

Changes in the Use of a Building

Even though no construction is proposed, a Change of Use Permit is required by the Building Code Act where the use of a building is changed to a use that would result in an increase in hazard, as determined below: Where construction is proposed, a Building Permit is required.

Examples of Changes requiring a Change of Use Permit	
Original Use	Proposed Use
Office	Bar/Restaurant
Warehouse	Gymnasia/Recreational Facility
Office, Retail, Industrial, Institutional, etc.	Residential

The Ontario Building Code Div. C – 1.3.1.4. Permits Under Section 10 of The Act

(1) Except as provided in Sentence (2), the following changes in use of a building or part of a building constitute an increase in hazard for the purposes of section 10 of the Act and require a permit under section 10 of the Act:

- a change of the major occupancy of all or part of a building that is designated with a "Y" in Table 1.3.1.4. takes place,
- a suite of a Group C major occupancy is converted into more than one suite of Group C major occupancy,
- a suite or part of a suite of a Group A, Division 2 or a Group A, Division 4 major occupancy is converted to a gaming premises,
- a farm building or part of a farm building is changed to a major occupancy,
- a building or part of a building is changed to a post-disaster building,
- a building or part of a building is changed to a retirement home, or
- the use of a building or part of a building is changed and the previous major occupancy of the building or part of the building cannot be determined.

Ministry of Environment:

In addition to a Change of Use Permit, the Ministry of Environment may require a Record of Site Condition where the use of a property has changed to a more sensitive use. ([O.Reg. 153/04: RECORDS OF SITE CONDITION – PART XV.1 OF THE ACT](#))

Table 1.3.1.4. Permit required for Change of Use. This table is used to determine whether a Change of Use Permit is required as per Div. C of the OBC. Refer to the Major Occupancy Classification list to

Forming Part of Sentence 1.3.1.4.(1) (1)		FROM (2)												
		A-1	A-2	A-3	A-4	B-1	B-2	B-3	C	D	E	F-1	F-2	F-3
TO (3)	A-1 Assembly Occupancies	N (5)	Y	Y	N (5)	Y	Y	Y	Y	Y	Y	Y	Y	Y
	A-2 Assembly Occupancies	Y	N (5)	Y	N (5)	Y	Y	Y	Y	Y	Y	Y	Y	Y
	A-3 Assembly Occupancies	Y	Y	N (5)	N (5)	Y	Y	Y	Y	Y	Y	Y	Y	Y
	A-4 Assembly Occupancies	Y	Y	Y	N (5)	Y	Y	Y	Y	Y	Y	Y	Y	Y
	B-1 Detention Occupancies	Y	Y	Y	N (5)	N (5)	Y	Y	Y	Y	Y	Y	Y	Y
	B-2 Care and Treatment	Y	Y	Y	N (5)	Y	N (5)	Y	Y	Y	Y	Y	Y	Y
	B-3 Care Occupancies	Y	Y	Y	N (5)	Y	N (5)	N (5)	Y	Y	Y	Y	Y	Y
	C Residential Occupancies	Y	Y	Y	N (5)	Y	N (5)	N (5)	(4)	Y	Y	Y	Y	Y
	D Business and Personal Service Occupancies	N (5)	N (5)	Y	N (5)	Y	N (5)	N (5)	Y	N (5)	Y	Y	N (5)	N (5)
	E Mercantile	Y	Y	Y	N (5)	Y	Y	Y	Y	Y	N (5)	Y	Y	Y
	F-1 High Hazard Industrial	Y	Y	Y	N (5)	Y	Y	Y	Y	Y	Y	N (5)	Y	Y
	F-2 Medium Hazard Industrial	Y	Y	Y	N (5)	Y	Y	Y	Y	Y	Y	N (5)	N (5)	Y
	F-3 Low Hazard Industrial	Y	N (5)	Y	N (5)	Y	Y	Y	Y	N (5)	N (5)	N (5)	N (5)	N (5)

Notes to Table 1.3.1.4. :

(1) See Clause 1.3.1.4.(1)(a) , Subclause 3.17.1.1.(1)(a)(i) of Division B and Clause 9.40.1.1.(1)(a) of Division B.

