
Building Code – Update on Residential Sprinklers Amendment

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The ministry organization includes the following:

- Local Government and Planning Policy Division
- Business Management Division
- Housing Division
- **Municipal Services Division**

The Building and Development Branch is part of the **Municipal Services Division**.

Sections

- Code Development and Advisory Unit
- Development Policy and Innovation Unit
- Technical Training, Registration and Business Support Unit

Code Development Process



- Regular work involves the development of the next edition of Ontario's Building Code, which typically follows the publication of the model National Building Code.
- Interim changes to a current edition are made based on government policy, new editions of referenced standards, changes to other laws that may impact the Building Code Act or the Building Code, technological advancements, etc.

Code Amendment Process



Generic process

- Publish proposed changes (drafted by the Branch) for public review and comments.
- Set up a technical committee to review, discuss and recommend changes to the Government.
- Upon government approval, changes made into law.

Residential Sprinklers Amendment

- Key dates



- Public consultation period – February 15 to May 1, 2008
- Technical Advisory Committee meeting – May 22, 2008
- O.Reg. 205/08 filed – June 18, 2008
- Date gazetted – July 5, 2008
- Effective date – April 1, 2010

Article 3.2.2.42. Group C, Any Height, Any Area, Sprinklered



Existing

- Sprinklers not required.

Amended

- Sprinklers will be required.

Article 3.2.2.43. Group C, up to 6 Storeys, Sprinklered



Existing

- Sprinklers are not required.
- Two options for selecting building area:
 - Table 3.2.2.43.A. where sprinklers are not provided
 - Table 3.2.2.43.B. where sprinklers are provided

Amended

- Sprinklers will be required.
- Table 3.2.2.43.A. redundant and deleted.

Article 3.2.2.44. Group C, up to 4 Storeys, Noncombustible Construction



Existing Article 3.2.2.44. – Reserved

Amended

Option A

- Sprinklers not required
 - up to 3 storeys in building height

Option B

- Sprinklers not required
 - 4 Storeys in building height provided no more than one dwelling unit above another
 - egress requirements must conform to Sentence 3.3.4.4.(9)

Article 3.3.4.4. Egress from Dwelling Units



New Sentence 3.3.4.4.(9)

Each dwelling unit in a building conforming to Subclause 3.2.2.44.(1)(a)(ii) must be served by:

- A direct exit that is an exterior doorway not more than 1 500 mm above adjacent ground level, **or**
- A stairway that leads to an exterior doorway not more than 1 500 mm above adjacent ground level, has no access to another dwelling unit, and is separated from the remainder of the building with a minimum 1 hr fire separation.

Article 3.3.4.4. Egress from Dwelling Units



Editorial Change

- Sentences 3.3.4.4.(1) and (2) revised to reflect the new Sentence 3.3.4.4.(9).

Article 3.4.2.1. Minimum Number of Exits

Editorial Change

- Sentence 3.4.2.1.(4) revised to include new Sentence 3.3.4.4.(9).

Article 3.3.1.3. Means of Egress



Editorial Change

- Sentence 3.3.1.3.(8) revised as *Except as required by Sentence 3.3.4.4.(9).....*
- Egress requirement for suites in a building conforming to Subclause 3.2.2.44.(1)(a)(ii) must be in conformance with Sentence 3.3.4.4.(9).

Subsection 3.2.6. Additional Requirements for High Buildings



Amended

- Subsection 3.2.6. reorganized and renumbered into Nine Articles from the existing Fourteen.
- Provisions applicable to unsprinklered buildings moved to Supplementary Standard SB-4.

Subsection 3.2.6. Additional Requirements for High Buildings



Deleted

- Article 3.2.6.3. Areas of Refuge
- Article 3.2.6.4. Sprinklered Buildings
- Article 3.2.6.5. Exception for Lower Buildings
- Article 3.2.6.6. Residential Buildings
- Article 3.2.6.11. Reserved

Subsection 3.2.6. Additional Requirements for High Buildings



Editorial changes

- Article 3.2.6.2. Limits to Smoke Movement
- Article 3.2.6.8. Emergency Operation of Elevators
- Article 3.2.6.10. Venting to Aid Fire Fighting

Supplementary Standard SB-4



Editorial Changes

- Provides for smoke control measures for new and existing high buildings, sprinklered or unsprinklered.
- Widespread changes in terms of referencing but no technical changes.

Article 3.2.4.9. Electrical Supervision



New Sentence

- Sentence 3.2.4.9.(3) moved from Subsection 3.2.6.
- In high buildings, the indication of supervisory signal be transmitted to a proprietary control centre or a central station in addition to the building fire alarm annunciator.

Article 11.3.3.2. Extensive Renovation



New Sentences

- Sentence 11.3.3.2.(3) requires sprinklers in the storey (containing Group C occupancy) undergoing extensive renovation in buildings > 3 storeys.
- Sentence 11.3.3.2.(4) provides exemption from Sentence 11.3.3.2.(3) to residential buildings conforming to Subclause 3.2.2.44.(1)(a)(ii) and egress requirements of Sentence 3.3.4.4.(9).

Article 11.4.2.3. Change of Major Occupancy



New Sentence 11.4.2.3.(6)

- Reduction in performance level where proposed construction will result in change of major occupancy to Group C in buildings > 3 storeys in building height.
- 4 storey building conforming to Subclause 3.2.2.44.(1)(a)(ii) exempted.

Article 11.4.3.4. Change in Major Occupancy



New Sentence 11.4.3.4.(6)

- Where the performance level is reduced under Sentence 11.4.2.3.(6) the storey subject to the change is required to be sprinklered.

Article 3.1.10.2. Rating of Firewalls



Amended

- Clause 3.1.10.2.(4)(e) no more prohibits the use of non-masonry/concrete construction for 2 hr firewalls separating high buildings.

Division A, Article 1.4.1.2. Defined Terms



Definition of live/work unit revised

- Area of dwelling unit increased to 200 m² from the existing 150 m².
- All other conditions remain unchanged.

Questions?

Thank You