FREE PRACTICE QUESTIONS · ONTARIO BUILDING CODE (BCIN) · GENERAL AND DESIGNER LEGAL/PROCESS

TEN FREE BCIN LEGAL/PROCESS PRACTICE QUESTIONS FOR GENERAL AND DESIGNER.

Edited by Trevor Mulder · Sources: Building Code Act, 1992, 2024 Building Code, MMAH study guides · Last checked October 31, 2026

Ten practice questions for the Ontario Building Code (BCIN) legal exams, General Legal/Process 2024 and Designer Legal/Process 2024, each with four options and one correct answer. Both exams are set by the Ministry of Municipal Affairs and Housing (MMAH) and delivered by Humber Polytechnic: 70 multiple-choice questions in three hours, open book, with a pass mark of 70 per cent. They test the Building Code Act, 1992 and the administrative and existing-building Parts of the 2024 Building Code. These are original questions written by TicketPrep from the Act, the Code and MMAH's published syllabi; none of them comes from an exam. They are free to use, print and share, and there is nothing to sign up for on this page.

01 How to use these

The questions come from the TicketPrep BCIN Legal/Process bank, one bank written for both legal exams and grouped into seven study units of our own, from Unit A (the Act's framework and who enforces it) to Unit G (change of use and renovation under Parts 10 and 11). The ten are spread across all seven units. MMAH publishes the Act sections and Code provisions each exam covers but no topic weights, so the units and the spread are ours. Three of the ten are scenarios, and one is on the General syllabus only; every question is labelled with the exam or exams it belongs to. Answer each one before opening the explanation. Every explanation covers all four options, because knowing *why* a wrong answer is wrong is most of the skill.

- **Pace.** Each exam allows 180 minutes for 70 questions, about 2 minutes 34 seconds a question. Try these at that pace, with your Compendium open.
- **Books.** Both exams are open book: Humber's candidate rules allow the 2024 Building Code Compendium (Volumes 1 and 2, which include the Building Code Act), MMAH's Code and Construction Guide for Housing and a non-programmable calculator. The questions cite the section of the Act or the Code Article they rest on, so you can practise finding it.
- **Print.** The printed version shows the questions and the answer key without the explanations, so it works as a handout. The explanations are on the web page.
- **Mark.** The pass mark is 70 per cent of the whole paper, with no minimum per topic, so score yourself on all ten together, then note which units cost you marks.

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02 The questions

Q1 · SCENARIO · UNIT A THE ACT'S FRAMEWORK: DEFINITIONS, ROLES AND ENFORCEMENT AUTHORITIES · GENERAL AND DESIGNER

A school board buys a used portable classroom that was built in a factory and has stood at another school for six years. The unit will be trucked to a different school and set on new supports there, with no change to the unit itself. Under the BCA s. 1(1) definitions, is setting it up at the new school construction?

A. Yes; installing a building unit made or moved from elsewhere is construction.

B. Yes, but only because a move to another school is a change of use.

C. No; it becomes construction only if the unit is altered or extended there.

D. No; a factory-built unit is a product, governed by the supplier's role instead.

Q2 · SCENARIO · UNIT B PERMITS, CONSTRUCTION, DEMOLITION, DESIGN AND INSPECTIONS · GENERAL AND DESIGNER

A permit is sought for a three-storey office building whose construction the Professional Engineers Act requires to be designed by a professional engineer. The structural drawings were prepared by a building designer who is neither an engineer nor an architect. The application is otherwise complete and the fees are paid. Which ground in the Building Code Act lets the chief building official refuse the permit?

A. The drawings have not first been referred to the engineers' association.

B. The design is not by an engineer as that statute demands.

C. No engineer has yet been retained to carry out the general review.

D. A registered code agency has not issued a plans review certificate.

Q3 · DIRECT RESPONSE · UNIT C UNSAFE BUILDINGS, MAINTENANCE INSPECTIONS, ENFORCEMENT POWERS AND OFFENCES · GENERAL AND DESIGNER

An inspector wants to go into a vacant warehouse without a warrant, relying on the unsafe building entry power in BCA s. 15.9(1). Nobody lives in the building. For which of these purposes does that power allow the entry?

A. To see whether the building is unsafe or an unsafe order has been obeyed.

B. To search the building for evidence of an offence and seize what is found.

C. To carry out the repairs that remove an unsafe condition the owner ignored.

D. To check whether the property meets the municipality's property standards.

Q4 · DIRECT RESPONSE · UNIT C UNSAFE BUILDINGS, MAINTENANCE INSPECTIONS, ENFORCEMENT POWERS AND OFFENCES · GENERAL ONLY

On a complaint visit, an inspector finds that a house's septic tank and leaching bed are structurally sound, but the owner has not maintained or operated the system as the Building Code requires. Can the inspector treat the sewage system as unsafe under the unsafe building provisions of the Building Code Act?

A. No: a building is unsafe only if it is structurally inadequate or faulty.

B. Yes: poor maintenance or operation alone is enough to make it unsafe.

C. No: a maintenance lapse can be dealt with only by a maintenance inspection order.

D. Yes, but only if the lapse poses an immediate danger to someone's health.

Q5 · DIRECT RESPONSE · UNIT D QUALIFICATIONS, REGISTRATION, INSURANCE AND REGISTERED CODE AGENCIES · GENERAL AND DESIGNER

Ravi holds a licence under the Professional Engineers Act but is not registered with the director as a designer. He prepares the drawings for a permit application for a two-storey office building. Under the Act's designer qualification rule, must he hold the designer qualifications that the Building Code sets?

