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Report 2025-012

Report Title: New Ontario Building Code - Plumbing and Sewage System Changes

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: January 8, 2025

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Approved by: Jennifer Moore, CAO

Council Meeting Date: January 8, 2025

Strategic Plan Priorities: Innovate for Service Excellence
 Ignite Economic Opportunity
 Foster a Thriving Community
 Propel Sustainable Growth
 Champion a Vibrant Future

Information Report

That the Economic Development, Tourism and Land Use Planning Committee receive Report 2025-012 'New Ontario Building Code, Plumbing and Sewage System Changes' for information; and

Further That That the Committee recommend that County Council receive this report for information and direct staff to send a copy of this report to each Member Municipality for informational purposes."

Purpose

This report highlights key technical changes in the new Ontario Building Code related to Plumbing and Sewage Systems.

Background

The Province has released a new (2024) Building Code which comes into effect on January 1, 2025. The 2024 Ontario Building Code streamlines processes for the sector and increases harmonization with the National Construction Codes by eliminating at least 1,730 technical variations between the provincial and national requirements.

Consultations

As indicated on the province's website, the latest edition of the Building Code was developed in consultation with sector partners; including building officials, fire prevention officials, architects, engineers, builders and the construction industry, to ensure that Ontario's buildings continue to be among the safest in North America.

Inspection Services has been working with Member Municipalities to transition to the 2024 Building Code. County Inspection reports have been updated to identify changes made through the new Code for permit applicants, contractors, and designers. Inspection Services has also added a new "Plumbing and Septic Updates and News" section on the County website, to highlight specific plumbing and septic system changes from the 2012 Building Code to the 2024 Building Code.

Legislative Authority / Risk Considerations

The Ontario Building Code (OBC), as made under the *Building Code Act, 1992*, is a technical, detailed, and comprehensive document that establishes requirements and minimum standards for building construction in the Province of Ontario. Effective January 1, 2025, the new OBC will replace the current OBC (being *O. Reg. 332/12*, or the "2012 OBC"), subject to certain transition provisions.

Discussion / Options

County Inspection Services staff have reviewed the 2024 Building Code and summarize key changes as follows:

Part 7 – Plumbing:

Sanitary Drainage Systems

- A combined building drain or a combined building sewer is now permitted to be installed
- New pipe and fittings; fibrocement, non-reinforced circular concrete culvert, reinforced circular concrete culvert, and cellular core PVC
- Transition solvent cement now restricted to drainage piping only
- Drilled and tapped joints may now be made if suitable provision has been made for drilling and tapping

- Running thread and packing nut connections and unions with a gasket seal are now permitted
- New exception: permitting the use of a union on sump pumps
- Water-closet bowls shall now be securely attached to the floor flange, floor, or wall carrier
- A floor drain is now permitted to be connected to a storm drainage system, provided it is located where it can receive only clear-water waste or storm water
- A grease interceptor is now permitted to serve as a trap
- A building sewer (storm and sanitary) shall not change direction or slope between the building and public sewer or between cleanouts, except that pipes not more than NPS 6 may change direction by not more than 5° every 3 metres, or by the use of fittings with a cumulative change in direction of not more than 45°
- Stacks shall now be provided with a cleanout fitting not more than 3 metres above grade
- The developed length of a building sewer (storm and sanitary) between the building and the first manhole to which the building sewer connects shall now not exceed 75 metres
- Two-way rodding for cleanouts is now permitted with new spacing requirements
- Sink waste cleanouts now do not require a cleanout every 6 metres
- Cleanouts in healthcare facilities, mortuaries, laboratories, and similar occupancies, where contamination by hazardous waste is likely, shall be located above the flood level rim of the fixture
- Emergency floor drains have been introduced with requirements for installation
- Minimum pipe sizing changes to laundry tub, shower drains with multiple heads, building sewers connected to a public sewer
- A fixture or equipment that produces a continuous or semi-continuous flow drains may now be connected to a combined sewer
- Hydraulic loading calculations have new calculations for fixtures and various piping arrangements

Storm Drainage Systems

- A storm drainage system may now be connected to a sanitary sewage works conditions apply
- Drainage pans on heating/cooling units and drinking fountains now require backwater valves when connected to storm drainage
- Storm drainage systems may now connect to a combined building sewer or a public combined sewer
- The discharge pipe from every pumped sump shall be equipped with a union, a backwater valve, and a shut-off valve

- Roof scuppers are now maxed to 200% of the 15 min rainfall intensity
- Roof gutters and piping requirements for sloped roofs now have hydraulic loading calculations and non-circular pipe sizing has been added

Venting Systems

- New pipe and fitting requirements for wet vents, vent stacks, interceptors, neutralizing tanks, support of vents, exterior vents up the side of buildings now permitted for all construction of buildings, size of vent terminals with protection from freezing options, venting requirements for building drains
- Air admittance valves are now permitted under the flood level rim of fixtures

Water Distribution Systems

- A well can now be utilized instead of connecting to a municipal drinking water system, even if the municipal water supply is available
- New pipe and fittings; crosslinked polyethylene fittings, PVC water pipe and fittings for hot water systems, polyethylene of raised temperature (PE-RT) tube and fittings
- New water temperature control requirements for showers, bathtubs, sinks
- New water temperature control requirements for water distribution systems supplying hot water to any bathtub, shower or hand basin that is accessible to children within childcare centres
- New standard for back-siphonage preventers for tank type water closets
- New standard for flexible water connectors exposed to continuous pressure
- New wire: 12-gauge copper clad steel may now be used as tracer wire on non-metallic water service or fire service mains
- New provision: extracted tees in copper tube may now be made
- Control and shut-off valves requirements for residential buildings containing more than one unit
- Control and shut-off valves requirements for buildings other than residential buildings
- Fire sprinkler/ standpipe systems can now be provided with a backflow prevention device which is not F rated
- New provision to permit a potable public service to provide water to a private water supply system or a non-potable water system
- Non-Potable Rainwater Harvesting Systems are now permitted for various plumbing systems within most buildings

Part 8 - On-Site Sewage Systems

Septic Tanks

- Referenced Standard CSA B66 has been updated to the 2021 edition. The standard now requires a secondary safety screen beneath tank covers

Leaching Bed systems

- Construction requirements for filter beds includes new requirements for a clearance distance of piping from the sides of the filter bed
- New construction requirements for Class A dispersal beds

Other general changes:

- The numbering system used in the 2024 Ontario Building Code strives to align with 2020 National Building Code and National Plumbing Code (NBC and NPC), and sometimes a unique numbering system consisting of decimals or letters are used to identify Ontario-only provisions to maintain alignment with National numbering system for harmonized provisions.
- Harmonization with the 2020 NBC and NPC is accompanied with the specific changes pertaining to only Ontario's Building Code. Those changes are assigned new articles / sentence numbers.

Financial Impact

N/A

Member Municipality Impacts

The new 2024 Ontario Building Code is intended to:

- streamline processes for the sector and increases harmonization with the National Construction Codes
- reduce regulatory burdens for the construction industry; and
- increase the safety and quality of buildings; and
- make it easier to build housing.

It is noted that there will be a 3-month grace period until March 31, 2025, for applications underway. Permit applications may be submitted using the 2012 Building Code if the applicant demonstrates that their working drawings were substantially complete by December 31, 2024.

Conclusion / Outcomes

Major revisions to the Ontario Building Code, referred to as the "largest ever provincial building code revision," will come into effect on January 1, 2025. County Inspection Services will continue to administer Plumbing and Sewage System Inspections on behalf of member municipalities in accordance with the new Building Code requirements.

Attachments

N/A