carbon Monoxide alarm 9.32.9A, B, C new to the code

Required to be hard wire, interconnected, battery backup and you have a visual device 175 cd (same as smoke alarm)

Located:

- Sleeping rooms adjacent to a garage
- Adjacent to each sleeping room
- On each storey without a sleeping room
- In the main area of a bachelor's suite
- Sleeping rooms containing or adjacent to a suite/area that contains a fuel-burning appliance or flue
- Sleeping rooms adjacent to an attic or crawl space that is adjacent to a garage.



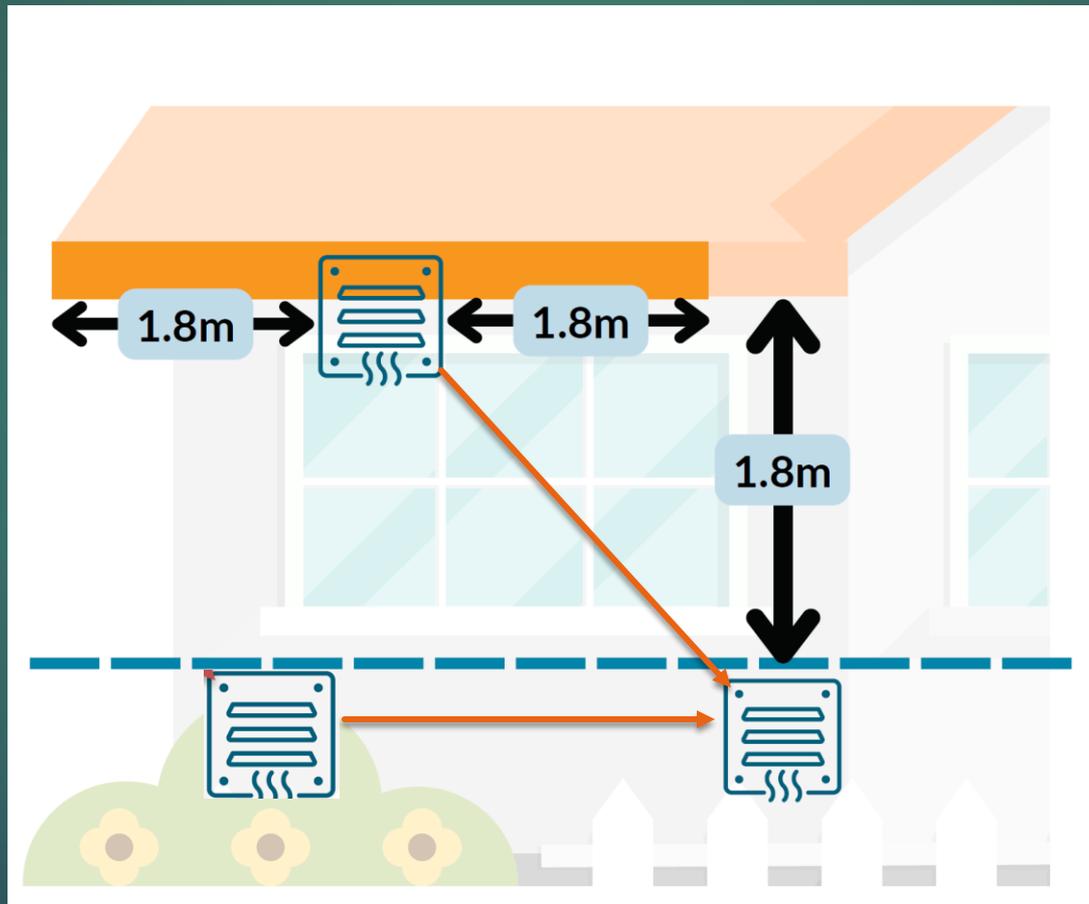
# 2025 CHANGES

## Part 9 House Exhaust

- 9.33.1.1 and 9.33.6.13.(7.1)
- Return-air from a dwelling unit shall not be recirculated to any other dwelling unit
- 9.32.3.13
- (4) Except as provided in Sentences (5) and (6), exhaust outlets that discharge air containing moisture, such as bathroom ventilation and clothes dryer exhaust outlets, shall be located at least 1 800 mm from air intakes and vented soffits.
- (5) Where an exhaust outlet referred to in Sentence (4) is located within a soffit, the soffit shall either be unvented, or if vented, the full depth of the soffit shall be blocked for a distance of 1 800 mm on each side of the exhaust outlet.

# 2025 CHANGES

## Part 9 House



# 2025 CHANGES

## Part 9 House

- Cottages are now under 9.37 was 9.36
- (3) Except as provided in Sentence (4), thermal insulation, vapour barrier, air barrier construction, interior finishes, plumbing, heating, mechanical ventilation, air-conditioning and electrical facilities, need not be provided, but where any of these are provided, they shall comply with the requirements of this Part
- NOTE  
If you had a bathroom fan this means you MUST comply with all ventilation requirement

# 2025 CHANGES

## Web sites

- Free copy of the 2024 building code in PDF free
- <https://www.ontario.ca/page/2024-ontario-building-code>