

## MINIMUM ROOM AREAS

| APARTMENTS FOR ONE OR TWO PERSONS WHERE SPACE IS NOT PARTITIONED |   |
|--|---|
| REQUIRED SPACE   | MINIMUM AREA  |
| LIVING, DINING, KITCHEN & SLEEPING SPACE                         | 13.5M <sup>2</sup> IN TOTAL   |
| OTHER PARTITIONED APARTMENTS                                     |   |
| LIVING AREA  | 13.5M <sup>2</sup>  |
|  | 11.0M <sup>2</sup> IF LIVING AREA IS COMBINED W/ DINING & KITCHEN SPACE |
| DINING AREA  | 7.0M <sup>2</sup>   |
|  | 3.25M <sup>2</sup> IF DINING AREA IS COMBINED W/ ANOTHER SPACE          |
| KITCHEN  | 3.7M <sup>2</sup>   |
| AT LEAST ONE BEDROOM   | 9.8M <sup>2</sup>   |
|  | 8.8M <sup>2</sup> IF A BUILT IN CLOSET IS PROVIDED                      |
|  | 4.2M <sup>2</sup> IF THE BEDROOM AREA IS COMBINED W/ ANOTHER SPACE      |
| OTHER BEDROOMS   | 7.0M <sup>2</sup>   |
|  | 6.0M <sup>2</sup> IF A BUILT IN CLOSET IS PROVIDED                      |
|  | 4.2M <sup>2</sup> IF THE BEDROOM AREA IS COMBINED W/ ANOTHER SPACE      |

- MINIMUM CEILING HEIGHT SHALL BE NOT LESS THAN 1950mm

## MINIMUM WINDOW AREAS FOR LIGHT

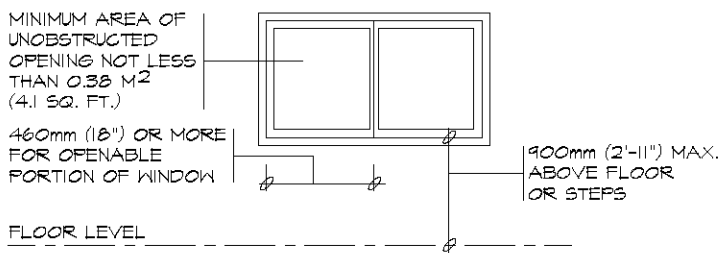
| LOCATION                                 | MINIMUM UNOBSTRUCTED GLASS AREA |
|--|---------------------------------|
| LAUNDRY ROOM, KITCHEN, WATER CLOSET ROOM | WINDOWS NOT REQUIRED            |
| LIVING/DINING ROOMS                      | 5% OF FLOOR AREA                |
| BEDROOMS AND OTHER FINISHED ROOMS        | 2 1/2% OF FLOOR AREA            |

- WHERE A DOOR ON THE SAME LEVEL AS A BEDROOM IS NOT PROVIDED, A WINDOW THAT IS ABLE TO BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS PROVIDING AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35M<sup>2</sup> WITH NO DIMENSION LESS THAN 380mm SHALL BE PROVIDED. IF THIS WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 550mm SHALL BE PROVIDED IN FRONT OF THE OPERATING SASH.
- NEW OPENINGS IN EXTERIOR WALLS ARE NOT PERMITTED IF THE DISTANCE FROM THE WALL TO AN ADJACENT LOT LINE IS LESS THAN 1200mm

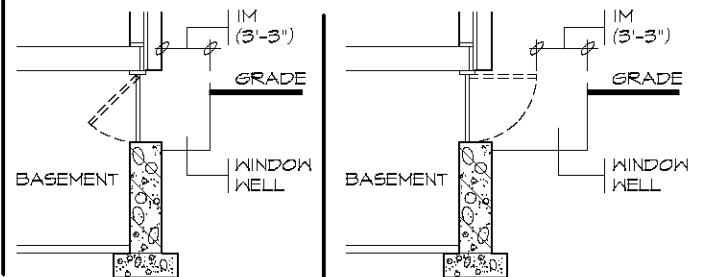
## EGRESS REQUIREMENTS

| EGRESS PROVIDED FROM APARTMENT  | CONDITIONS  |
|---|---|
| A SEPARATE DOOR LEADING DIRECTLY TO THE EXTERIOR FROM THE ACCESSORY APARTMENT | SMOKE ALARMS IN EACH DWELLING   |
| A 'SHARED EXIT', SUCH AS A STAIRWAY USED BY BOTH UNITS                        | 1/2 HOUR FIRE SEPARATION AROUND EXIT, AND INTERCONNECTED SMOKE ALARMS IN BOTH UNITS AND ALL COMMON AREAS.   |
| EGRESS AVAILABLE ONLY THROUGH ANOTHER DWELLING                                | AN EGRESS WINDOW MUST BE PROVIDED. INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED IN BOTH UNITS, AND ALL COMMON AREAS, OR THE ENTIRE BUILDING MUST BE SPRINKLERED, AND SMOKE ALARMS INSTALLED IN BOTH UNITS. |

