
ENVIRONMENTAL AND HVAC

2024 Ontario Building Code Changes

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

ENVIRONMENTAL

AIRTIGHTNESS

New requirements and details added related to the installation of air barriers and requirements for airtightness. Below grade airtightness requirements updated to include radon and soil gases.

HVAC

NEW SETBACKS

Outdoor air intakes shall be installed not less than 0.3m above roofs, landscape grades or other surfaces, taking into account anticipated snow accumulation levels. Provisions added for required setbacks for vented products of combustion.

EVAPORATIVE HEAT REJECTION SYSTEMS

This has been added to minimize the potential proliferation and transmission of disease-causing micro-organisms.

AIR HANDLING SYSTEM

Air handling systems shall incorporate smoke detectors.

CARBON MONOXIDE ALARM

A carbon monoxide alarm must now be installed in a suite of residential occupancy or care occupancy where:

- there is a fuel burning appliance or flue installed,
- a forced air fuel burning appliance provides heated air directly to the suite,
- is located in a room or suite or area that share a common wall or floor or ceiling assembly,
- or a storage garage shares a common wall or floor to ceiling assembly with the suite.
- When a carbon monoxide alarm is required to be installed, it should be installed in service rooms, each sleeping room, in public corridors serving suite of residential occupancy. Where carbon monoxide alarms are required in a public corridor, it shall be installed so that there is at least one alarm in each portion of the corridor and not more than 25m apart.