2024 Ontario Building Code, Part 8, Summary of Code Changes

The Ontario Building Code 2012 is set to change January 1st, 2025. County staff have reviewed the changes as they apply to Part 8 on-site sewage systems, and Part 7 plumbing, and have summarized some of the most significant changes below.

There are many changes in other parts of the code which may affect how you do business, and staff recommend you take the time to review all of them. Staff will do their best to work with you to ensure that you meet the new requirements.

Please refer to the new code to read all the new and changed sentences mentioned below to ensure that you are interpreting the information correctly.

If you have any questions, please discuss it with the inspector on site prior to the installation or contact our office to discuss the sentence in question.

Numbering System

The numbering system used in the 2024 Building Code strives to align with 2020 NBC/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.

Appendix Notes

- The 2012 Building Code references to “See Appendix A” have been replaced with “See Note A- [Code Reference]. This change appears throughout the Building Code.
- The new code will now refer to all pipe sizing as NPS, nominal pipe size.
- Because of harmonization with the National Building Code of Canada, many code sentences you are familiar with have changed location within the new code. It will be more difficult to locate the reference you are looking for.
- Many of the requirements for materials, pipe, fittings, fixtures etc. which were required to be certified to a standard are now not required to be certified. They are now required to conform to the standard. This may result in many products not having a standard embossed on the product. Because of this, we may be looking for an engineer to provide proof of conformance with the standard.

Defined Terms

Some key definitions have been added, deleted, or amended to Ontario’s terms and are shown below in italics. Some of these definitions are:

- Agricultural occupancy – New
- Agricultural occupancy with no human occupants – New
- Farm building - Amended
- Greenhouse agricultural occupancy – New
- Heritage Building – Amended
- High-hazard agricultural occupancy – New
- House – Deleted
- Post disaster building – Amended
- Secondary suites – New
- New stack has replaced Soil Stack and Waste Stack, and not defined.

Part 7 Changes That May Apply

Fibrocement Pipe and Fittings

Fibrocement pipe and fittings for use in a drain, waste or vent system has been added and it shall conform to CAN/CSA-B127.3, “Fibrocement drain, waste, and vent pipe and pipe fittings.”

Concrete Pipe and Fittings

Two new pipe types:

- CSA A257.1, “non-reinforced circular concrete culvert, storm drain, sewer pipe, and fittings,” or
- CSA A257.2, “Reinforced circular concrete culvert, storm drain, sewer pipe, and fittings.”
- Concrete fittings fabricated on the site from lengths of pipe shall not be used. If manufactured off site fittings are acceptable (See Note A-7.2.5.2.(3).)

Crosslinked Polyethylene Pipe and Fittings

- Sentence (1) has been expanded to allow manufacturer-approved fittings to be used with PEX tubing, if they comply with the referenced standard (CSA B137.5).

PVC Pipe and Fittings

- PVC water pipe and fittings can now be used in a hot water system provided they conform to:
- PVC water pipe fittings shall conform to

a. ASTM D2466, “Standard Specification for Poly (Vinyl Chloride) (PVC)

b. Plastic Pipe Fittings, Schedule 40,” or

c. ASTM D2467, “Standard Specification for Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 80.”

Transition Solvent Cement

Transition cement can now only be used on a drainage system, not on a venting system.

Cellular Core PVC Pipe and Fittings

New piping requirements for PVC Cellular Core piping and fittings:

Cellular core PVC pipe shall:

a. conform to ASTM F3128, “Standard Specification for Poly (Vinyl Chloride) (PVC) Schedule 40 Drain, Waste, and Vent Pipe with a Cellular Core,” and

b. be light grey, as specified in CSA B181.2, “Polyvinylchloride (PVC) and chlorinated polyvinylchloride (CPVC) drain, waste, and vent pipe and pipe fittings.”

c. Fittings and solvent cements for cellular core PVC pipe shall conform to CSA B181.2, “Polyvinylchloride (PVC) and chlorinated polyvinylchloride (CPVC) drain, waste, and vent pipe and pipe fittings.”

Cellular core PVC pipe shall only be used in residential buildings containing 1 or 2 dwelling units, and in row houses that do not exceed three storeys in height.

Tracer Wire

12-gauge copper clad steel light coloured plastic coated tracer wire may now be used as tracer wire on non-metallic water service or fire service mains.

Tests and Inspections of Drainage or Venting Systems

- When a prefabricated system is installed as part of a drainage system or venting system, all other plumbing work shall be tested and inspected, and a final test shall be carried out on the complete system when requested.

Ball Tests

- Ball tests may now be performed using a 50 mm where the size of the pipe is NPS 3 or more, or 50 mm where the size of the pipe is NPS 3 or more, or a 25 mm where the size of the pipe is less than NPS 3

Cleanouts for Drainage Systems

- A building sewer 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 m, or by the use of fittings with a cumulative change in direction of not more than 45°.
- Building drains shall be provided with a cleanout fitting of NPS 4 or larger that is located as close as practical to the place where the building drain leaves the building. (See Note A-7.4.7.1. (6).)
- The developed length of a building sewer between the building and the first manhole to which the building sewer connects shall now not exceed 75 m rather than 30 m.

Size and Spacing of Cleanouts

- New Table with two-way rodding permitted now:

Table 7.4.7.2.

Permitted Size and Spacing of Cleanouts

Forming Part of Sentence 7.4.7.2.(1)

Nominal Pipe Size of Drainage Pipe, NPS	Minimum Nominal Pipe Size of Cleanout, NPS	Maximum Spacing, m	
		One-Way Rodding	Two-Way Rodding
less than 3	Same NPS as drainage pipe	7.5	15
3 and 4	3	15	30
over 4	4	26	52

Location of Cleanouts

- A cleanout shall not be used as a floor drain.

Minimum Size of Building Drain and Building Sewer

- Building drains and building sewers connected to the public sewer system downstream of the main cleanout, shall be not less than NPS 4.

Part 8 Changes

Tanks

- Referenced Standard CSA B66 “Design, Material, and Manufacturing Requirements for Prefabricated Septic Tanks and Sewage Holding Tanks” has been updated to the 2021 edition in Table 1.3.1.2. A notable change to the standard now requires a secondary safety screen beneath tank covers for additional public health and safety protection.

Leaching Chamber within Leaching Beds

- New Clause 8.7.2.3.(4)(c) has been added which permits copper clad steel light coloured plastic coated tracer wire as another detection material to determine location of the header line and leaching chambers.

Construction Requirements for Filter Beds

- Sentence 8.7.5.3.(2) has been amended to provide clarity with respect to the installation of distribution piping within filter beds and specifying that the outer most distribution pipe or leaching chamber is not more 600 mm from the perimeter of that area.

Construction Requirements for Type A Dispersal Beds

- Sentence 8.7.7.1.(5) has been amended to clarify that where the underlying soil that has a percolation time of more than 15 min, the sand layer be extended using unsaturated soil or leaching bed fill having a percolation time of not more than 15 min and a depth of at least 300 mm to at least 15 m beyond the perimeter in any direction in which effluent will move horizontally, as well as over the required contact area