

New Accessory Apartment: Single House 5 years Old

Building Permit Application Guide

Summary of Ontario Building Code Requirements		
Ontario Building Code Requirement	Part 9 Prescriptive Requirement	Part 11 Compliance Alternative
Smoke Alarms		
Smoke alarms & strobes shall be installed in every bedroom and outside of bedrooms in living/hallway serving the bedrooms and interconnected between both suites	9.10.19.	
Smoke alarm may be battery operated only where an existing basement is finished; interconnected (wireless)	9.10.19.4.	C175
Required in Common Areas	9.10.19.3.	C136
Carbon Monoxide Alarms		
Required where a fuel burning appliance is installed or an attached garage	9.33.4.12(1)	
Shall be located adjacent to sleeping areas and installed as per manufacturer's specifications	9.33.4.2.(5)	
Carbon monoxide alarms may be battery operated or plugged into an electrical outlet	9.33.4.3.(1)	C197
Exit Fire Protection		
Exit fire separation: minimum 30 minute fire resistance rating on walls and floors	9.9.4.2.(1)(2)	C122
Fire Separation Between Units		
Floor fire separation: minimum 30 minute fire resistance rating	9.10.8.1.	C147(a)
Floor fire separation: minimum 15 minute fire resistance rating where smoke alarms are installed in every dwelling unit and interconnected	9.10.8.1.	C147(b)
Fire Separation Within Units		
Wall fire separation: minimum 30 minute fire resistance rating around the furnace room and other common areas (laundry room)	9.10.9.14(1) & (3)	C152
Wall fire separation: fire resistance rating waived rating where smoke alarms are installed in every dwelling unit and common areas and interconnected	9.10.10.3.	C153
HVAC Systems		
Existing HVAC may be altered to serve both units provided: <ol style="list-style-type: none"> Smoke alarms are installed in each suite interconnected; and A smoke detector is installed in the supply or return air duct system serving the entire building that turns off the fuel supply and electrical power to the heating system upon activation of such detector 	9.33.1.1. , 6.2.3.9.(1) 6.2.4.7.(10) & (14)	C195
An Alternative to the duct-type some detector required by 6.2.4.7.(14): Install a relay switch between the smoke alarm and the furnace to shut down the furnace upon activation of the smoke alarm.		
Fire dampers are not required	9.10.13.1.3.(1)	C168

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Exit Requirements		
Existing exiting requirements acceptable where <u>one</u> of the following conditions exists:		
<ol style="list-style-type: none"> 1. A door directly to the exterior and reasonable access to ground level and dwelling unit equipped with smoke alarms 2. Exit accessible to more than one dwelling unit and provide the only means of egress from each dwelling unit; means of egress is separated from the remainder of the building and common areas with a fire separation with minimum 30 minutes fire resistance rating, no access to exit through another dwelling unit or service room, both dwelling units and common areas equipped with smoke alarms and interconnected 3. Access to exit from one dwelling leads through another dwelling provided an additional means of escape provided through window conforming to Compliance Alternative C136 	9.9.7.5., 9.9.9., 9.9.10.	133, 136
Where the bedroom is not at the same level of exit, provide an egress window as listed for new houses:		
<ul style="list-style-type: none"> • Minimum unobstructed open area of 0.35m² (3.7ft²) with no dimension less than 380mm (15”), and • where the window opens into a window well a clearance of not less than 550 mm (21 5/8”) shall be provided in front of the window 	9.9.10.	
The width of every <i>exit</i> facility and corridor may be as the existing, but not less than 800 mm (31.5”)	9.9.3.2.	C118
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The width of every <i>exit</i> facility and corridor may be as the existing, but not less than 800 mm (31.5”)	9.9.3.2.	C118
Existing clear height of not less than 1950 mm (6’ 4” ¾”) is acceptable	9.9.3.4	C120 & C127
Sound Transmission Rating		
Minimum Sound Transmission Class (STC) of 43 (minimum 6” sound insulation) where the separation is being renovated	9.11.1	
Existing finished basements do not require STC rating (1/2” gypsum permitted).		
Door Sizes (Minimum)	Width	Height
Dwelling Unit Entrance or Utility Room	32”	78”
Bedroom or Rooms not mentioned elsewhere	30”	
Bathroom, Washroom, and Walk-in closets	24”	
Doors may be lesser heights to suit ceiling heights	9.5.11.1.	C103
Ceiling Heights		
Minimum room height shall not < 1950 mm (6’- 4 ¾”) over all room areas and any location that would normally be used as a <i>means of egress</i> , OR	9.5.3.1.	C102

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Minimum room height shall not < 2030 mm (6'- 8") over at least 50% of the required floor area	9.5.3.1.	C102
Minimum Room Sizes	Area (m ²)	Area (ft ²)
Open concept bachelor apartment (living, dining, kitchen & sleeping area)	13.5m ²	145ft ²
Living Area	13.5m ²	145ft ²
Living Area combined with a kitchen and dining space (not > 2 persons)	11.0m ²	118ft ²
Dining Area (Dining Area if combined with another space)	7.0m ² (3.25m ²)	75ft ² (35ft ²)
Kitchen	4.2m ²	45ft ²
Kitchen – not > 2 persons and not > one bedroom	3.7m ²	40ft ²
Master Bedroom (unit must contain one)	9.8m ²	105.5ft ²
Master Bedroom with a built-in closet	8.8m ²	95ft ²
Other Bedrooms	7.0m ²	75ft ²
Bedrooms with a built-in closet	6.0m ²	65ft ²
Bedrooms combined with any other space	4.2m ²	45ft ²
Minimum Window Requirements for Natural Light		
Laundry room, kitchen, bathroom – window not required		
Living and Dining Rooms – 5% of floor area		
Bedrooms and other finished areas – 2.5% of the floor area provided the window is not a required means of egress	9.7.2.3.	C107
Required Plumbing Fixtures		
A kitchen, lavatory, bath tub or shower and water closet		
Laundry hookups shall be provided in each suite or be in a common area used by both units	9.31.4.	

To view the Ontario building code please visit the E-laws web site: <https://www.ontario.ca/laws>