
TWO UNIT HOUSES

2024 Ontario Building Code Changes

These are highlights only. A digital copy of the 2024 Building Code Compendium is available on the provincial website.

MOSTLY HARMONIZED WITH THE NATIONAL CODE

Ontario's two-unit house provisions have mostly harmonized with the National Building Code's (NBC's) requirements for *secondary suites*, except for overall suite size provisions.

DEFINITIONS REVISED

Definition of *house* has been removed from Division A 1.4.1.2. New has been added for a *Secondary Suite*: *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.*

LOWER CEILING HEIGHTS

Currently ceiling heights in residential occupancies are a minimum of 2.3m and 2.1m in the basement, *secondary suites* are permitted to have not less than 1.95m. Lower ceiling heights over stairs located under beams serving a *secondary suite*, not less than 1.85m.

EGRESS

A new egress exception has been added for houses with secondary suites.

SMOKE ALARMS

New provision requiring smoke alarms in secondary suites with houses to be interconnected throughout the entire building.