SECOND SUITE GENERAL DESIGN REQUIREMENTS

OBC Part 9	**HOUSES EXISTING <u>LESS</u> THAN FIVE YEARS** (Part 9)	OBC Part 11	**HOUSES EXISTING <u>MORE</u> THAN FIVE YEARS** (Part 11)
9.4	Floors not previously designed for use as a habitable space, or where it is proposed to be **structurally** altered, must be assessed by a Professional Engineer.	11.4.2.	(Same as Part 9)
9.5.3.1.	**Living**, **Dining**, **Kitchen** room heights shall not be less than 2300mm (7ft-7in) over 75% of the required floor area (required floor areas shall not include areas having a clear height of less than 1400mm (4ft-7in)) or 2100mm (6ft-11in) over all the required floor area. **Bedroom** heights shall not be less than 2300mm (7ft-7in) over 50% of the required floor area and 2100mm (6ft-11in) in the remaining required area. **Bathroom** and **Laundry** room heights shall not be less than 2100mm (6ft-11in) in any place where a person normally stands. **Hallway** room heights shall not be less than 2100mm (6ft-11in)	C98	**Any proposed room** heights shall not be less than 1950mm (6ft-5in) over the required floor area and in any location that would normally be used as a means of egress, or, **Any proposed room** height shall not be less than 2030mm (6ft-8in) over at least 50% of the required floor area. (required floor areas shall not include areas having a clear height of less than 1400mm (4ft-7in))

9.5.4.	**Living** space serving two or more bedrooms shall have a minimum area of not less than 13.5m² (145ft²) and a **Living** space serving one bedroom shall have a minimum area of not less than 11m² (118ft²) Combined **Dining** space shall have a minimum area of not less than 3.25m² (35ft²) and a proposed separate **Dining** space shall have a minimum area of not less than 7m² (75ft²) **Kitchen** space serving two or more bedrooms shall have a minimum area of not less than 4.2m² (45ft²) and a **Kitchen** space serving one bedroom shall have a minimum area of not less than 3.7m² (40ft²) **Master Bedroom** space with built-in closets shall have a minimum area of not less than 6m² (65ft²) and a proposed **Master Bedroom** space without built-in closets shall have a minimum area of not less than 7m² (65ft²) **Secondary Bedroom** space with built-in closets shall have a minimum area of not less than 8.8 m² (95ft²) and a proposed **Secondary Bedroom** space without built-in closets shall have a minimum area of not less than 9.8m² (105ft²) Combined **Bedroom** space shall have a minimum area of not less than 4.2m² (45ft²) Proposed suite with **all spaces combined** with only one bedroom space shall have a minimum area of not less than 13.5m² (145ft²) **NOTE: ZONING BYLAW REQUIRES MINIMUM 37m² (400ft²) PER SUITE**	N/A	(Same as Part 9)

9.6.3.1.	**Doors** shall be 1980mm (6ft-6in) in height.	C99	Proposed **doors** may be reduced in height to suit ceiling heights.
9.6.6.2. & 9.6.6.3.	**Glass** or **mirrored entrance doors** and **sidelights** that could be mistaken for clear passage shall be tempered or of safety type glass.	C102	Existing **glass** or **mirrored doors** and **sidelights** that could be mistaken for clear passage need not be tempered or of safety type glass if the glass in doors or sidelights is made readily identifiable (by markings) or protected by a laminated film or other safety measure.
9.6.8.3.	**Deadbolt locks** with a minimum 25mm (1in) throw must be provided on all swinging exterior doors that lead into the dwelling.	N/A	(Same as Part 9)
9.6.8.8.	Main entry doors to each suite shall be provided with a **door viewer, door window or sidelight**.	N/A	(Same as Part 9)
9.7.1.2.	**Laundry**, **Washroom**, **Kitchen**, **Storage**, **Basement Recreation**, rooms do not require windows. **Living** and **Dining** rooms require a minimum window glass area of 10% of the floor area served. **Bedrooms** and other normally occupied rooms require a minimum window glass area of 10% of the floor area served.	C103	Proposed **Living** rooms, **Dining** rooms and **Bedrooms** may reduce the minimum window glassed area from 10% of the floor area served to 5%, where the windows are not needed as a means of egress (escape) and where they are not required for ventilation.
9.7.1.3. & 9.7.1.4. & 9.7.1.6.	Proposed floor levels containing a bedroom need not have an openable window for escape, where there is **direct access** to the exterior from that floor level. Where there is **no direct access** to the exterior, one window on that floor must have a minimum unobstructed opening of 0.35m² (3.8ft²) with no	C104	(Same as Part 9)

