



Building Bulletin

Interim Amendments to the Ontario Building Code

Over the last several months there have been a number of interim amendments to the Ontario Building Code. This Bulletin is intended to inform the industry of these changes at a high level. These changes include the following topics. Click the links below for further information on each topic;

- [Stairs, Guards and Handrails](#) – Eff. Jan. 1, 2022
- [Tiny Homes](#) – Eff. Jan. 1, 2022
- [Housekeeping Amendments](#) – Eff. Jan.1, 2022
- [Sheds not more than 15m² exempt from OBC requirements](#) – Eff. April 29, 2022
- [Multi-Residential Modular Construction](#) – Eff. July 1, 2022
- [Encapsulated Mass Timber Buildings up to 12 storeys](#) – Eff. July 1, 2022
- [Early and Partial Occupancy of super tall buildings](#) – Eff. Nov. 1, 2022

To receive updates such as these first-hand we encourage you to subscribe to Ontario CodeNews.

CodeNews is an online newsletter issued by the Building and Development Branch of the Ministry of Municipal Affairs and Housing and provides information related to the Ontario Building Code.

When you subscribe to CodeNews, you will receive notifications, including new amendments to the Building Code, changes to the building practitioner qualification and registration program as well as other Building Code related information.

Click [here](#) for more details and to subscribe.

Kitchener Building Division will continue to share important updates to keep our valued customers informed.

As always thank you for your cooperation and if you have any questions please contact;

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2019 Building Code Amendments related to Stairs, Guards and Handrails

- [Amendments related to stairs, guards and handrails](#) came into effect on January 1, 2022. They were part of [2019 changes](#) to the Building Code to further harmonize Ontario's Building Code with the 2015 National Codes.

Tiny homes amendments:

- [Ontario Regulation 867/21](#)
- create a two-permit system for tiny homes that are constructed in one municipality and are to be located and occupied in another municipality.
- allow building permit applicants to obtain a building permit and have "off site" inspections done by the building official in the municipality where the home is constructed.
- require building permit applicants to obtain a second building permit in the municipality where the tiny home will be located demonstrating compliance with site-specific conditions such as applicable law and requirements related to siting the tiny home, including ingress/egress, foundations and anchoring.
- set out responsibilities for the building officials in each municipality.
- set out how the mandatory timelines apply in this two-permit system when two different municipalities are involved.

Four housekeeping amendments:

- [Ontario Regulation 867/21](#)
- update outdated references to other statutes in the list of applicable law to account for changes made in 2021 by the new Ontario Land Tribunal Act, 2021, as well as changes to the Ontario Heritage Act.

Sheds not more than 15m² in gross area:

- Ontario Regulation [451/22](#) (see. 1.3.1.1.(6) of Division C)
- Exempt sheds of up to 15 square metres in area from Building Code requirements (subject to technical conditions)

Interim Amendments to the 2012 Building Code:

The Minister of Municipal Affairs and Housing recently made amendments to Ontario's Building Code (Ontario Regulation [451/22](#)) to:

- Support the [More Homes for Everyone Act](#) by:
 - Adding new provisions to allow for the **early and partial occupancy for super tall buildings** (i.e., those that are 65 storeys or more)
 - Removing barriers to multi-residential **modular construction** projects
 - Allowing **encapsulated mass timber** buildings to be constructed up to 12 storeys high