

Building Guide – Additional Dwelling Unit

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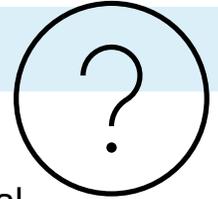
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Please note although every attempt has been made to provide accurate information throughout this guide, it is subject to change without notice and is provided **as a guide only**. It is not intended to be used instead of the current Municipal By-laws or the current Building Code.

General Information:



The following guide has been developed to aid homeowners in the process of obtaining a building permit for the development of an Additional Residential Unit within the Township of Springwater.

“Additional Residential Unit” shall mean a separate and self-contained dwelling unit that is subordinate to the Primary Dwelling and located within the same building or within a Detached Accessory Building on the same lot as the Primary Dwelling.

“Primary Dwelling” shall mean the main dwelling unit to which additional residential units may be subordinate.

“Building Height” shall mean the vertical distance between the established grade and:

- a) The highest point of a flat roof;
- b) The deck or line of a mansard or gambrel roof; or
- c) The mean height between the eaves and ridge of a gabled or hip roof.

Are Additional Residential Units Permitted in the Township?

The Township of Springwaters’ Zoning By-law permits Additional Residential Units on properties that are zoned to permit a single detached dwelling, a semi-detached dwelling and townhouse dwellings. Additional Residential Units are permitted to be contained within the Primary Dwelling or within a Detached Accessory Building on the same lot as the Primary Dwelling, and subject to meeting all of the provisions outlined in the Township’s Zoning By- law, which can be found in [Section 3.11. and Section 3.48 Additional Residential Units.](#) Section 3.48 has been included below starting on page 4 for your convenience.

Ontario Building Code and Additional Residential Units

The Ontario Building Code provides a minimum set of standards to ensure the life safety, health, and structural integrity of a building for its occupants. Building Services is responsible for reviewing Building Permit Applications to ensure they meet these minimum requirements. Prior to commencing the development of your Additional Residential Unit, you must obtain a building permit (for any proposed construction) or a change of use permit (to change existing space only; if no proposed construction). A complete building permit application, including all information and drawings must be submitted to Building Services. A list of documents to submit for a complete application is provided later in this guide.

Although there are provisions for a homeowner to complete certain design activities, it is strongly recommended to use a designer who is experienced and qualified under the Ontario Building Code. The homeowner, however, is ultimately responsible for ensuring that a building permit is obtained, and all required municipal inspections according to their inspection agreement are successfully completed.

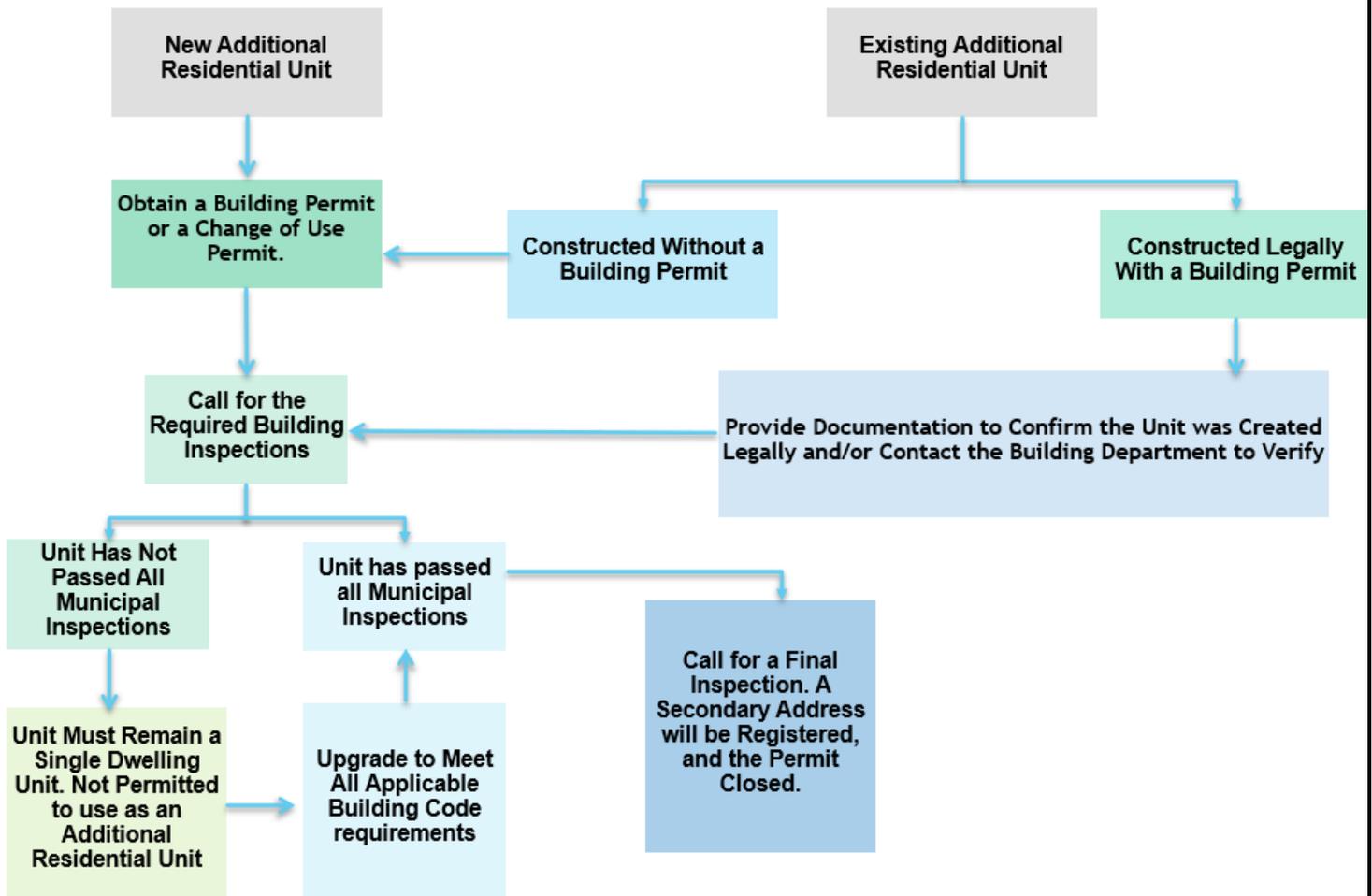
How Do I Make My Additional Residential Unit Legal?

For an Additional Residential Unit to be legally occupied, it must comply with the Townships Zoning By-law and the Ontario Building Code. To legalize your unit with the Township a final inspection must be passed, and a secondary address will be assigned.

A Building Permit provides official permission from the Township to start construction of your Additional Residential Unit project. The issued Building Permit means the municipality has reviewed your project and is satisfied that the proposed work meets the minimum requirements of the Ontario Building Code and is in compliance with other applicable laws, such as the Zoning By-law.

A building permit is important to ensure that minimum safety requirements are met to prevent an increased level of risk to the occupants of the building. Existing Additional Residential Units constructed without a permit will require a building permit and inspections to ensure the construction meets the requirements of the Ontario Building Code.

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Zoning Requirements:

All building and development proposals must comply with the [Town's Zoning Regulations](#). Many zoning provisions affect your property, such as overall lot coverage, setbacks, building height and type of zoning. During the preliminary planning stage of your project, it is imperative that you determine what Zoning requirements apply to your property.

Additional Residential Units (Section 3.48 Zoning By-law)

Any Additional Residential Unit shall be developed in accordance with the following provisions:

- a. Additional Residential Units shall be permitted on lands zoned to permit a single detached, semi-detached or townhouse dwelling, or located within a Detached Accessory Building on the same lot as the Primary Dwelling.
- b. A maximum of two Additional Residential Units shall be permitted on a lot – one within the same building as the Primary Dwelling and one located in a Detached Accessory Building to the Primary Dwelling.
- c. In accordance with the Off-Street Parking Requirements for residential use, two parking spaces per Additional Residential Unit are required to be provided and maintained on-site for the sole use of the occupant of an Additional Residential Unit and may include tandem parking spaces.
- d. Additional Residential Units shall be appropriately serviced and shall comply with all applicable health and safety standards, including but not limited to those set out in the Ontario Building Code and the Ontario Fire Code.
- e. Additional Residential Units shall not be permitted on a lot that is used for a Bed and Breakfast or Group Home.
- f. Additional Residential Units shall not be permitted within the Residential Seasonal (RS) Zone.
- g. A separate entrance shall be required for Additional Residential Units, which shall be located on the rear or side of the Primary Dwelling; this does not limit the ability to utilize existing entrances on the front main wall of the Primary Dwelling.
- h. A home occupation shall not be permitted within an Additional Residential Unit.

