



TO: Mayor and Members of Council

FROM: Stephanie Di Perna, Chief Building Official and Director Building Standards

DATE: December 2, 2022

Re: Proposed 2023 Building Code Changes

Purpose: The purpose of this memorandum is to respond to a request by councillors to provide information on the proposed 2023 changes to the Ontario Building Code.

Background: The proposed changes are listed for public consultation until December 9, 2022. The consultation period is intended to generate input from building sector stakeholders and the public on potential Building Code changes.

Next Steps/Actions: Building Standards Department has reviewed and supports the proposed changes. No further action is required.

Potential 2023 Changes to the Ontario Building Code:

Ontario's Housing Supply Action Plan:

Division B, Part 3

- Align cladding requirements with the National Building Code
- Remove limitation for combustible piping for mid-rise wood buildings
- Provides relaxation for roof covering classification requirements based on the building height of mid-rise wood and encapsulated mass timber buildings
- Allow exit stair enclosures in mid-rise wood buildings to be constructed of combustible construction and have the same fire-resistance rating as what is required for the floor assembly
- Allow a storage garage to be constructed below the 4th storey within a residential mid-rise wood building
- Allow a Group F2 and F3 major occupancy to be constructed below the 3rd storey, and a storage garage to be constructed below the 4th storey, in a Group D mid-rise wood building
- Exemption for standpipe installation in combustible 4 storey sprinklered stacked townhouses

- Exemption for standpipe installation in noncombustible 4 storey stacked townhouses with not more than 1 dwelling unit above another

Sewage Systems and Energy Efficiency:

Division B, Part 8

- Update reference CSA standard
- Increased flexibility for the construction of a Class 2 Sewage system
- Remove requirement ~~for~~ distribution piping to extend the entire length of the leaching chamber
- Include design and installation competency criteria for combined treatment and dispersal bed systems
- Expand the use of leaching chambers to include low profile products
- Clarify between the types of materials that can be used for the required sand layer
- Introduced a combined treatment and dispersal bed system
- Include requirement for effluent samples for combined treatment systems

Division B, Part 12

- Relocates existing energy efficiency enhancements for allowable fenestration and door area noted in Supplementary Standards SB-10 to Part 12 in Division B

General Changes:

Division A

- Requires farm building to be designed to current climatic data
- Harmonization of definitions to align with the National Code
- Addition of building envelope specific functional statements

Division B, Part 3

- Clarification that Part 3 applies to smaller restaurants classified as a Group E occupancy
- Removal of the 6-storey height limitation for sprinklered buildings with combustible wall components
- New protection measures against fire spread on the exterior surface of an exterior wall that includes combustible components

- Clarifying use of smoke and fire dampers for Group C and Group B2 major occupancies
- Clarifying requirement's for visual signal components for smoke detectors were permitted in lieu of smoke alarms
- Updating of several different reference standards
- Clarifying maximum exit width requirements
- Clarifying requirement for continuity of handrails
- Clarify barrier free provisions for curb and railing provisions
- Clarify existing items of pool deck design for public pools
- Add new provisions for public pools

Division B, Part 5

- Update of CSA standards note for durability in buildings

Division B, Part 7

- Permit certain storm drainage to be redirected for specific re-use
- Clarify requirements for linings and coatings of domestic water tanks
- Updating of tracer wire requirements for water service pipes for fire mains
- Updates the hydraulic load for certain fixtures
- New requirements to shower outlet pipes where multiple shower heads are serving one receptacle
- Clarification to vent size requirements for grease interceptors
- Align certain existing requirements with the National Plumbing Code
- Include hot water temperature control devices for child care facilities

Division B, Part 9

- New structural framing requirements for houses and small buildings to reduce the likelihood of severe damage or total loss in high wind events of an EF2 tornado
- Align nosing and handrail requirements to the National Building Code
- Clarification to unprotected openings provisions
- New requirements for soil gas control and protection methods
- Align concrete strength requirements with the National Building Code

Division C, Part 1

- Demolition permit required for a residential building located on a farm
- Requires certain change of use to comply with Environmental Protection Act prior to occupancy or partial occupancy of a building

Please feel free to contact me at sdiperna@markham.ca or at ext. 3940 should you have any questions or require further clarification on the proposed changes to the Ontario Building Code.