

Ontario's 2024 Building Code

Introducing Key Changes to Part 5: Environmental Separation

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Building and Development Branch
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Disclaimer

- ❑ The information contained within this slide deck is intended for general information purposes only. It only highlights key changes to the Building Code. It is not intended as legal or technical advice and it should not be relied on as such. Code users are strongly advised to consult the official records for specific legislative and regulatory requirements, including Ontario's 2024 Building Code, O. Reg. 163/24 as amended by O. Reg. 203/24, 2020 National Building Code and Ontario Amendment Document (May 15, 2024) for the full extent and the exact wording of the changes.

Purpose

- ❑ To ensure smooth transition to 2024 Building Code, this deck is intended to inform ministry partners and stakeholders about major changes implemented in Part 5, Environmental Separation in Ontario's 2024 Building Code.
- ❑ The changes are intended to reduce existing variations with the National Building Code (NBC), align with new provisions introduced through 2020 National Construction Codes, and address Ontario-specific changes.

Effective Date

- The 2024 Building Code comes into effect on January 1, 2025.
- There will be a three-month grace period until March 31, 2025, permitting the continued use of the current code, for applications for which drawings were substantially complete before January 1, 2025.

Content

The following Items will be covered:

- General
- Resistance to Deterioration (CSA 478)
- Air Barrier Assemblies
- Standards

General (Section 5.1.)

General

- ❑ Some Subsections, Articles and Sentences within this Part have been renumbered and include some minor editorial changes to harmonize with National.

Scope (Article 5.1.1.1.)

- ❑ Sentence 5.1.1.1.(1) has been amended to clarify that Part 5 addresses the:
 - ❑ control of condensation, and
 - ❑ transfer of heat, air, moisture and sound.

General (Section 5.1.)

Resistance to Deterioration (Article 5.1.4.2.)

- ❑ Sentence (3) has been revised to delete reference to **Guidelines** CSA S478, “Guideline on Durability in Buildings” and replace with new **Standard** CSA S478, “Durability in Buildings”
 - excludes CSA 478’s prescribed minimum design service life of a building and building elements contained in the standard.
- ❑ New Sentence (4) has been added to require the design service life of a building and building elements be considered by the designer in consultation with the building owner.

Air Leakage (Section 5.4.)

Required Resistance to Air Leakage (5.4.1.1.)

- ❑ Several provisions from Article 5.4.1.2. Air Barrier System Properties in the 2012 OBC have been relocated to Article 5.4.1.1.
- ❑ Air leakage requirements have been revised to establish maximum air leakage rate for **air barrier assemblies** that meet the appropriate Performance Class as defined in Table 5.4.1.1.
- ❑ Air barrier assemblies must be continuous:
 - across construction, control and expansion joints, junctions between different air barrier assemblies, and
 - around penetrations through air barrier assemblies.

Air Leakage (Section 5.4.)

Air Barrier Assemblies (5.4.1.2.)

- ❑ Revised Article 5.4.1.2. provides requirements for air barrier assemblies not in contact with ground:
 - Conform to CAN/ULC-S742, and Performance Class in Table 5.4.1.1., or
 - At least one air barrier material conforming to CAN/ULC-S741 and Performance Class in Table 5.4.1.1.
- ❑ Air barrier assemblies in Subsections 5.9.2. (Windows, Doors and Skylights), 5.9.3. (Other Fenestration Assemblies) and 5.9.4. (Exterior Insulation Finish Systems) to meet performance criteria defined in those Subsections.

Standards (Section 5.9.)

- ❑ Section 5.10. has been relocated to Section 5.9. in the 2024 OBC and all Subsections and Articles contained within have been renumbered accordingly to harmonize with the numbering system of the 2020 NBC.
- ❑ Reference standards has been harmonized with National. Some examples of changes to Table 5.9.1.1. are:
 - ASTM D3379 “Rigid Polyvinyl Chloride (PVC) Siding” (added)
 - CAN/ULC-S717.1,” Flat Wall Insulating Concrete Form (ICF) Units – Material Properties” (added)
 - CAN/CGSB-11.5-M, “Hardboard, Precoated, Factory Finished, for Exterior Cladding (deleted)
 - CAN/CGSB-93.3. “Prefinished Galvanized and Aluminum-Zinc Alloy Steel Sheet for Residential Use” (deleted)

Questions?