Additional Residential Units within a Primary Dwelling:

- a. An Additional Residential Unit within a Primary Dwelling shall not exceed 40% of the Gross Floor Area of the Primary Dwelling.
- b. Notwithstanding the above provision, if the proposed Additional Residential Unit is to be located in the lower half (basement) of the Primary Dwelling, the unit shall not exceed 50% of the Gross Floor Area of the Primary Dwelling.
- c. A separate entrance shall be required for the Additional Residential Unit and shall be located on the rear or side of the Primary Dwelling; this does not limit the ability to utilize existing entrances on the front main wall of the Primary Dwelling.
- d. All other provisions of the respective zones are complied with.

Additional Residential Units within a Detached Accessory Building:

- a. An Additional Residential Unit within a Detached Accessory Building shall not exceed 40% of the total Gross Floor Area of the Primary Dwelling, to a maximum of the permitted accessory building floor area for the applicable zone or a maximum 115 m² (1,238 ft²), whichever is the lesser.
- b. The floor area calculation will include the Gross Floor Area of the Detached Accessory Building when utilized for an Additional Residential Unit and will include any parking areas.
- c. The maximum Building Height of an Additional Residential Unit contained within a Detached Accessory Building is two storeys and shall not exceed the height of the Primary Dwelling.
- d. The applicable setbacks for the Primary Dwelling within the applicable zone apply to an Additional Residential Unit contained within a Detached Accessory Building on a residential lot.
- e. An Additional Residential Unit in a Detached Accessory Building may occupy a Yard other than a Front Yard or required Exterior Side Yard.
- f. Notwithstanding the above provision, in the Agricultural (A) and Residential Conversion (RC) Zones, an Additional Residential Unit contained within a Detached Accessory Building may be located in the Front Yard of the Primary Dwelling and the unit shall comply with the applicable Front Yard setback

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requirements for the Primary Dwelling.

- g. A minimum of 1.5 metres shall be provided between the Additional Residential Unit in a Detached Accessory Building on the same lot, and any other structures permitted on the lot.
- h. Crawlspace foundations are permitted in an Additional Residential Unit to be located in a Detached Accessory Building for the purpose of containing mechanical/utility equipment (heating, cooling, plumbing, electrical, etc.), provided the same does not allow for human habitation and that same foundation does not exceed 1.8 metres in total height.
Crawlspace foundations are not included in the floor area of the Additional Residential Unit.
- i. All other provisions of the respective zones are complied with.
- j. Development Charges only apply to Additional Residential Units that do not meet the exemption rules.

For additional information please contact: zoning@springwater.ca

Building Code Requirements:

The Ontario Building Code provides two different scenarios that apply to your property, depending on when your home was constructed. Part 9 of the Building Code applies to new construction, including new Additional Residential Units. Part 9 also applies to an addition to your home that is intended to contain all or a portion of your Additional Residential Unit. If your home is greater than five years old, compliance alternatives in Part 11 may be substituted for a requirement in Part 9 of the Building Code. In a renovation of a building less than five years old compliance alternatives related to fire separation and egress may be used provided the original building permit file has been fully completed. Changes to an open building permit file will typically be treated as a revision and require compliance with Part 9 of the Building Code.

The following tables outline some of the requirements of the Building Code related to Additional Residential Units, with relevant Part 11 alternatives. All relevant sections of the Building Code apply, and in the case of a discrepancy between the tables below and the original text of the Building Code, the Building Code shall govern.

Minimum Room Size Requirements:

Required Space	Minimum Area
Open Concept Bachelor Apartment	
Living, dining, kitchen and sleeping space	13.5 m ² (145.3 ft ²)
Other Partitioned Apartments	
Living room	13.5 m ² (145.3 ft ²)
Living room combined with a kitchen and dining area (One bedroom apartment)	11.0 m ² (118.4 ft ²)
Dining area	7.0 m ² (75.4 ft ²)
Dining area if combined with one other space	3.25 m ² (34.9 ft ²)
Kitchen areas separate, or in combination	4.2 m ² (45.2 ft ²)
	3.7 m ² (39.8 ft ²) (One bedroom apartment)
Master bedroom (unit must contain one)	9.8 m ² (105.5 ft ²)
	8.8 m ² (94.7 ft ²) if built-in closet is provided
Other bedrooms	7.0 m ² (75.4 ft ²)
	6.0 m ² (64.6 ft ²) if built-in closet is provided
	4.2 m ² (45.2 ft ²) if bedroom is combined with any other space
Bathroom	Sufficient space to accommodate a toilet, sink, and bathtub or shower stall

Minimum Required Ceiling Height:

Rooms and Combined Spaces	New Builds and Houses Less than 5 Years Old	Houses More Than 5 Years Old
Living room	2.3 m (7'-7") over at least 75% of the required floor area with a clear height of 2.1 m (6'-11') at any point	Minimum 1950 mm (6'-5") over the required floor area or minimum room height, not less than 2030 mm (6'- 8") over at least 50% of the required floor area
Living room combined with a kitchen and dining area		
Dining area		
Dining area if combined with other spaces		
Kitchen		
Bedroom	Clear height of 2.1 m (6'-11") at any point	
Basement space	2.1 (6'-11") over at least 75% of the basement area except that under beams and ducts 1950 mm (6'-5") permitted	

Minimum Window Area Requirements for Natural Light:

Location	New Builds and Houses Less than 5 Years Old	Houses More Than 5 Years Old
Laundry room, kitchen, and bathroom	Window not required	Window not required
Living and dining rooms	10% of floor area	5% of floor area
Bedrooms and other finished rooms	5% of floor area	2.5% of floor area (Were not used for a means of egress)

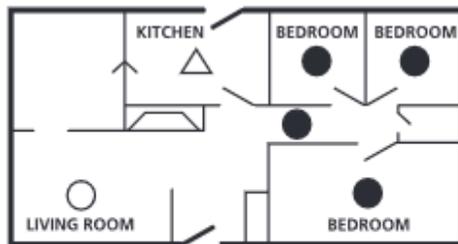
Minimum Door Width Requirements:

Door Location	Requirements
Entrance doors to dwelling	810 mm x 1980 mm (32 in x 78 in)
Stairs to floor level containing finished space	810 mm x 1980 mm (32 in x 78 in)
Utility rooms	810 mm x 1980 mm (32 in x 78 in)
Walk-in closets	610 mm x 1980 mm (24 in x 78 in)
Bedrooms and exterior balconies	760 mm x 1980 mm (30 in x 78 in)
Bathrooms	610 mm x 1980 mm (24 in x 78 in)

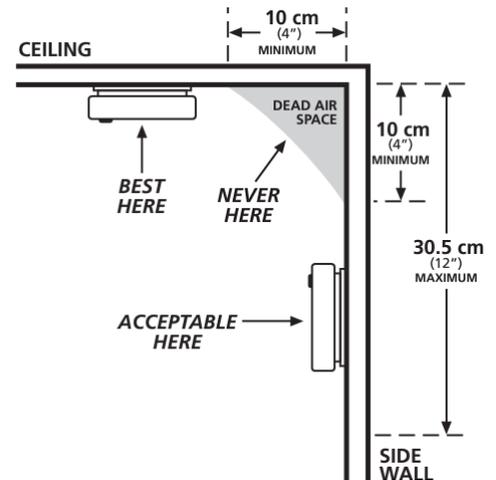
Smoke and Carbon Monoxide Alarms:

All new Smoke Alarms must be hardwired to 120 V AC power, interconnected within the unit and have a visual signaling component (strobe light) when they are activated. Proper placement of smoke alarms is important. They must be located on or near the ceiling:

- On every level of a house
- Outside sleeping areas
- In each bedroom
- In common areas, such as entrances and laundry rooms



● Smoke Alarms for Required Protection

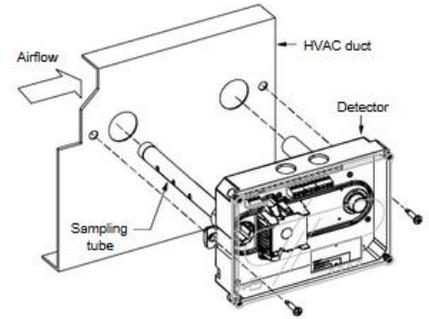


Smoke alarms shall be installed in conformance with CAN/ULC-S553. Smoke alarms shall be installed greater than 4” from a wall or obstruction. Refer to the manufacturer’s installation details for the location for tray-shaped, cathedral and shed roofs. Smoke alarms are commonly upgraded to current requirements in the existing primary dwelling as a Part 11 compliance alternative for egress or to reduce fire resistance ratings for fire separations.