	dimension less than 380mm (1ft-3in). Where a suite is located in the basement and requires a window that opens onto a **window well** for escape, the well must provide 550mm (1ft-10in) clearance when the window is fully open. **Above ground windows** with sills less than 480mm (1ft-7in) from the floor must be protected.		
9.8.1. to 9.8.4.	**Stairs** shall have a **width** of not less than 860mm (2ft-10in) and a **width** of not less than 900mm (2ft-11in) for **exit stairs**. The minimum **clear height over stair** tread nosing or landing of 1950mm (6ft-5in).	C107	Replacement or extension of an **existing stair system** shall be exempt from the standards, provided that they have a minimum width between wall faces of 700mm (2ft-4in), and a minimum clear height over tread nosing or landing of 1800mm (5ft-11in).
9.8.4.4.	**Curved stairs** shall have a minimum average run of 200mm (7.875in) and a minimum run of 150mm (5.875in). **Spiral stairs** are not permitted.	C108	Existing **curved** or **spiral stairs** are acceptable.
9.8.4.5.	Proposed extensions to a stair may contain multiple sets of **winders** provided that they are separated by at least 6 straight treads or a landing 1200mm (3ft-11in) in length, and complies with all other step dimension standards.	C109	Proposed extensions to a stair may contain two sets of **winders** provided that they are separated by at least 3 straight treads or a landing 860mm (2ft-10) in length, and complies with all other step dimension standards.
9.8.5.1.	**Ramps** shall have a minimum width of 860mm (2ft-10in) and a maximum vertical slope of 1:10. The minimum headroom clearance shall be 1950mm (6ft-5in).	C110	Existing **ramps** acceptable, where practical.
9.8.6.	**Landings** shall be the same width of the stair, but not less than 900mm (2ft-11in) in width and not less than 860mm (2ft-10) in length.	N/A	(Same as Part 9)

9.8.7.	**Handrails** shall be provided on interior stairs with more than two risers and on both sides of interior straight stair that are more than 1100mm (3ft-7) in length. The top of the handrail shall be located between 800mm (2ft-7in) and 965mm (3ft-2in) measured vertically from the stair nosing.	C111	Existing **handrails** acceptable, unless considered unsafe by the Chief Building Official.
9.8.8.	**Guard-railings** shall be a minimum of 900mm (2ft-11in) in height for interior applications and a minimum of 1070mm (3ft-6in) in height for exterior applications where the floor level is greater than 1800mm (5ft-11in) above the adjacent ground. **Guard-railings** shall be non-climbable and have pickets spaced not more than 100mm (4in).	C112	Existing **guard-railings** are acceptable, unless considered unsafe by the Chief Building Official.
9.9.3.2.	Proposed **exit width** shall be not less than 900mm (2ft-11in)	C116	Existing **exit width** shall be not less than 800mm (2ft-7in).
9.9.3.4.	Proposed **exit and access to exit** shall have a clear height of not less than 2100mm (6ft-11in).	C118	Existing **exit and access to exit** shall have a clear height of not less than 1950mm (6ft-5in).
9.9.4.2.	Proposed **exit** must be fire separated from both suites by a minimum of 45 minute fire resistance rating. Suites that occupy more than two storeys must have exits fire separated from both suites by a minimum of 1 hour resistance rating.	C120	Proposed fire resistance rating may be reduced to 30 minutes for the **exit** fire separation.
9.9.5.4.	Proposed **exit** shall have no obstruction to the minimum required exit width.	C121	Existing minor obstructions in an **exit** is permitted.
9.9.5.9.	Ancillary rooms (washroom, storage room, laundry room, furnace room) shall not open directly into an **exit**.	C123	Existing ancillary rooms (washroom, storage room, laundry room, furnace room) may open into an **exit**, provided that the enclosure has a 45 minute

