



**BUILDING SERVICES DEPARTMENT  
MEMORANDUM**

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**TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL**

**FROM: P. EVANS, CHIEF BUILDING OFFICIAL, EXT. 5535**

**WARD: ALL**

**NOTED: B. ARANIYASUNDARAN, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: 2024 ONTARIO BUILDING CODE**

**DATE: AUGUST 14, 2024**

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The purpose of this Memorandum is to provide members of Council notice that effective January 1, 2025, the 2012 Ontario Building Code will be replaced with the 2024 Ontario Building Code (OBC).

**Background**

The OBC is the legislative framework governing the construction, renovation, and change-of-use of buildings in Ontario. It establishes detailed technical requirements and minimum standards for building construction.

**Highlights**

The 2024 OBC continues to harmonize with the National Building Code of Canada (NBC), with over 1730 technical changes. There were also a series of updates specific to Ontario only. A few major changes include:

- 1) Two-unit house provisions for secondary suites
- 2) Large Farm Buildings
- 3) Structural, envelope, HVAC, and plumbing provisions
- 4) Radon mitigation
- 5) Fire protection

**Transition Period**

To assist with the transition to the 2024 OBC, the Provincial Government (Province) has provided a transition period until March 31, 2025. The City of Barrie (City) Building Services Department (Building Services) is permitting building permit applications to be submitted until March 31, 2025, using the 2012 OBC, as long as the application is deemed to be **complete**. This allows industry professionals and businesses who are already in the design process to finalize the design under the current 2012 OBC.

Projects where applications are not complete as of March 31, 2025, will be required to comply with the 2024 OBC.

Building Services is preparing a bulletin for circulation to our industry stakeholders, and it will be posted on our website.