

# BUILDER BULLETIN #2024-12

(December 13, 2024)

## IMPORTANT NOTICE TO BUILDERS

### 2024 Ontario Building Code Prescribed Timing and Transition Provisions

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The new 2024 Ontario Building Code comes into effect **January 1, 2025** subject to the following prescribed timing and transition provisions;

- Until **December 31, 2024**.....any certified model and repeat permit applications must use the 2012 Ontario Building Code
- As of **January 1, 2025**.....any certified model and repeat permit applications **should** start using the new 2024 Ontario Building Code editions with some exceptions. The 2012 Ontario Building Code is permitted for projects where drawings are shown to be substantially complete prior to January 1, 2025.
- **March 31, 2025** will be the last day to submit any repeat permit applications using the 2012 Ontario Building Code. Once these permits are issued, substantial construction **must** commence within 6 months of issuance and **no extensions** will be granted.
- As of **April 1, 2025**, any certified model and repeat permit applications must be submitted using the 2024 Ontario Building Code.

#### **\*\*IMPORTANT NOTES\*\***

- *Any new certified models submitted under the 2012 Ontario Building Code or previously approved certified models will no longer be valid to repeat as of April 1, 2025.*
- *For applications submitted between January 1, 2025 and March 31, 2025, the applicant must declare which code regulations they have designed to. Applicants cannot pick and choose provisions from each code.*
- *We will allow the use of either the current 2012 OBC or the 2024 OBC for applications submitted between January 1, 2025 and March 31, 2025.*
- *As a general rule, for any permits issued under the 2012 OBC considerations applied between January 1 and March 31, 2025, construction must commence within six months of issuance. No extensions will be granted under any circumstances, and failure to commence construction within the mentioned timeline will result in the permit being revoked.*