(2) Major occupancy of all or part of a building before change of use.

(3) Major occupancy of all or part of a building after change of use.

(4) See Clause 1.3.1.4.(1)(b) , Subclause 3.17.1.1.(1)(a)(ii) of Division B and Clauses 9.40.1.1.(1)(b) and 11.4.2.3.(1)(b) of Division B.

(5) "N" is only applicable where the major occupancy of the entire suite is changed.

(2) A person is exempt from the requirement to obtain a permit under section 10 of the Act where the change in use of the building or part of the building will result from proposed construction and a permit under section 8 of the Act has been issued in respect of such construction.

(3) A person is exempt from the requirement to obtain a permit under section 10 of the Act for the change of use of a building in unorganized territory.

A-3.1.2.1.(1) Major Occupancy Classification

The following are only examples of the major occupancy classifications described in Table 3.1.2.1. To ensure the correct classification, refer to the

definitions for each occupancy in Part 1 of Division A.

**Group A, Division 1
(Assembly Occupancies)**

intended for the production and viewing of the performing arts)

Opera houses
Theatres

**Group A, Division 2
(Assembly Occupancy not
elsewhere classified in Group
A)**

Art galleries
Bowling alleys
Child care facility
Churches and similar places
of worship
Clubs, non-residential
Community halls
Dance halls
Gymnasias
Licensed beverage
establishments
Museums
Restaurants
Schools and colleges, non-
residential

**Group A, Division 3
(Assembly Occupancy of
the arena type)**

Arenas
Indoor swimming pools
Rinks
Group A, Division 4
(Assembly Occupancy in
which occupants are
gathered in the open air)
Bleachers
Grandstands

**Group B, Division 1
(Detention Occupancies)**

Jails
Penitentiaries

**Group B, Division 2 (Care
and treatment Occupancies)**

Long term care/Nursing
homes
Psychiatric hospitals without
detention quarters

**Group B, Division 3 (See also
Sentence 3.1.2.5.(1).) (Care
Occupancies)**

Children's custodial homes
Convalescent homes
Group homes for people
with developmental
disabilities
Residential care facilities
Sanatoria without detention
quarters

**Group C (Residential
Occupancies)**

Apartments
Boarding houses
Camps for housing workers
Dormitories
Group homes
Hotels/Motels
Houses
Rooming houses
Schools, residential
Shelters

**Group D (Business and
personal Services
Occupancies)**

Banks
Barber and hairdressing
shops Beauty parlours
Dental offices
Dry cleaning establishments,
self-service, not using
flammable or explosive
solvents or cleaners
Laundries, self-service
Medical offices
Offices
Radio stations
Small tool and appliance
rental and service
establishments

**Group E (Mercantile
Occupancies)**

Department stores

255 Christina St N

Sarnia ON N7T 7N2

519-332-0330 building@sarnia.ca www.sarnia.ca

Markets

Restaurants with an
occupant load not more
than 30 persons consuming
food and drink

Shops

Stores

Supermarkets

**Group F, Division 1 (High
hazard Industrial
Occupancies)**

Bulk plants for flammable
liquids
Bulk storage warehouses for
hazardous substances
Chemical manufacturing or
processing plants
Distilleries
Grain elevators
Spray painting operations

**Group F, Division 2 (Medium
Hazard Industrial
Occupancies)**

Laundries, except self-service
Repair garages
Self-service storage buildings
Storage rooms
Tire storage
Warehouses
Woodworking factories

**Group F, Division 3 (Low
Hazard Industrial
Occupancies)**

Laboratories
Storage garages, including
open air parking garages
Storage rooms
Warehouse