

Housing Division Notice

Date: 12/01/2004

HDN# 2004 - #81

This applicable legislation/policy is to be implemented by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change is **not applicable** to your project.

√
√
√
√
√

- Federal Non-Profit Housing Program
- Private Non-Profit Housing Program
- Co-operative Non-Profit Housing Program
- Municipal Non-Profit Housing Program (Pre-1986)
- Local Housing Corporation

Subject: Domestic Hot Water Tanks

Background:

The Ministry of Municipal Affairs & Housing announced in September 2004, changes to the Building Code Parts 3, 7 and 9. The changes in legislation are detailed in Regulation 23/04 and introduce new provisions for plumbing fixtures and hot water temperature.

Specifically, the Building Code has been amended to specify that the maximum hot water temperature supplied to fixtures in residential occupancies shall not exceed 49 degrees Celsius. The new legislation only applies to new/replacement of existing hot water tanks and the legislation is not retroactive.

Over time, as the old hot water tanks are replaced it will be required to have the new hot water tanks installed with the proper temperature limiting anti-scald devices that are required by legislation. Until that occurs, it would be a prudent decision by all Housing Providers to ensure that the current hot water settings on the hot water tanks be set as to not exceed 49C.

For more information, contact the Building and Development Branch, Ministry of Municipal Affairs & Housing, telephone (416) 585-6666, or e-mail: codeinfo@mah.gov.on.ca.

Action Required:

Where Housing Providers own the hot water tanks, consideration should be given to reducing the current hot water setting on the hot water tank to a maximum of 49C. Where the tenant/member owns the hot water tanks a communication should be prepared outlining the benefits of reducing the temperature to a maximum of 49C.

Louise Stevens
Director of Municipal Housing