

Bulletin #2024 – 03

November 1st, 2024

2024 Ontario Building Code (OBC) Transition Rules and Application

The Province of Ontario has a new 2024 Building code which comes into effect January 1, 2025. This bulletin is intended to inform and clarify how the Town of Whitby Building Services Department will be applying the transition between the current 2012 OBC and the 2024 OBC.

Scenario 1

Complete permit applications received on or before December 31, 2024, will be reviewed under the 2012 OBC. Construction must start within six months of permit issuance.

Scenario 2

Complete permit applications received on January 1, 2025, up to March 31, 2025, may be submitted using the 2012 OBC or the 2024 OBC. The permit application shall state which version of the OBC the design complies with. The design must have been substantially completed before December 31, 2024, and construction must start within six months of permit issuance to be reviewed under the 2012 OBC.

Substantially complete drawings are to be dated up to December 31, 2024.

Scenario 3

Permit applications received on or after April 1, 2025, will be reviewed under the 2024 OBC.

Pre-approved model permit applications received on or after April 1, 2025, will be required to be submitted under the 2024 OBC. Working drawings for all disciplines will be required to be re-submitted under the 2024 OBC.

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