Carbon Monoxide (CO) alarms are required if your house has a fuel-burning appliance or an attached garage. Combination smoke and CO alarms are commonly available. A separate CO alarm may be installed in renovations that is battery operated or plugs into a receptacle.

Heating and Ventilation:

New and existing houses may share a single furnace provided a duct-type smoke detector is installed in the supply or return air duct that will turn off the fuel supply and electrical power to the heating system upon activation.



Existing supply grills may remain in the ceiling provided a low wall return grill is provided. Any newly created rooms without existing supply grills shall have the new grill extended to within 6” of the floor as per HRAI digest OR supplemental heat of at least 20% thermostatically controlled shall be provided for the unit.

New bathrooms and kitchen area will typically require an exhaust fan to meet the ventilation requirements of the building code.

Residential type sprinkler heads may be used within a mechanical room in place of the required fire resistance rating of the ceiling where it may be challenging to maintain the continuity of the fire separation.

Minimum Plumbing Facilities:

A second unit will need to provide all plumbing fixtures required for a dwelling unit, the minimum required fixtures of Article 9.31.4.1. includes:

- Kitchen sink
- Lavatory (bathroom sink)
- Bathtub or shower stall
- Water closet (toilet)

Laundry facilities, or a space for laundry facilities, shall be provided or grouped elsewhere in the building in a location conveniently accessible to occupants of both units. Second units must also have their own separate water shut-off valve. This allows plumbing work or repairs to be done in one unit without affecting the other unit.

Fire Separation and Sound Protection Between Units:

Fire-Resistance Rating (FRR) – The time in minutes or hours that an assembly will withstand the passage of flame and the transmission of heat when exposed to fire.

Sound Transmission Class (STC) – Single number rating of the airborne sound attenuation of a building assembly separating two adjoining spaces, taking into account only the direct sound transmission path.

Apparent Sound Transmission Class (ASTC) – Single number rating of the airborne sound attenuation of building assemblies separating two adjoining spaces, taking into account both the direct and flanking sound transmission paths.

New construction of a two-unit house requires an assembly (wall or ceiling) separating the units to have a FRR of 45 minutes and an ASTC of at least 47 or an STC of at least 50 with adjoining construction that conforms to Article 9.11.1.4. For renovations, including houses less than 5 years old, the FRR may be reduced to 30 minutes. Horizontal (ceiling) assemblies may be reduced to 15 minutes where smoke alarms are upgraded to current code requirements, see previous section, and interconnected between the units. The house may also be provided with sprinklers in which case the FRR of the fire separations are waived.

A fire separation is defined as a construction assembly that acts as a barrier against the spread of fire. A wall or floor assembly separating units is required to be constructed as a continuous barrier against the spread of fire. All loadbearing walls, columns and arches supporting a floor shall have a FRR of not less than the supported floor.

Noncombustible penetrations of floor and walls shall be tightly fitted, or fire stopped. Combustible penetrations, such as ABS piping, shall be fire stopped with a listed fire stop system. Pot lights installed in ceilings are required to be non-combustible (metal) OR protected with a listed fire stop system. It is recommended to install rock/slag insulation above penetrations to improve the performance of the assembly for both fire and sound transmission.

While minimum STC ratings are not required to be maintained in renovations of existing assemblies it is recommended to achieve an STC rating as high as possible. See sample wall and ceiling assemblies' drawings at the end of the guide for construction details.

Egress requirements:

An egress window is required for each floor level containing bedrooms unless there is a door directly to the exterior at the same floor level as the bedrooms. See Egress Window drawing at end of guide for minimum requirements for basement egress windows.

There are three options for the egress from a second unit in a house. An exterior door, shared exit, or access through the principal unit.

- a) Direct Access to the exterior (**See Option A Drawings**)
 - An escape window is required where unprotected openings (windows) from the principal unit are within 3 m horizontally and 5 m above an unenclosed exterior exit stair that is the only means of egress from the unit.
- b) Shared means of egress (Shared exit) (**See Option B Drawings**)
 - Smoke alarms are required in the exit, common areas, upgraded in the principal unit and interconnected between the units.
 - Emergency lighting with battery backup is required within the shared exit.
 - Fire separation with a 30-minute fire resistance rating required between the remainder of the building and the exit.
- c) Access to exterior to be through the principal unit (**See Option C Drawings**)
 - Smoke alarms are required in common areas, upgraded in the principal unit and interconnected between the units.
 - An additional means of escape is provided through a window meeting the requirements of compliance alternative C136(c) (See Escape Window drawing for details) **OR** the building is sprinklered.

These three options and the associated requirements are illustrated in the drawings at the end of this guide.

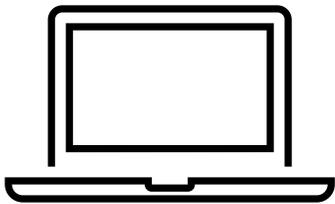
Electrical Safety and Inspections

The Electrical Safety Code, produced by Ontario's Electrical Safety Authority (ESA), has further requirements for adding an Additional Residential Unit. If you are not hiring an electrician you will need to file a separate notification with ESA to do the electrical work in your unit, which will be inspected by ESA. Having a building permit is not the same as filing an electrical notification (permit) with the Electrical Safety Authority (ESA). You can find more information regarding ESA [here](#).



Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the law. For more information go to esasafe.com or call 1-877-372-7233.

Online Submissions:



All permit applications are to be submitted online via our [Web Portal](#). Before you begin, please ensure that all required documents are complete and signed (as applicable). Scan each document separately and give it a recognizable file name and save it to your computer.

For further assistance please see our **Digital Permit Submission Guide**.

Permit Issuance:



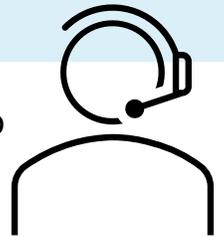
Once the permit has been completely reviewed by all internal and external agencies the applicant will be contacted via email and informed of any action required for the permit to be issued. **Permit fees are payable upon issuance.**

Building permit fees are determined by an established cost per square foot, and/or by established flat fees as detailed in the Township of Springwater

[Fees and Charges By-law.](#)

Scheduling Inspections:

After the permit has been issued, it is the responsibility of the applicant to schedule inspections throughout the completion of the work. The required inspection(s) will be outlined on the Permit Card provided at the time of permit issuance.



Permit Submission Checklist:

1. Completed Building Permit Application:

- [Application for a Permit to Construct or Demolish & Schedule 1](#)



2. Required Supporting Documents:

- Site Plan; showing the location and dimensions of the proposed structure on the site plan and the setbacks to the lot lines. The site plan must also show all existing buildings with dimensions. If the lot is serviced by an on-site sewage system, the location of the septic must be identified on the plan. A [Septic Use Permit](#) may be requested online
- [Septic Change of Use](#) or [Septic Application](#) form: If your dwelling is supported by a standalone septic system, a [Septic Change of Use Application](#) will need to be completed. If the proposed creation of an Additional Residential Unit results in any component of the septic system being undersized, a [Septic Application](#) form will need to be submitted, to upgrade part or all of your septic system, along with compensating construction.
- [Letter of Authorization](#) (if applicant is other than the property owner)
- Lot Grading; (required unless exempt from current **Lot Grading Policy**)
- [Entrance Permit Application](#): will be required if you are adding a secondary entrance for access to the additional dwelling unit. If you are on a County of Simcoe or Provincial Highway, you will need to apply to the appropriate authority and include a copy of their approval with your application to the Township.
- a) [Ministry of Transportation Approval](#)
- b) [County Of Simcoe Approval](#)
- Permit Drawings showing all materials & dimensions including:
- a) **Elevations** show the exterior walls of each side of the home and are typically identified by the direction the wall faces. (i.e., north, west, etc.). An Elevation drawing should include:

