



Building Bulletin

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Mechanical Ventilation for Part 3 Residential Buildings – ASHRAE 62.1 / 62.2

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Overview

The Ontario Building Code (OBC) references ANSI/ASHRAE Standard 62.1, “Ventilation for Acceptable Indoor Air Quality”, as a recognized standard for ventilation design.

Under the previous 2012 OBC, the applicable edition was ASHRAE 62.1-**2010**. Under the 2024 OBC, the applicable edition has been updated to ASHRAE 62.1-**2016**. Notably, the 2016 edition of ASHRAE 62.1 changed its scope, removing residential occupancies, with a concurrent change in ASHRAE 62.2, “Ventilation and Acceptable Indoor Air Quality in Residential Buildings” to add all residential spaces.

Previously, ASHRAE 62.1 applied to multi-family residential buildings of four storeys or more. Now the dwelling units in residential occupancies in which occupants are nontransient (more than 30 days) are covered by ASHRAE 62.2, while common areas are covered by ASHRAE 62.1.

Although both the 2024 OBC and the 2020 National Building Code (NBC) reference ASHRAE 62.1-**2016**, they do not currently include ASHRAE 62.2 in their list of referenced standards. This omission creates a potential gap in design for residential ventilation in Part 3 buildings from the previous common design practice.

We understand that this issue is being addressed at the national level and will likely be resolved provincially in due course. However, this process may take several years to complete.

Interim Guidance (Good Engineering Practice)

Until the issue is formally addressed through updates to the Building Codes, or until new information is available, the City of Kitchener Building Division will accept the use of ASHRAE 62.2-2016 as part of good engineering practice, as described under OBC Clause 6.2.1.1.(1)(a). However, note that the permissions of Sentence 6.3.1.1.(4) may still apply.

While it is not typical to accept a performance standard that is not explicitly referenced in the Code, this approach is considered reasonable in the interim. The omission of ASHRAE 62.2 appears to be an administrative oversight during the Code development process, and the standard aligns with the performance expectations previously applied to residential ventilation design. Accepting ASHRAE 62.2 ensures continuity in design and supports the intent of the Code until formal amendments are made.

The information provided in this bulletin is general in nature, is not intended as legal or technical advice, and should not be relied on as such.

If and when any building permit is applied for a project, all pertinent Code requirements will be reviewed at that time.

Under the Building Code Act, the local municipality is the authority having jurisdiction (AHJ) for enforcing the Act and its Regulations, and permit applicants should contact the appropriate official/AHJ with respect to any specific proposal.