

HOT WATER TEMPERATURES FOR DWELLINGS

On February 20, 2004, O.Reg 23/04 was filed amending the Building Code. The amendments affect Parts 3, 7 and 9 of the Code. The Building Code has been amended to specify that the maximum hot water temperature supplied to fixtures in residential occupancies not exceed 49 degrees Celsius. Dishwashers and clothes washers are exempt from this requirement.

Applications for building permits received after November 30, 2004 must comply with the following Building Code requirements.

Sentence 7.6.5.1.(1) of the Ontario Building Code states;

Except as provided in Sentences (2) and 7.6.5.3.(1), the maximum temperature of hot water supplied by fittings to fixtures in a residential occupancy shall not exceed 49⁰C (120⁰F)

Each new home or alteration to a plumbing system in an existing home must comply with Sentence 7.6.5.1.(1). Compliance may be obtained by implementing one or both of these 2 options;

Option A – Installation of a thermostatic-mixing shower valve for each shower head and a thermostatic-mixing valve at each hot water faucet, or

Option B – Installation of a thermostatic-mixing valve at the outlet of the water heater to lower the temperature to 49⁰ C.

Note: All thermostatic-mixing valves must conform to CAN/CSA-B125 “Plumbing Fixtures” and be labeled accordingly.

Building Permits

Building permits will be issued noting that residential occupancies must comply with either Option A or B noted above. It is the owners’ responsibility to ensure that construction is completed in accordance with the applicable provisions of the code. Occupancy of buildings not built in accordance with those provisions will not be authorized.

Building Inspections

Once notification has been received from an owner or builder that the plumbing system is ready for inspection, a building inspector will visit the site to confirm that a thermostatic-mixing valve, conforming to CAN/CSA-B125 has been installed within the plumbing system in accordance with Option A or B.

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