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- Drawing scale or measurements
- Extent of new and existing construction
- Vertical and horizontal dimensions of walls, windows, and doors above grade
- Grade level
- Exterior cladding (e.g., siding materials)
- Decks, stairs, porches, landings, handrails, guards, etc.
- Roof shape, slope and finishing material.
- Exterior lighting

b) **Floor Plans** are drawings illustrating the floor layout as viewed from above. One Floor Plan is required for each floor of the house to ensure that the safety of one unit does not impact that of another unit. Floor Plans should include:

- Use and dimensions of all rooms and spaces (bathroom, kitchen, bedroom, etc.)
- Extent of new construction, including new construction / demolition within existing building areas. Clearly identify existing and proposed construction, preferably on separate plans.
- Size, type and location of exterior and interior walls and partitions
- All structural elements, including beams (wood, steel, etc.), columns, structural walls, etc.
- Dimensions and location of all openings (doors and windows)
- Location, dimensions, and direction of all stairs
- Smoke and carbon monoxide alarm locations (existing & proposed)
- Fire and sound separation construction details
- Location of plumbing fixtures
- Ductwork location, bulkheads and fire dampers or protection, existing and proposed

c) **Other Support documents:**

- i. **Mechanical drawings:** provide information about the heating capacity and calculations of the proposed furnace. A complete heat loss and duct design must be provided for all new construction, unless otherwise requested by Building Services.

- ii. **Structural Drawings:** to scale including footing/foundation or slab details, wall stud sizes, roof rafter/roof joist sizes (ridge beam if applicable, and ceiling joist sizes if applicable)
- iii. **Roof Plan:** showing conventional framed roof details (ridge beam if applicable) or roof Truss Layout and Stamped Engineered Truss Profiles
- iv. **Engineering Required:** Engineered Trusses, Timber Framing, Slabs more than 55m² (592sqft), point loads on lintels/beams. Lintels bearing trusses in excess of 9.8m (32'2"). Any construction outside of Part 9
- v. **Tree Preservation Area**

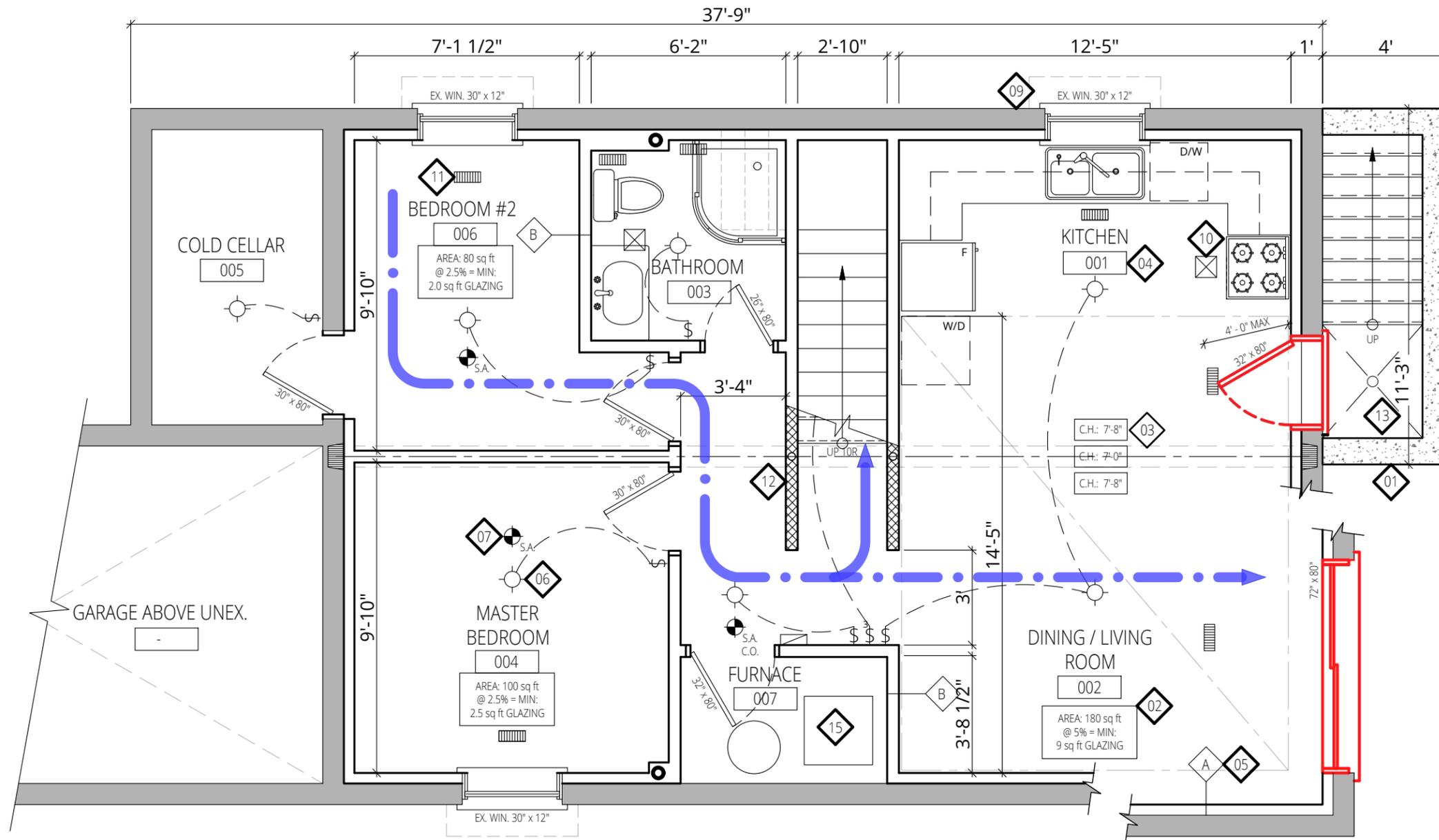
3. Applicable Law:

Applicable law must be complied with including the following, links to determine if they apply to your property:

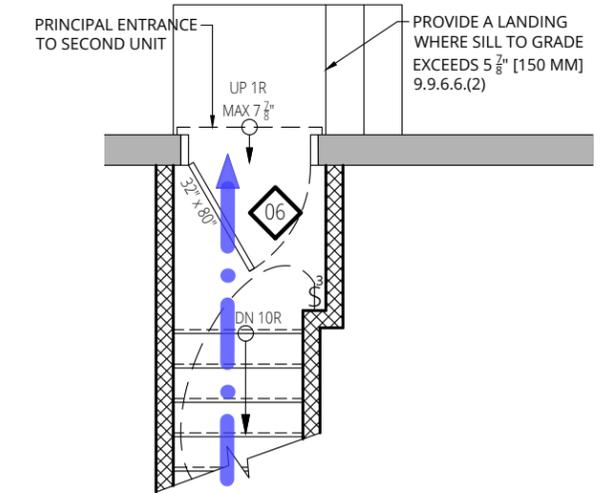
- a) **Conservation Authority Approval:** certain areas are regulated by the Nottawasaga Valley Conservations Authority. Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure, may require a permit or a clearance letter from the NVCA before a building permit may be issued by the Township. To locate your property to determine if it is NVCA regulated please visit the [**NVCA find your property page.**](#)

Please contact the Nottawasaga Valley Conservation Authority for more information or how to apply for a permit.