**EGRESS WINDOW**



**WINDOW WELL FOR EGRESS WINDOW**



## SEPARATION BETWEEN UNITS

| REQUIRED FIRE SEPARATIONS/CLOSURES   | CONDITIONS  |
|--|---|
| 30 MINUTE FIRE SEPARATION (12.7mm TYPE 'X' GYPSUM BD. CEILING)                           | SMOKE ALARM IN BOTH UNITS   |
| 15 MINUTE HORIZONTAL FIRE SEPARATION   | INTERCONNECTED SMOKE ALARMS IN BOTH UNITS AND IN ALL COMMON AREAS |
| NO FIRE SEPARATIONS  | THE ENTIRE BUILDING MUST BE SPRINKLERED                           |
| 20 MINUTE LABELED DOORS, UNLABELED MINIMUM 45mm THICK SOLID CORE WOOD DOOR OR METAL GLAD | EQUIPPED WITH SELF CLOSERS  |
| UNRATED CLOSURES   | THE APARTMENT FLOOR AREA MUST BE SPRINKLERED                      |

## SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

|   |  |
|---|--|
| REQUIRED SMOKE ALARMS WITHIN EACH DWELLING UNIT   | MAY BE BATTERY OPERATED EXCEPT WHERE SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED DUE TO SEPARATION BETWEEN UNITS AND EGRESS REQUIREMENTS. ALARMS MUST BE LOCATED ON OR NEAR THE CEILING WITHIN 5M OF BEDROOM DOORS. |
| REQUIRED CARBON MONOXIDE DETECTORS WITHIN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA | MUST CONFORM TO CAN/CSA-6.19 OR UL 2034. CO DETECTORS MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET.  |

## PLUMBING, HEATING AND VENTILATION

|   |   |
|---|---|
| CENTRAL HEATING SYSTEM  | EXISTING SYSTEM MAY SERVE BOTH UNITS PROVIDED<br>1) BOTH UNITS ARE EQUIPPED WITH SMOKE ALARMS, AND<br>1) A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION. |
| NATURAL VENTILATION (OPENABLE WINDOWS/DOORS) FOR LIVING/DINING ROOMS, BEDROOMS, KITCHEN | MINIMUM 0.28M <sup>2</sup> (3SQ. FT.) PER ROOM OR COMBINATION OF ROOMS  |
| NATURAL VENTILATION (OPENABLE WINDOW) FOR BATHROOMS OR WATER CLOSET ROOMS               | MINIMUM 0.09M <sup>2</sup> (0.97SQ. FT.)  |
| MECHANICAL VENTILATION, IF NATURAL VENTILATION IS NOT PROVIDED                          | ONE-HALF AIR CHANGE PER HOUR IF THE ROOM IS MECHANICALLY COOLED IN SUMMER, AND ONE AIR CHANGE PER HOUR IF IT IS NOT.  |