			fire-resistance rating.
9.9.6.7.	**Doors** providing access [path] to exit [exterior] are **not permitted to be keyed** in the direction of exiting.	N/A	(Same as Part 9)
9.9.7.5. & 9.9.9.	Proposed **access [path] to exit** from one suite shall not be through another suite nor shall the path of travel from any suite be more than one storey to an outside exit door which is not more than 1500mm (4ft-11in) above adjacent ground level or to an enclosed exit stair.	C134	Proposed **access (path) to exit** is acceptable, if a door, including a sliding door, that opens directly to the exterior from a suite, serves only that dwelling suite and has reasonable access to ground level, and both suites are equipped with interconnected hardwired smoke alarms, or, Proposed **access (path) to exit** is acceptable, if an exit that is accessible to more than one suite and provides the only means of egress [path to outside] from each suite, provided that the means of egress [path to outside] is separated from the remainder of the house and common areas by a fire separation having a 30 minute fire-resistance rating and provided further that the required access [path] to exit from any suite cannot be through another suite, or service room and both suites and common areas are provided with interconnected hardwired smoke alarms, or, Proposed **access (path) to exit** is acceptable, if an access [path] to an exit from one suite which leads through another suite where an additional means of escape is provided through a window where the sill height is not more than 1000mm (3ft-3in) above or below adjacent ground level, can be opened from the inside without the use of tools, has an individual

			unobstructed open portion having a minimum area of 0.38 m² with no dimension less than 460mm (1ft-6in), has a sill height not exceeding 900mm (2ft-11in) above the floor or fixed steps, where the window opens into a window well, a clearance of not less than 1000mm (3ft-3in) shall be provided in front of the window, interconnected hardwired smoke alarms are installed in both suites and common areas, an additional means of escape is provided through a casement window not less than 1060mm (3ft-6in) high, 560mm (1ft-10in)wide, with a sill height not more than 900mm (2ft-11in)above the inside floor, where the sill height of the window is not more than 5m (16ft-5in) above adjacent ground level.
9.9.11.3.	Emergency lighting is required in a common exit.	C137	(Same as Part 9)
9.10.3.2.	The maximum **flame spread rating** is 150 (FSR) for suite interior walls and ceilings. The maximum **flame spread rating** for exit walls and ceilings is 25 (FSR) of which 10% may be 150 (FSR).	N/A	(Same as Part 9)
9.10.9.7.	**Combustible piping** is only permitted to pierce a fire separation with an approved firestop system.	C145	Compliance alternative gives no relief for new fire separations. (Same as Part 9)
9.10.9.14.	Proposed suites shall be separated from each other by a **fire separation** with a minimum fire resistance rating of 45 minutes. If either suite occupies more than one storey the minimum fire resistance rating increases to 1 hour.	C149	**All fire separations** are permitted to be reduced to 30 minute fire resistance rating. **Horizontal fire separations** are permitted to be further reduced to 15 minute fire resistance rating, where interconnected hardwired smoke alarms are installed in every suite and in common area. **Vertical fire separations** are permitted to be