- b) **Ministry of Transportation Approval**
- c) **County Of Simcoe Approval**



1 SAMPLE PROPOSED BASEMENT PLAN - OPTION 'A'
A103 1/4" = 1'-0"



2 PRINCIPAL ENTRANCE
A103 1/4" = 1'-0" ON MAIN FLOOR

LEGEND:

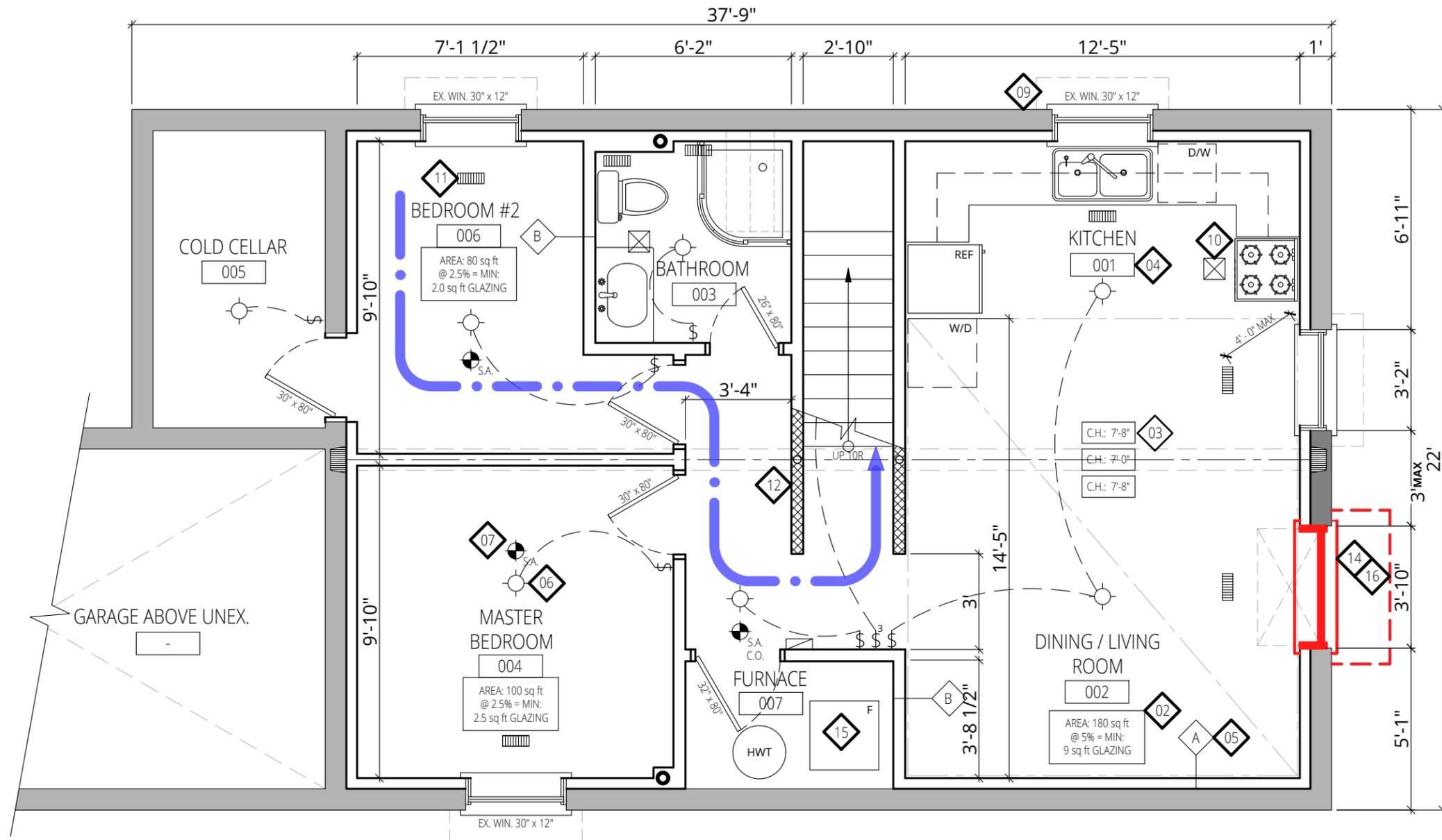
SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm2 PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATION: 0.025m2 (.277 s.f.)
	RETURN-AIR GRILLE. PROVIDED IN ALL FIRE COMPARTMENTS. SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL. DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	CEILING HEIGHT TAG.
	WALL TYPE TAG. PROVIDE CONSTRUCTION DETAILS FOR ALL APPLICABLE WALLS.
	EMERGENCY LIGHTING PER OBC 2012 DIV. B 9.9.12.3

REFERENCE NOTES:

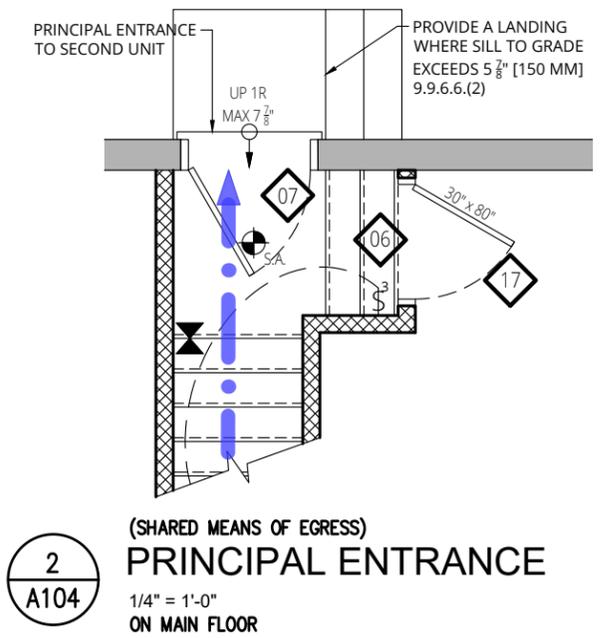
<p>EGRESS OPTION 'A' EGRESS FROM THE BASEMENT UNIT BY WAY OF A BELOW GRADE ENTRANCE, WALK-OUT CONDITION OR INTERIOR STAIR, PROVIDING ACCESS TO THE EXTERIOR, EXCLUSIVE TO THE SECOND UNIT.</p> <p> DIRECTION OF TRAVEL</p>			
01	PROVIDE DETAILS FOR ALL PROPOSED CONSTRUCTION AND ALL CONSTRUCTION BUILT WITHOUT BENEFIT OF A BUILDING PERMIT.	11	PROVIDE SUPPLY GRILLES IN ALL ROOMS AND A RETURN AIR IN EACH UNIT ON ALL FLOORS. RETURNS: NOT PERMITTED IN FIRE SEPARATIONS.
02	PROVIDE ALL DAYLIGHT REQUIREMENTS FOR LIVING AND DINING ROOM (5%) AND BEDROOMS (2.5%)	12	PROVIDE FIRE SEPARATIONS BETWEEN SUITES, COMMON AREAS AND ALL CEILING ASSEMBLIES. .
03	PROVIDE CEILING HEIGHT UNDER BULKHEADS AND AT LOWEST POINTS. MINIMUM CEILING HEIGHT REQUIRED IS 1950mm (6'-5") THROUGHOUT.	13	DIMENSION ALL ROOMS, SPACES AND PROPOSED CONSTRUCTION.
04	PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).	14	ALL NEW OR ENLARGED OPENINGS SHALL BE DECLARED AND INCLUDE ALL RELEVANT EXISTING AND PROPOSED STRUCTURAL INFORMATION.
05	PROVIDE DETAILS OF ALL PROPOSED WALL TYPES INCLUDING WALL CONSTRUCTION APPLIED TO EX. EXTERIOR WALLS. INSULATION, VB ETC.	15	PROVIDE A DUCT-TYPE SMOKE DETECTOR WHICH WOULD SHUT OFF THE GAS AND ELECTRICITY TO THE FURNACE UPON ACTIVATION.
06	PROVIDE ELECTRICAL LIGHTING IN EACH ROOM AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.	16	PROVIDE PROVISION FOR LAUNDRY FACILITIES FOR EACH DWELLING UNIT.
07	PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL	17	WHERE EXTERIOR DOOR IS NOT PROVIDED ON THE SAME LEVEL AS THE BEDROOM AN EGRESS WINDOW IS REQUIRED WITHIN BASEMENT.
08	PROVIDE DOOR SIZES. LABEL ALL FIRE RATED DOORS w/ MINUTE RATINGS AND SELF CLOSING DEVICES. DOORS TO GARAGES SHALL BE GAS PROOF.		
09	PROVIDE WINDOW SIZES AND LABEL AS EITHER: EXISTING, PROPOSED OR AS-BUILT (IF CONSTRUCTED WITHOUT BENEFIT OF A PERMIT).		
10	PROVIDE EXHAUST FANS OVER RANGES, WITHIN BATHROOMS AND ALL ROOMS NOT EQUIPPED WITH A WINDOW PROVIDING NATURAL VENTILATION.		