### REQUIRED PLUMBING FACILITIES

- KITCHEN SINK
- LAUNDRY FACILITIES
- BATHROOM WITH LAVATORY, TOILET AND BATHTUB OR SHOWER STALL

TACBOC

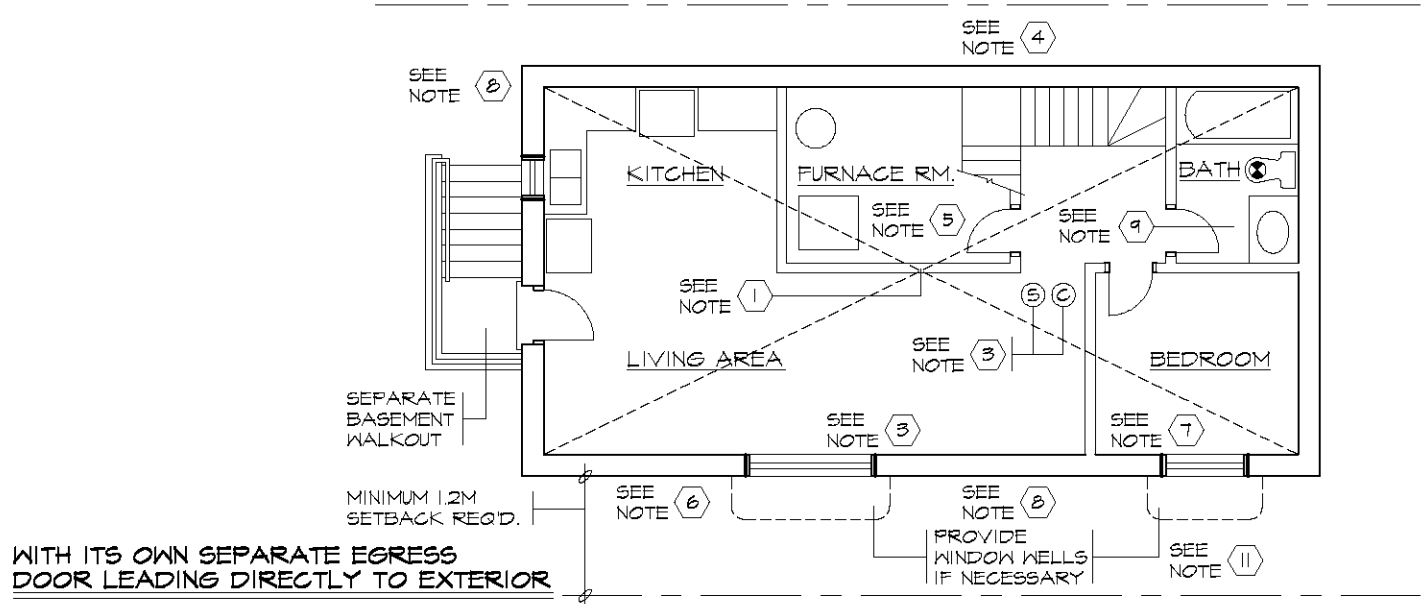
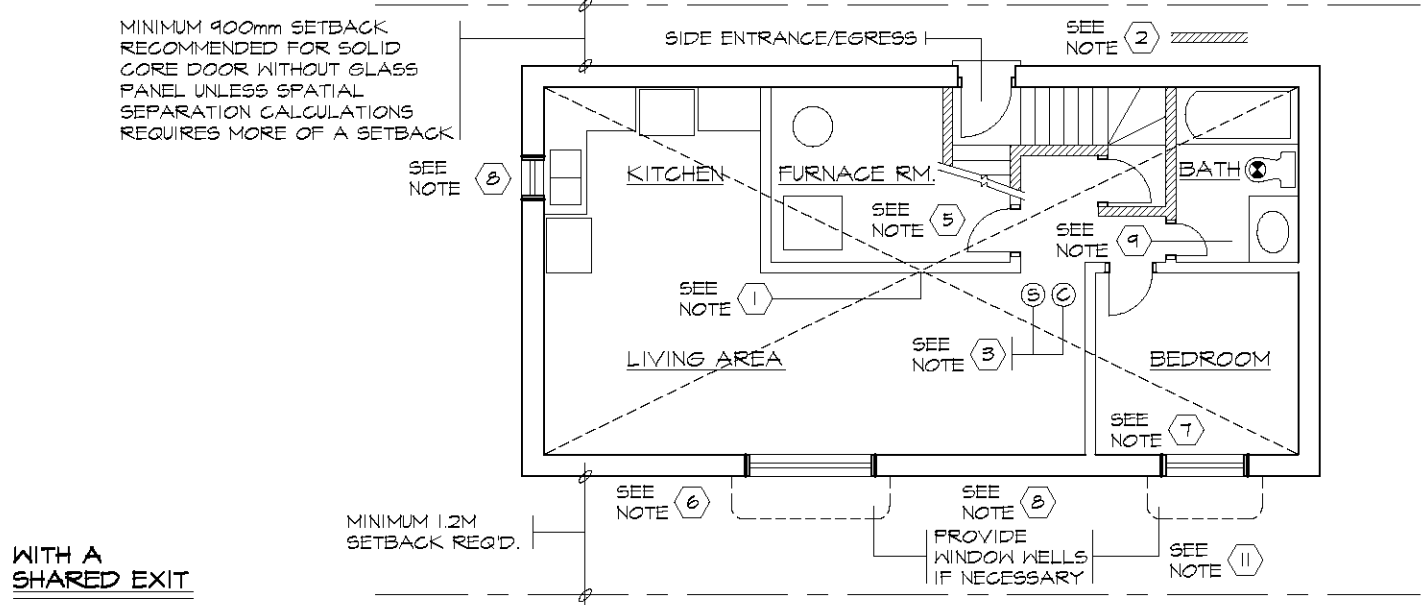
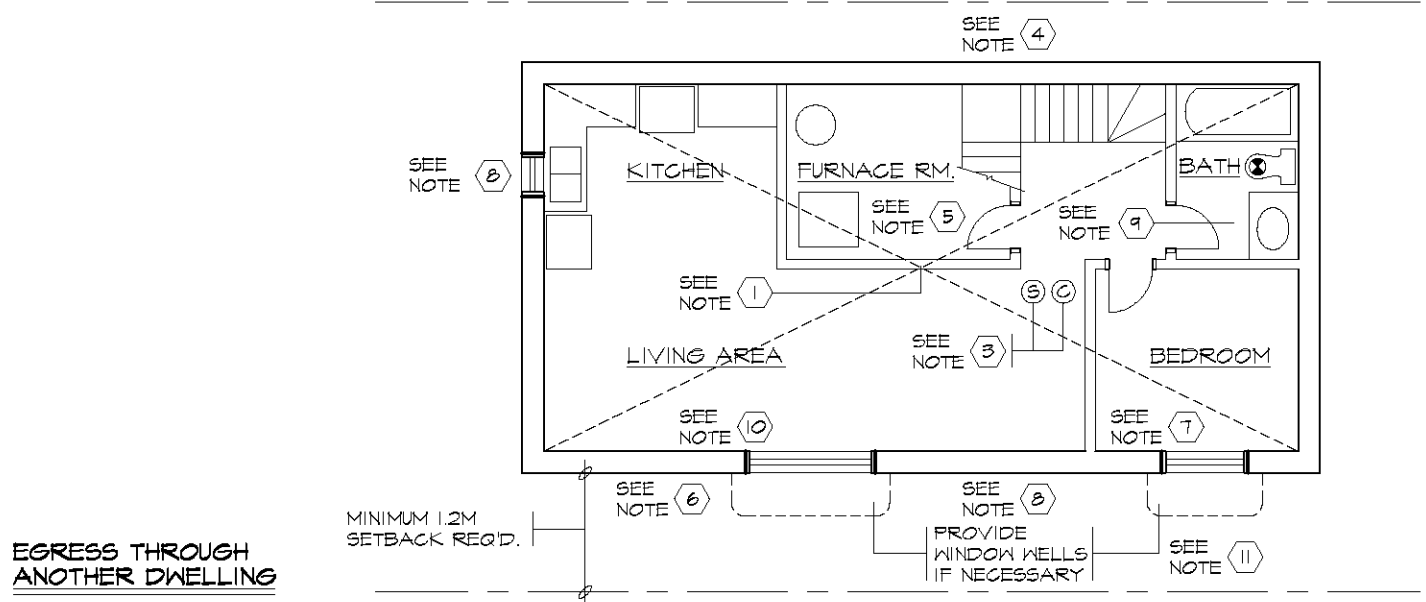
STANDARD DETAIL

