



Hamilton

# INFORMATION REPORT

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	June 18, 2019
<b>SUBJECT/REPORT NO:</b>	Amendments to the 2012 Ontario Building Code (PED19126) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
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<b>SIGNATURE:</b>	

On May 2, 2019, the Ontario Government filed Ontario Regulations 87/19 and 88/19, amending Ontario's 2012 Building Code. These amendments come into effect on several different dates. This Information Report will provide members of the Planning Committee and Council with the highlights of these amendments together with the in-effect date.

## **Amendments that come into effect on May 2, 2019 (O. Reg. 88/19)**

- The applicable law list has been updated by removing an outdated reference to repealed legislation.
- Sewage system provisions have been revised to address pipe spacing for different types of absorption trenches.
- The current electric vehicle charging requirements for houses and all other buildings have been deleted.

The major change that comes into effect on May 2, 2019, is the removal of the requirement to include the infrastructure for electric vehicle charging stations in new homes and non-residential buildings. The Ontario Government has stated that this will reduce unnecessary costs.

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*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

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**Amendments that come into effect on July 1, 2019 (O. Reg. 87/19)**

- New provisions have been added to address farm buildings containing hazardous operations where flammable liquids, combustible liquids or flammable gases are used as extraction solvents related to cannabis processing.

These amendments are to address farm buildings with cannabis operations and are consistent with amendments made to the Fire Code under Ontario Regulation 33/19.

**Amendments that come into effect on January 1, 2020 (O. Reg. 88/19)**

- A number of standards referenced in the Building Code have been updated, added or withdrawn. They are now more consistent with those listed in the National Building and Plumbing Codes.
- A number of Fire safety measures have been added including fire prevention, early detection and warning systems. This has been done to address concerns with fire protection and life safety functions.
- Several revisions have been made to the barrier free section related to accessible controls in the operation of safety devices, and accessibility requirements in washrooms.
- Additional requirements have been added to address the structural sufficiency of buildings to withstand external forces, and improve resilience under earthquake loads and effects.
- A new sound transmission rating, Apparent Sound Transmission Class (ASTC), has been introduced in addition to the existing Sound Transmission Class (STC) rating. This provides for additional compliance paths that can be used to meet the sound transmission requirements of the Building Code.
- Additional requirements have been added, or modified, to address public health and safety requirements such as indoor air contaminants and cooling towers.
- Water conservation improvement to plumbing fixtures. Flow rate requirements have been revised and more efficient water supply fittings for lavatories are now required. Additionally, lavatory faucets located in public washrooms will be required to be equipped with automatic shut-off when not in use.

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Most of the amendments that come into effect on January 1, 2020, are technical in nature, and are meant to update regulations to ensure they address changes that have been proposed through public consultation and to implement government priorities.

**Amendments that come into effect on January 1, 2022 (O. Reg. 88/19)**

- The run dimensions of stairs serving single dwelling units have been increased.
- Harmonization of stair requirements between Part 3 buildings (large complex buildings) and Part 9 buildings (house and small buildings).
- The maximum height of a handrail has been increased, and clarification has been added regarding ergonomic design provisions.
- A new article has been added that allows spiral stairs in buildings under certain conditions.

These amendments that come into force on January 1, 2022, will have the most impact on the construction industry. The changes to the stair dimensions will mean that a set of stairs in a new dwelling may have to be increased in length by up to 300 mm (12 inches), depending on the stair configuration. This may result in either the floor layout or building size having to be changed to accommodate the increased dimension. The greatest impact would be on a straight set of stairs, and on back to back townhouses. Other stair configurations may have minimal changes to their overall dimensions.

Builders, designers and stair manufacturers will be the most impacted since these new requirements may result in longer overall stair runs and a reduction in usable floor space. These changes may also require a redesign of standard floor plans and layouts, and the retooling of stair production facilities which will potentially increase the cost of construction.

However, studies have shown that increasing the run dimension on a set of stairs will reduce the number of injuries and deaths that are a direct result of falls on residential stairs. The Ontario Government has delayed these amendments until January 1, 2022, to give the construction industry time to adjust to these new stair requirements.

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