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
SAMPLE BASEMENT PLAN - OPTION 'A'
ACCESS DIRECTLY TO THE EXTERIOR





1
A104
SAMPLE PROPOSED BASEMENT PLAN - OPTION 'B'
1/4" = 1'-0"



LEGEND:

SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm ² PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATION: 0.025m ² (.277 s.f.)
	RETURN-AIR GRILLE. PROVIDED IN ALL FIRE COMPARTMENTS. SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL. DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	CEILING HEIGHT TAG.
	WALL TYPE TAG. PROVIDE CONSTRUCTION DETAILS FOR ALL APPLICABLE WALLS.
	EMERGENCY LIGHTING PER OBC 2012 DIV. B 9.9.12.3

REFERENCE NOTES:

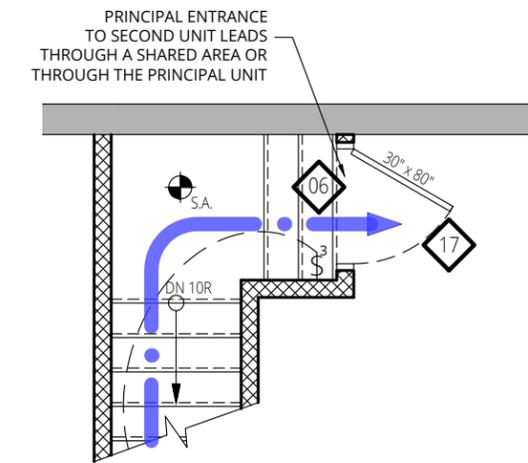
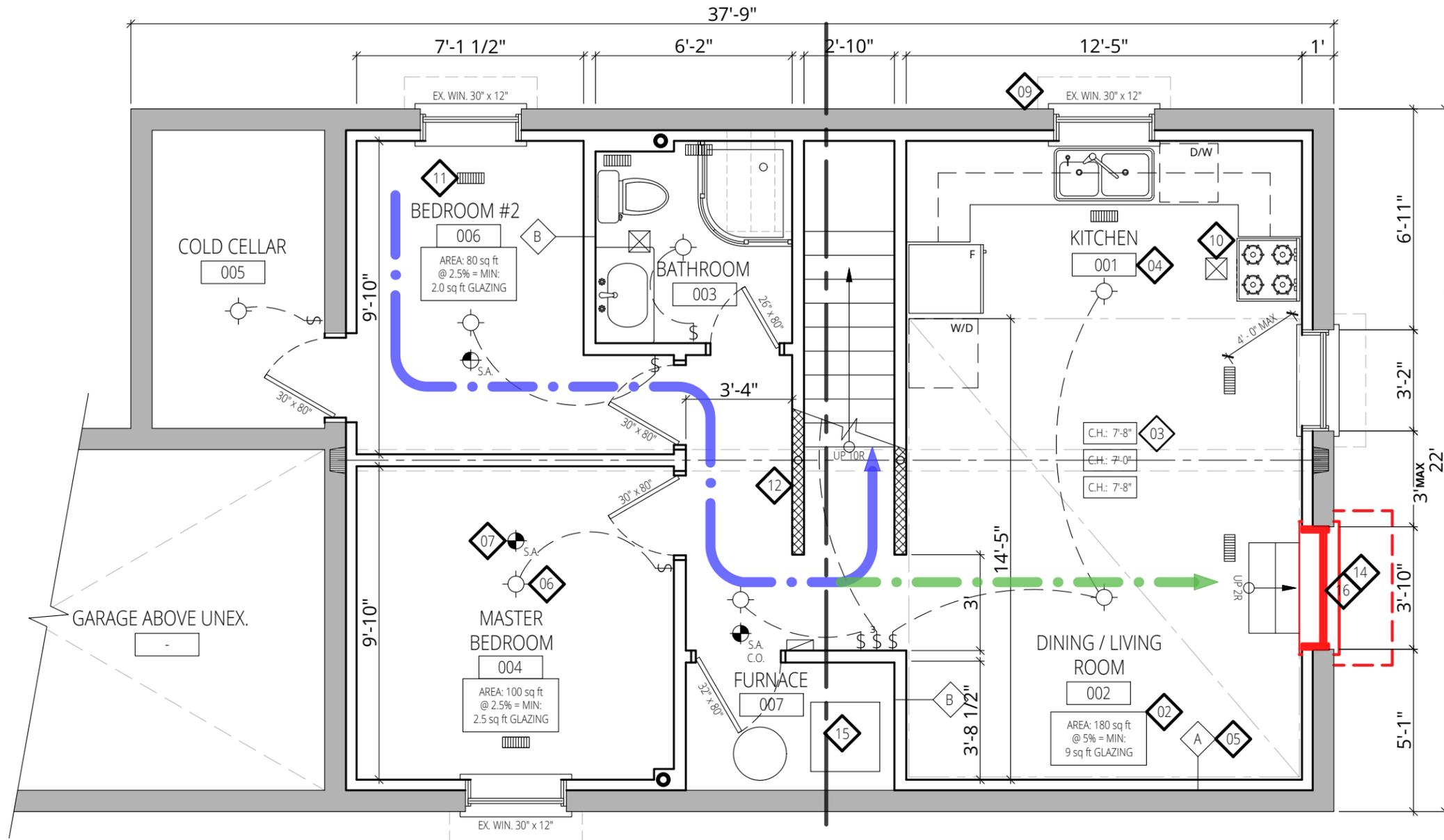
EGRESS OPTION 'B'
EGRESS FROM THE BASEMENT UNIT THROUGH A SHARED, PROTECTED STAIRWAY WHICH DOES NOT INVOLVE ENTERING ANOTHER UNIT OR AN AREA DEDICATED FOR ANOTHER PURPOSE (IE: LAUNDRY/ GARAGE etc.) WHICH LEADS TO THE EXTERIOR.

DIRECTION OF TRAVEL

01	PROVIDE DETAILS FOR ALL PROPOSED CONSTRUCTION AND ALL CONSTRUCTION BUILT WITHOUT BENEFIT OF A BUILDING PERMIT.	04	PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).	11	PROVIDE SUPPLY GRILLES IN ALL ROOMS AND A RETURN AIR IN EACH UNIT ON ALL FLOORS. RETURNS: NOT PERMITTED IN FIRE SEPARATIONS.
02	PROVIDE ALL DAYLIGHT REQUIREMENTS FOR LIVING AND DINING ROOM (5%) AND BEDROOMS (2.5%)	05	PROVIDE DETAILS OF ALL PROPOSED WALL TYPES INCLUDING WALL CONSTRUCTION APPLIED TO EX. EXTERIOR WALLS. INSULATION, VB ETC.	12	PROVIDE FIRE SEPARATIONS BETWEEN SUITES, COMMON AREAS AND ALL CEILING ASSEMBLIES. .
03	PROVIDE CEILING HEIGHT UNDER BULKHEADS AND AT LOWEST POINTS. MINIMUM CEILING HEIGHT REQUIRED IS 1950mm (6'-5") THROUGHOUT.	06	PROVIDE ELECTRICAL LIGHTING IN EACH ROOM AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.	13	DIMENSION ALL ROOMS, SPACES AND PROPOSED CONSTRUCTION.
		07	PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL	14	ALL NEW OR ENLARGED OPENINGS SHALL BE DECLARED AND INCLUDE ALL RELEVANT EXISTING AND PROPOSED STRUCTURAL INFORMATION.
		08	PROVIDE DOOR SIZES. LABEL ALL FIRE RATED DOORS w/ MINUTE RATINGS AND SELF CLOSING DEVICES. DOORS TO GARAGES SHALL BE GAS PROOF.	15	PROVIDE A DUCT-TYPE SMOKE DETECTOR WHICH WOULD SHUT OFF THE GAS AND ELECTRICITY TO THE FURNACE UPON ACTIVATION.
		09	PROVIDE WINDOW SIZES AND LABEL AS EITHER: EXISTING, PROPOSED OR AS-BUILT (IF CONSTRUCTED WITHOUT BENEFIT OF A PERMIT).	16	PROVIDE AN EGRESS WINDOW FOR BEDROOMS PER OBC 2012 DIV. B.9.9.10.1. REFER TO DWG:EGRESS WINDOW
		10	PROVIDE EXHAUST FANS OVER RANGES, WITHIN BATHROOMS AND ALL ROOMS NOT EQUIPPED WITH A WINDOW PROVIDING NATURAL VENTILATION.	17	REQUIRED CLOSURE. MINIMUM 20min. RATED DOOR w/ SELF CLOSING DEVICE. PROVIDE SMOKE-TIGHT SEAL.

