



— Township of —

SEVERN

Ontario Building Code & Ontario Fire Code



Objectives

- Provide an overview of common items encountered by Building & Fire Departments
- Give examples of resolutions
- Empower owners and occupants with information to make informed decisions before significant investment

New Construction vs. Existing Construction



- New farm construction is regulated by the Ontario Building Code Part 2 (new) and SB-11
- Existing construction may, depending on the required renovation or construction be designed under Part 10 or Part 11 of the Ontario Building Code. Additional construction may be subject to Part 3 or Part 9 of the Building Code.



Plans and Design

- To convert a barn or farm building to a different use, the required plans and design will generally require them to be completed by a Professional Engineer and/or a Professional Architect
- Assessment of possible structural changes needs to be addressed. This may be dependent on the current construction of the building, the proposed use of the building and occupant load
- A professional assessment will also include the required life safety requirements within the building i.e Emergency lighting and signs, proper egress.



Barrier Free Design

- Renovation and construction designs need to include Barrier Free considerations. These may include:
 - Entrances; doors, ramps door hardware, handrails and power door openers.
 - Washrooms; door sizes, rooms sizes, grab bars, power door openers.



Water and Wastewater



- Well/water supply adequate for proposed use?
- Sewage system sized as required
- Some determining factors to consider;
 - Size and classification of the building and proposed use,
 - Number of people using the building including employees. Note this is determined by the highest daily design flow
- Washrooms – based on the many factors including, the size and use of the building, number of people. This may require a greater number of washrooms than existing in the building.
- Options in some cases may included portable washrooms.



Other Considerations

- Heating, Cooling and Ventilation requirements
- Cooking appliances
- Year round or seasonal use
- Other required approvals i.e. MECP, Health Unit, MTO etc.
- Multi use buildings – Additional construction may be required (fire separations).
- Temporary Tents – Permit may be required
- Food Trucks – Permits required





Part 9 – Retrofit

Ontario Fire Code

This section applies to certain types of occupancies. It requires upgrading of fire protection equipment and building construction to enhance fire and life safety.





Emergency Access

- Can we enter and gain access to the premises for fire and life safety access?
- Is access route design required?
- Is a temporary measure required or is it permanent?



Wildland fire mitigation

Best practices to protect against grass and forest fires (EG: FireSmart program)

Open-Air Burning By-Law

Fire Danger Ratings and Urban/Wildland interface



Emergency Planning

- Emergency Planning / Fire Safety Plan may be required
- Process must be completed by the owner/occupant
- Can use a 3rd party agency or complete themselves
- Depending on the circumstances a plan may be a single page document or could be dozens of pages
- Plan must be completed, submitted, approved, and posted on the premises before operation commences





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Questions?