

Sprinklers for High Rise Buildings

On June 18, 2008 the government filed Ontario Regulation 205/08 to further amend the Building Code (Ontario Regulation 350/08) to require fire sprinklers in multiple-unit residential buildings over three storeys in height.

In addition, the Code amendment generally replaces some Building Code requirements that acted as alternatives to sprinklers and increases the maximum size of live/work units from 150m² to 200m².

The new sprinkler requirements are intended to improve fire safety, and further harmonize Ontario's Building Code with the requirements set out in the model National Building Code of Canada.

The new requirements will apply to construction under building permits applied for on or after April 1, 2010.

Further information on the new requirements, including an online copy of Ontario Regulation 205/08, is available through the Building Code website at: www.ontario.ca/buildingcode.

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