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
SAMPLE BASEMENT PLAN - OPTION 'B'
SHARED MEANS OF EGRESS





2
A105
PRINCIPAL ENTRANCE
1/4" = 1'-0"
ON MAIN FLOOR - THROUGH ANOTHER UNIT

1
A105
SAMPLE PROPOSED BASEMENT PLAN - OPTION 'C'
1/4" = 1'-0"
NOTE: EGRESS OPTION 'C' IS ONLY AVAILABLE AS A COMPLIANCE ALTERNATIVE WHERE ZONING REQUIREMENTS CANNOT BE ACHIEVED FOR EGRESS IN OPTIONS 'A' OR 'B'

LEGEND:

SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm2 PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATION: 0.025m2 (.277 s.f.)
	RETURN-AIR GRILLE. PROVIDED IN ALL FIRE COMPARTMENTS. SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL. DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	CEILING HEIGHT TAG.
	WALL TYPE TAG. PROVIDE CONSTRUCTION DETAILS FOR ALL APPLICABLE WALLS.
	EMERGENCY LIGHTING PER OBC 2012 DIV. B 9.9.12.3

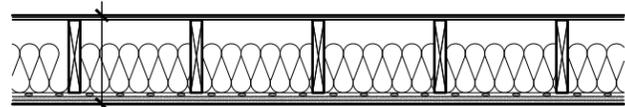
REFERENCE NOTES:

<p>EGRESS OPTION 'C': EGRESS FROM THE BASEMENT UNIT THROUGH ANOTHER UNIT. THIS OPTION REQUIRES A SECOND AND SEPARATE MEANS OF EGRESS LOCATED ON THE BASEMENT LEVEL.</p> <p> DIRECTION OF TRAVEL SEPARATE MEANS OF EGRESS</p>		<p>04 PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).</p>	<p>11 PROVIDE SUPPLY GRILLES IN ALL ROOMS AND A RETURN AIR IN EACH UNIT ON ALL FLOORS. RETURNS: NOT PERMITTED IN FIRE SEPARATIONS.</p>
<p>01 PROVIDE DETAILS FOR ALL PROPOSED CONSTRUCTION AND ALL CONSTRUCTION BUILT WITHOUT BENEFIT OF A BUILDING PERMIT.</p>	<p>05 PROVIDE DETAILS OF ALL PROPOSED WALL TYPES INCLUDING WALL CONSTRUCTION APPLIED TO EX. EXTERIOR WALLS. INSULATION, VB ETC.</p>	<p>12 PROVIDE FIRE SEPARATIONS BETWEEN SUITES, COMMON AREAS AND ALL CEILING ASSEMBLIES. .</p>	<p>13 DIMENSION ALL ROOMS, SPACES AND PROPOSED CONSTRUCTION.</p>
<p>02 PROVIDE ALL DAYLIGHT REQUIREMENTS FOR LIVING AND DINING ROOM (5%) AND BEDROOMS (2.5%)</p>	<p>06 PROVIDE ELECTRICAL LIGHTING IN EACH ROOM AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.</p>	<p>14 ALL NEW OR ENLARGED OPENINGS SHALL BE DECLARED AND INCLUDE ALL RELEVANT EXISTING AND PROPOSED STRUCTURAL INFORMATION.</p>	<p>16 PROVIDE A SECOND AND SEPARATE MEANS OF EGRESS PER OBC 2012 B.11/ C136 (c). REFER TO DWG:EGRESS WINDOW</p>
<p>03 PROVIDE CEILING HEIGHT UNDER BULKHEADS AND AT LOWEST POINTS. MINIMUM CEILING HEIGHT REQUIRED IS 1950mm (6'-5") THROUGHOUT.</p>	<p>07 PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL</p>	<p>15 PROVIDE A DUCT-TYPE SMOKE DETECTOR WHICH WOULD SHUT OFF THE GAS AND ELECTRICITY TO THE FURNACE UPON ACTIVATION.</p>	<p>17 REQUIRED CLOSURE. MINIMUM 20min. RATED DOOR w/ SELF CLOSING DEVICE. PROVIDE SMOKE-TIGHT SEAL.</p>
	<p>08 PROVIDE DOOR SIZES. LABEL ALL FIRE RATED DOORS w/ MINUTE RATINGS AND SELF CLOSING DEVICES. DOORS TO GARAGES SHALL BE GAS PROOF.</p>		
	<p>09 PROVIDE WINDOW SIZES AND LABEL AS EITHER: EXISTING, PROPOSED OR AS-BUILT (IF CONSTRUCTED WITHOUT BENEFIT OF A PERMIT).</p>		
	<p>10 PROVIDE EXHAUST FANS OVER RANGES, WITHIN BATHROOMS AND ALL ROOMS NOT EQUIPPED WITH A WINDOW PROVIDING NATURAL VENTILATION.</p>		

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
SAMPLE BASEMENT PLAN - OPTION 'C'
EGRESS THROUGH ANOTHER UNIT



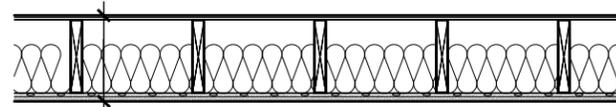
**NEW CONSTRUCTION
(RECOMMENDED WHERE POSSIBLE)**



15.5mm PLYWOOD, OSB, OR
WAFERBOARD SUBFLOOR
WOOD JOISTS OR WOOD I-JOISTS
SPACED NOT MORE THAN 610mm O.C.
ABSORPTIVE MATERIAL IN CAVITY
RESILIENT CHANNELS @ 610mm O.C.
2 LAYERS 12.7mm TYPE 'X' GYPSUM BOARD

**FLOOR ASSEMBLY F9h
FRR - 45 MIN. STC - 53**

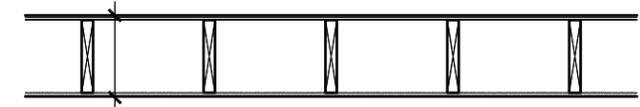
RENOVATION & CHANGE OF USE



EXISTING PLYWOOD, OSB, OR
WAFERBOARD SUBFLOOR
WOOD JOISTS OR WOOD I-JOISTS
SPACED NOT MORE THAN 610mm O.C.
ABSORPTIVE MATERIAL IN CAVITY
RESILIENT CHANNELS @ 610mm O.C.
15.9mm TYPE 'X' GYPSUM BOARD

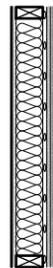
**FLOOR ASSEMBLY F8d
FRR - 30 MIN. STC - 50**

**INTERCONNECTED BETWEEN UNITS &
UPGRADED SMOKE ALARMS**



EXISTING SUBFLOOR
EXISTING WOOD JOISTS OR WOOD
I-JOISTS
NO ABSORPTIVE MATERIAL IN
CAVITY
12.7mm GYPSUM BOARD

**EXISTING FLOOR ASSEMBLY
FRR - 15 MIN. STC - N/A**



5/8" TYPE 'X' GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
3 1/2" SOUND INSULATION
RESILIENT METAL CHANNELS
@ 16" OR 24" O/C
2 LAYERS 5/8" TYPE 'X'
GYPSUM BOARD

**WALL ASSEMBLY W4a
FRR - 1 HOUR STC - 51**



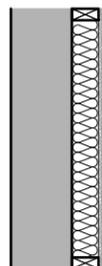
1/2" GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
ENTIRE STUD CAVITY FILLED
WITH SOUND INSULATION
1/2" GYPSUM BOARD

**WALL ASSEMBLY W1c
FRR - 30 MIN. STC - 32**



1/2" GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
ENTIRE STUD CAVITY FILLED
WITH SOUND INSULATION
(OPTIONAL)
1/2" GYPSUM BOARD

**EXISTING RATED WALL
FRR - 30 MIN. STC - N/A**



EXTERIOR FOUNDATION WALL
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
MIN. R12 BATT INSULATION
6 MIL. POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

TYPICAL EXTERIOR WALL



1/2" GYPSUM BOARD
2"x4" OR 2"x6" @ 16" O/C
WOOD STUDS
ENTIRE STUD CAVITY FILLED
WITH SOUND INSULATION
(OPTIONAL)
1/2" GYPSUM BOARD

