

ADVISORY**TRANSITION PROVISIONS
TO 2024 ONTARIO BUILDING CODE**

BUILDING CODE SERVICES

**TRANSITION PROVISIONS
TO THE 2024 ONTARIO BUILDING CODE**

This advisory provides direction on the timing and transition provisions to the 2024 Ontario Building Code.

PURPOSE

The purpose of this advisory is to set out the timing and transition provisions for certain designs that are considered substantially completed when the 2024 Ontario Building Code takes effect on January 1, 2025.

DESCRIPTION

Ontario has released a new Building Code that comes into effect on January 1, 2025 with a three-month grace period until March 31, 2025 for certain designs that are already underway.

On or before December 31, 2024

Permit applications must be submitted using the 2012 Ontario Building Code. This includes:

- i. full building permit applications, and
- ii. complete foundation-only permit submissions detailed to minimum regulated standard, whereas the full building application is received after December 31, 2024.

January 1, 2025, to March 31, 2025 (Transition)

Permit applications may be submitted using the new 2024 building code.

Permit applications may be submitted using the 2012 Ontario Building Code if the applicant demonstrates that their working drawings were substantially complete by December 31, 2024 by means of:

- i. Accompanying the permit application with a 'Design Attestation Form' confirming substantial completion prior to January 1, 2025, **or**
- ii. Providing a letter on company letterhead signed by the designer of record affirming that the design of the building was substantially complete prior to January 1, 2025.

On or after April 1, 2025

All designs must be to the new 2024 Ontario Building Code. Except, the 2012 building code may be used as the regulation applied to the full building if:

- i. a complete foundation-only permit submission as noted on or before December 31, 2024 above, and
- ii. whereas the full building application is received after December 31, 2024.

City of Ottawa Building Code Services reserves the right under the Building Code Act, 1992 to determine if the design was 'substantially' complete under the 2012 Code upon review.

For further questions or concerns, please contact Building Code Services at 613-580-2424 extension 33219.