A. Yes; anyone whose drawings go with a permit application needs the designer qualification.

B. No; the designer qualification rule does not apply to a licence holder under that Act.

C. Yes, unless the building is small enough to be designed under Part 9 of Division B.

D. No, but only if another engineer with a licence reviews his drawings and takes responsibility.

Q6 · SCENARIO · UNIT E DISPUTES, APPEALS, ALTERNATIVE SOLUTIONS, RULINGS AND GENERAL PROVISIONS · GENERAL AND DESIGNER

An inspector makes an order under BCA s. 12(2) requiring an owner to correct a framing defect within 3 days. The owner says that time is far too short and raises it with the municipality's chief building official the next morning. Under the Building Code Act, what may the chief building official do with the inspector's order?

A. Review it and, if warranted, amend the time or rescind the order.

B. Nothing directly; only the Building Code Commission can vary an inspector's order.

C. Confirm it only, since changing it is reserved to a Superior Court judge.

D. Refer it to council, which may vary the order by resolution.

Q7 · DIRECT RESPONSE · UNIT E DISPUTES, APPEALS, ALTERNATIVE SOLUTIONS, RULINGS AND GENERAL PROVISIONS · GENERAL AND DESIGNER

A plans examiner employed by a town is nominated for appointment to the Building Code Commission. Her town is not a party to any dispute now before the Commission. Under the Building Code Act, may she be appointed a member?

A. Yes, provided she steps aside from any hearing involving her town.

B. No; an employee of any municipality is barred from membership.

C. Yes, if the Lieutenant Governor in Council is told of her employment.

D. No, unless the Minister approves the appointment in writing.

Q8 · DIRECT RESPONSE · UNIT F BUILDING CODE GATEWAYS: REFERENCED DOCUMENTS, FARM BUILDINGS, RADON, FLOOD PLAINS AND DEFINITIONS · GENERAL AND DESIGNER

A designer finds that a standard referenced in Division B would permit a detail that the Division B requirement citing it does not allow. Which governs the design?

A. The Building Code's own provision.

B. The referenced standard's provision.

C. The less restrictive of the two.

D. The more recently published of the two.

Q9 · DIRECT RESPONSE · UNIT F BUILDING CODE GATEWAYS: REFERENCED DOCUMENTS, FARM BUILDINGS, RADON, FLOOD PLAINS AND DEFINITIONS · GENERAL AND DESIGNER

An issuing body publishes a new edition of a standard that the Building Code references. A designer wants to design to the new edition right away. Under Division A, which edition must the design follow?

A. The newest edition, once the issuing body publishes it.

B. The edition the Code itself designates for that document.

C. The edition named on the product's certification label.

D. Any edition the chief building official agrees to accept.

Q10 · DIRECT RESPONSE · UNIT G CHANGE OF USE AND RENOVATION OF EXISTING BUILDINGS (DIV. B PARTS 10-11) · GENERAL AND DESIGNER

A farm storage barn classified as Group G, Division 2 is to be used for a high-hazard agricultural process, which puts it in Group G, Division 1. The owner argues that Part 10's performance-level rules do not apply because the building stays in Group G. How does Part 10 treat this change?

A. As no change in major occupancy, because the Group stays the same and only the Division changes.

B. As a change in major occupancy, because Part 10 deems a farm building's move into G1 to be one.

C. As a change in major occupancy only where the barn is more than 600 m² in building area.

D. As outside Part 10 altogether, because farm buildings are dealt with only in Part 2.

03 Answer key

QUESTION	ANSWER	OUR UNIT	EXAM
Q1	A	Unit A The Act's framework: definitions, roles and enforcement authorities	General and Designer
Q2	B	Unit B Permits, construction, demolition, design and inspections	General and Designer
Q3	A	Unit C Unsafe buildings, maintenance inspections, enforcement powers and offences	General and Designer
Q4	B	Unit C Unsafe buildings, maintenance inspections, enforcement powers and offences	General only
Q5	B	Unit D Qualifications, registration, insurance and registered code agencies	General and Designer

QUESTION	ANSWER	OUR UNIT	EXAM
Q6	A	Unit E Disputes, appeals, alternative solutions, rulings and general provisions	General and Designer
Q7	B	Unit E Disputes, appeals, alternative solutions, rulings and general provisions	General and Designer
Q8	A	Unit F Building Code gateways: referenced documents, farm buildings, radon, flood plains and definitions	General and Designer
Q9	B	Unit F Building Code gateways: referenced documents, farm buildings, radon, flood plains and definitions	General and Designer
Q10	B	Unit G Change of use and renovation of existing buildings (Div. B Parts 10-11)	General and Designer

04 More free questions

For the exams themselves, the BCIN Legal/Process exam guide covers the format, the pass mark, who needs which exam, what you may bring, booking and fees, and the BCIN Legal/Process practice test page has five more sample questions and describes the full TicketPrep bank. Writing a technical exam as well? The free BCIN House and Small Buildings questions cover the Part 9 exams.

BCIN
BCIN Legal/Process practice test: five more questions

GUIDE
BCIN Legal/Process exam guide: General and Designer

BCIN
Free BCIN House and Small Buildings questions

HUB
All free practice questions

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taken from an exam, and neither the Building Code Act nor the Building Code is reproduced: the questions cite section and Article numbers and explain each requirement in their own words.