			waived where interconnected hardwired smoke alarms are installed in every suite and in common area. **Vertical fire separations** are permitted to be waived, where the service room is sprinklered.
9.10.9.19.	**Central vacuum system** shall not serve more than one suite.	N/A	(Same as Part 9)
9.10.10.3.	**Furnace rooms** serving more than one suite shall be fire separated from the suites with a fire resistance rating of at least 1 hour. The fire-resistance rating of the vertical fire separation is waived where the **furnace room** is sprinklered.	C150	The fire separation of the **furnace room** is permitted to be reduced to a 30 minute fire resistance rating. The fire-resistance rating of the **furnace room's** vertical fire separation is waived where interconnected hardwired smoke alarms are installed in every suite and in all common areas.
9.10.13.2.	**Solid core wood doors**, 45 mm thickness, are permitted to be used to achieve a 20 minute fire protection rating provided it is labeled as conforming.	C153	Existing unlabelled **Solid core wood or metal clad doors**, 45 mm thickness, are acceptable.
9.10.13.3.	Unrated **wood door frame** is acceptable where it is used to achieve a 20 minute fire protection rating and is a minimum 38mm (1.5in) thick.	C155	Existing unrated **wood door frame** of less than 38mm (1.5in) thick is acceptable provided that it is secured with hinge screws going through frame into the stud.
9.10.13.10.	All **doors** in fire separation shall have a functionally operable self-closing device.	C161	(Same as Part 9)
9.10.13.12.	Furnace room **doors** shall swing outward.	C163	Existing **door** swing to a furnace room is acceptable.
9.10.13.13.	Ducts and openings in fire separations must be	C165	Existing duct penetrations in fire separations

	equipped with approved **fire dampers**.		acceptable without **fire dampers**.
9.10.13.14.	Ceiling openings in fire separations must be equipped with approved **fire stop flaps**.	C166	Existing fire separations acceptable without **fire stop flaps** provided smoke alarms are installed in each suite and provided a smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation of such detectors.
9.10.5.1.	Proposed fire rated wall and ceiling assemblies pierced by **outlet type boxes** must be tested and approved for their installation.	C167	Existing fire rated wall and ceiling assemblies pierced by **outlet type boxes** are acceptable.
9.10.16.2.	**Fire stops** shall be provided between every interconnected concealed vertical and horizontal space, between every interconnected concealed interior and exterior space.	C170	Existing **fire stopping** acceptable except where balloon framing is exposed during renovation.
9.10.19.	**Smoke alarms** must be hardwired to the electrical panel but may have battery backup in case of power failure. **Smoke alarms** must be interconnected and installed on the ceiling within 5m (16ft-5in) of any bedroom and within 15m (49ft-3in) of any point of every storey.	C172	**Smoke alarms** may be battery operated if electrical AC power was not required by another compliance alternative. Regardless of the power source the smoke alarms must be interconnected with each other.
9.10.20.	Access for **firefighting** shall be provided to every second or third storey, facing a street, by a window or door. Access for **firefighting** shall be provided to every building by an acceptable driveway.	C173	Existing access for **firefighting** acceptable.
9.11.	Each suite shall be separated from each other	N/A	(Same as Part 9)

	including common areas by a minimum **sound transmission class rating** of 50 (STC).		
9.31.4	Each suite shall be equipped with a **kitchen sink**, a **wash basin**, a **bathtub** or a **shower** and a **toilet**. Each suite shall be equipped with **laundry** facilities, or have ready access to a common space for **laundry** facilities.	N/A	(Same as Part 9)
9.32.	**Kitchens** and **washrooms** must have mechanical exhaust ventilation systems.	C191	Proposed rooms or spaces in suites may be ventilated by natural means or by adequate mechanical ventilation.
9.33.	**Heating or air-conditioning system** may not serve more than one suite. Hardwired interconnected **carbon monoxide detectors** shall be installed in all suites where the house includes any fuel-burning appliance or includes an attached garage.	C192	Existing **heating or air-conditioning system** may be altered to serve more than one suite provided smoke alarms are installed in each suite and provided a smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation of such detectors. Hardwired interconnected **carbon monoxide detectors** shall be installed in all suites where the house includes any fuel-burning appliance or includes an attached garage.
9.34.2	**Electric lighting** is required in most areas including at exterior entrances.	N/A	(Same as Part 9)