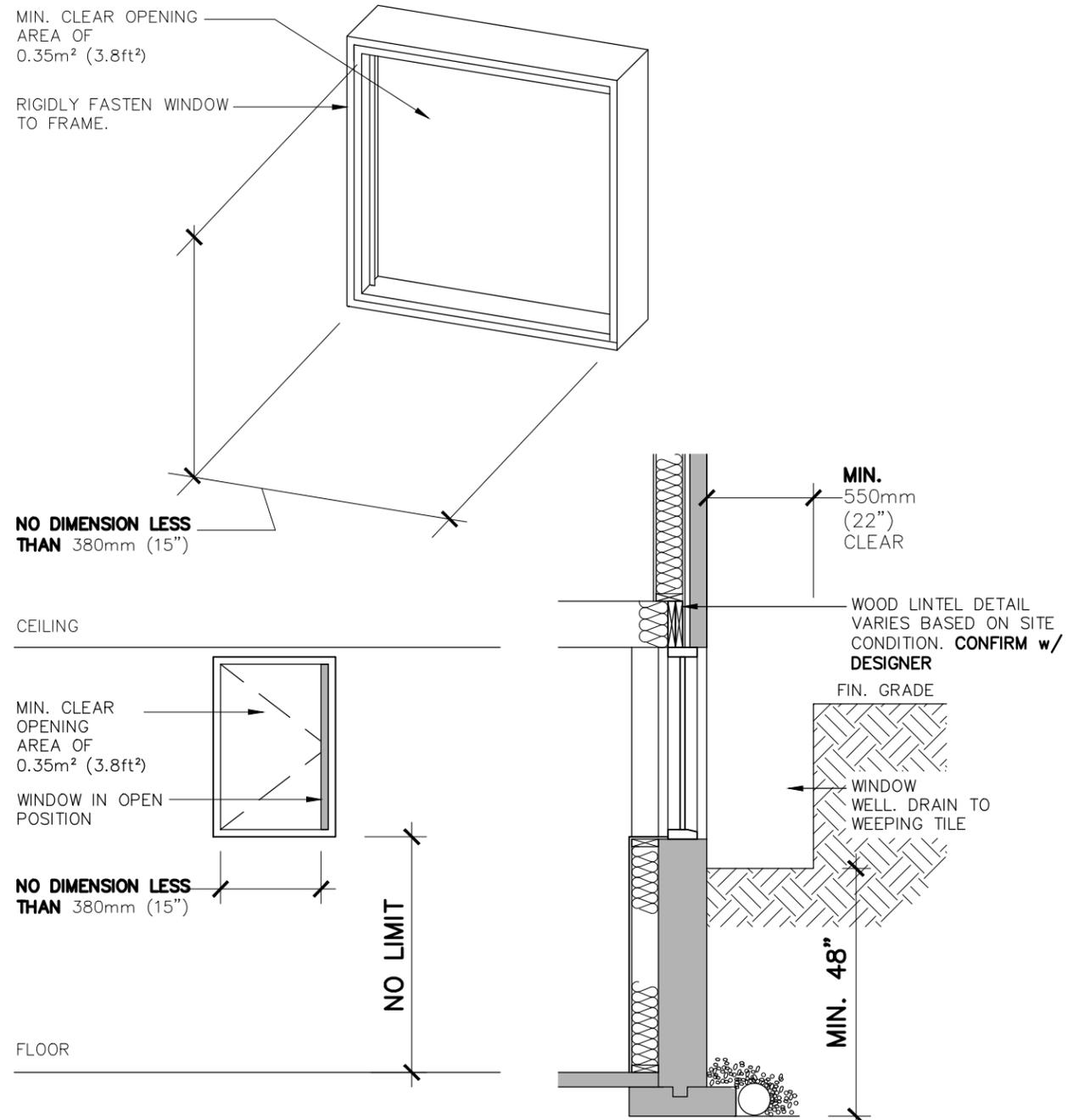
TYPICAL INTERIOR WALL

WALL TYPES DEMONSTRATED ON THIS DRAWING ARE BASED ON WALL CONSTRUCTION DETAILS SPECIFIED IN THE SUPPLEMENTARY STANDARD SB-3. DESIGNER IS REQUIRED TO SPECIFY THE MINUTE RATING AND CONSTRUCTION OF ALL REQUIRED FIRE SEPARATIONS.

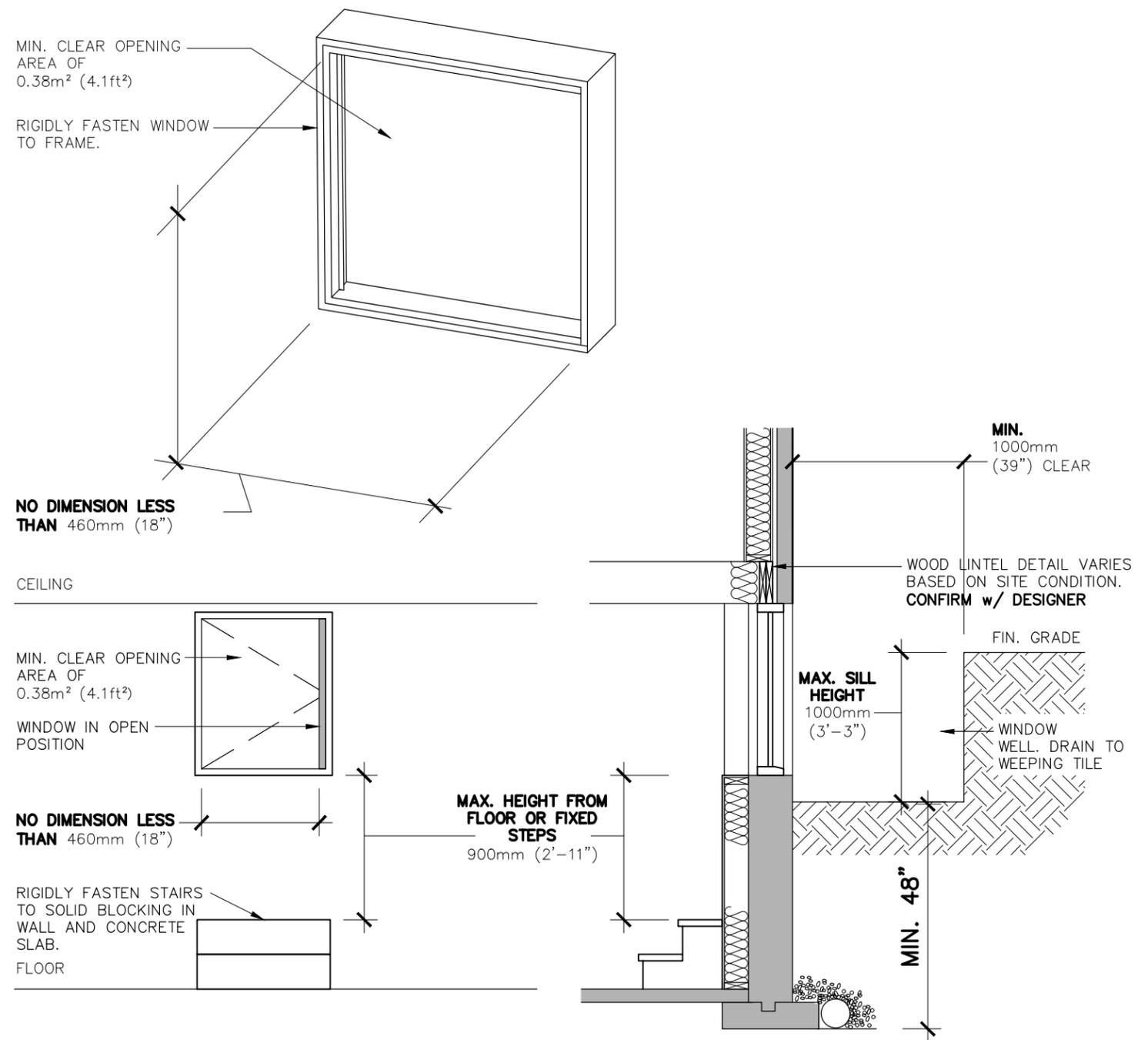
PROJECT:

CHANGE OF USE - TWO UNIT HOUSE
SAMPLE WALL & CEILING ASSEMBLIES





1
A401
EGRESS WINDOW - OPTION 'A' or 'B'
3/8" = 1'-0"



2
A401
ESCAPE WINDOW - OPTION 'C'
3/8" = 1'-0"

PROJECT:
CHANGE OF USE - TWO UNIT HOUSE
EGRESS WINDOW

