

Building Bulletin

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2024 Ontario Building Code (OBC) Transition Rules and Application

October 8, 2024 BB 2024-10

Ontario has a new 2024 Building Code which comes into effect January 1, 2025. This bulletin is intended to inform and clarify how the City of Kitchener Building Division will be applying the transition between the current 2012 OBC and the 2024 OBC.

Scenario 1: Only 2012 OBC Applies Complete Permit

Application is Received
on or before
December 31, 2024

2012 OBC applies

Construction must start within six months of permit issuance

Scenario 2: Transition - Either 2012 or 2024 OBC may be used

Complete Permit
Application is Received
on January 1, 2025,
or up to and including
March 31, 2025

The online permit portal will have 2 options* for you to choose from;

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"Design has been completed to the 2024 OBC"



* Smaller projects such as decks, sheds, residential additions, etc. will not have these options and we will assume 2024 OBC unless informed otherwise.

"Design has been completed to the 2012 OBC - (Drawings were substantially completed before Dec. 31, 2024)" **



** The City of Kitchener Building Division is not planning to require proof of substantial completion.

Construction must start within six months of permit issuance

Scenario 3: Only 2024 OBC Applies

Complete Permit
Application is Received
on or after April 1, 2025

2024 OBC applies