TITLE  
**BASEMENT ACCESSORY APARTMENT**  
BUILDING CODE REQUIREMENTS - EXISTING BUILDING

DWG. NO.

B02a

2007



**NOTES RELATING TO PLANS ABOVE** ①

1. MINIMUM 30 MINUTE FIRE SEPARATION UNLESS INTERCONNECTED SMOKE ALARMS ARE PROVIDED IN BOTH UNITS AND ALL COMMON AREAS, IN WHICH CASE, A 15 MINUTE FIRE SEPARATION WOULD ONLY BE REQUIRED. INSTALLING SPRINKLERS IN THE BUILDING WOULD WAIVE ALL FIRE SEPARATION REQUIREMENTS.
2. MIN. 30 MINUTE FIRE SEPARATION AROUND SHARED EXIT.
3. SEE REQUIRED INSTALLATION INFORMATION FOR SMOKE ALARMS & CARBON MONOXIDE DETECTORS ON ATTACHED SHEET B02a.
4. STAIRWELL TO BE ENCLOSED AT TOP MOST, OR AT BOTTOM MOST LEVELS.
5. EXISTING FURNACE MAY SERVE BOTH UNITS PROVIDED A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
6. MINIMUM 5% OF LIVING/DINING FLOOR AREA OF NATURAL LIGHT (GLASS AREA) TO BE PROVIDED.
7. MINIMUM 2 1/2% OF BEDROOM AND OTHER FINISHED ROOMS FLOOR AREAS OF NATURAL LIGHT (GLASS AREA) TO BE PROVIDED.
8. 3 SQ. FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR LIVING/DINING, BEDROOMS & KITCHEN
9. 1 SQ. FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR BATHROOMS. MECHANICAL VENT PROVIDING 1 AIR CHANGE PER HOUR IS ACCEPTABLE.
10. AN EGRESS WINDOW OR CASEMENT WINDOW, AS DESCRIBED ON ATTACHED SHEET, MUST BE PROVIDED IN THE ACCESSORY APARTMENT. OR, THE ENTIRE BUILDING IS TO BE SPRINKLERED AND SMOKE ALARMS INSTALLED IN BOTH UNITS.
11. FOR WINDOWS USED AS MEANS OF ESCAPE, WITHIN WINDOW WELLS, SEE ATTACHED SHEET FOR CLEARANCES.