



BOABC – Secondary Suites and Accessory Dwelling Units Part 02

January 18, 2024

Hosted by: Ken Kunka AScT, RBO



Overview

Information presented today does not directly represent the opinions of the City of Penticton or the Building Officials Association of BC.

This presentation is conceptual and for informal educational purposes only. The presenters and association takes no responsibility for application of any concepts or interpretations in this presentation to specific projects.

(it may ask more questions than provide answers)

The slides must not be considered complete or exhaustive. Code provisions have been generally represented and may not reflect all exceptions.



Rules of the Room



- Registration will be tracked
- Presentation is not recorded but PowerPoint will be posted
- Please use raise hand icon if you have a question or comment
- PUT IT in the CHAT
- Please mute your microphone
- You may need to turn off your camera
- Please follow up by email if you have specific question or example to share with the membership.
 - kkunka@boabc.org



Jan 18/24 – Secondary Suites & ADUs

Secondary Suites/ADU review – Part 01 Dec12/23 (Posted)

Today

- BOABC What's New – Education
- Interpretations and Appeals
- Industry Partner Updates
- Suite and Accessory Dwelling Units
 - Existing
 - Conversion
 - New



What's New at the Association

What's New

CPD Opportunity –
Enhancing Mechanical
Contractors' Impact in
Building
Commissioning and
Re-Commissioning



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CPD Opportunity –
Gentle Density Leaders
Summit



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Student Awards



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Public Review Open:
Mass Timber
Construction Code
Proposals



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2024 BC Codes

Search Tip
“Ctrl + f”
secondary suite

Home > Farming, natural resources and industry > Construction Industry > Building Codes & Standards > BC Codes >

• Building Act
• BC Codes
• [BC Codes 2024](#)
• [BC Codes 2018](#)
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• [Code Interpretations](#)
• [Code Resources](#)
• [Letters of Assurance](#)
• [B.C. Public Review](#)
• [Construction Codes Reconciliation Agreement](#)
• [Accessibility](#)
• [Energy Efficiency](#)
• [Existing Buildings](#)
• [Building Code Appeal Board](#)
• [Other Construction Regulations](#)
• [Safety Standards](#)

BC Codes 2024

BC Codes 2024 take effect March 8, 2024, except for adaptable dwellings and earthquake changes which take effect March 10, 2025.

On this page

- [About the BC Codes 2024](#)
- [Access the 2024 Codes](#)
- [Timing and relevant regulations](#)

About the BC Codes 2024

BC Codes 2024 are largely based on the National Codes 2020 with some BC-specific variations to reflect the province's geography, climate, local government needs, industry practices, and provincial priorities. Book 1 (General) and Book 11 (Plumbing Systems) together form the BC Building Code 2024.

National Code changes incorporated into BC Building Code 2024:

2024 BC Codes

Review the [new building code](#) (PDF, 20 MB)

Other Technical Building Regulations

There are other BC building regulations in addition to the BC Codes.

- [Solar Hot Water Ready](#)

Read about | Ask Copilot | secondary suite | 164/170

sensitive areas. Vibrating parts should be isolated from the building structure using resilient materials such as neoprene or rubber.

A-9.11.1.1.(2) Sound Transmission in Houses with a **Secondary Suite**. Controlling sound transmission between dwelling units is important to the occupants' health and well-being. Although this may be difficult to achieve in an existing building, it is nevertheless necessary that a minimum level of sound transmission protection be provided between the dwelling units in a house with a **secondary suite**. A somewhat reduced level of performance is acceptable in the case of **secondary suites** because the occupants of the house containing a **secondary suite** are only affected by the sound of one other unit and, in many cases, it is the owner of the house who will decide on the desired level of protection. Sound resistance can be improved by selecting furnishings and finishings that absorb sound, such as carpet.



2024 NEW Code - Energy Code Update

2024 Building & Plumbing Code Update Courses

Training requirements for qualified officials:

- Building: qualified building officials must complete the building code update training only
- Plumbing: qualified plumbing officials must complete the plumbing code update training only
- Building & Plumbing: anyone who is dual qualified as both a building and plumbing official must complete building **and** plumbing code update training

Building (includes Energy) & Plumbing – Pre-register	\$375 plus GST
Building Only (includes Energy) – Pre-register	\$325 plus GST
Plumbing Only – Pre-register	\$125 plus GST
Energy Only – Register now	\$125 plus GST



2024 NEW Code - Energy Code Update

Poll Question

Is your local government using the updated Energy Step Code compliance forms? (has Zero Carbon option)

- Yes – 79%
- No – 21%



2024 NEW Code – Revisions List

2024 Code Update Handouts of Changes

You may find the **Handouts of Changes** for the 2024 Building & Plumbing Codes below. Please click on each link to open and view the changes.

- [Preface, Div. A, Div. B](#)
- [Part 3](#)
- [Part 4](#)
- [Part 5](#)
- [Part 6](#)
- [Part 9 – Accessibility](#)
- [Part 9 – Fire Protection](#)
- [Part 9 – Earthquake & Windloads](#)
- [Part 9 – Radon](#)
- [Part 9 – Footings & Foundations](#)
- [Part 9 – Heat Transfer](#)
- [Part 9 – Roofing & Cladding](#)
- [Part 9 – Interior Finishes](#)
- [Part 9 – Overheating](#)
- [Part 9 – Energy](#)
- [Part 10 – Energy](#)
- [Plumbing](#)

WHAT'S NEW



01.12.2024

CPD Opportunity – Enhancing Mechanical Contractors' Impact in Building Commissioning and Re-Commissioning

MCIARC is pleased to present a workshop focused on empowering Mechanical Contractors in Building Commissioning...



01.4.2024

CPD Opportunity – Gentle Density Leaders Summit

With the Bill 44 legislation enabling small-scale multi-unit housing types in residential areas across the...



01.4.2024

Student Awards

It is that time of year again where we are accepting Student Award applications. The...



01.2.2024

Public Review Open: Mass Timber Construction Code Proposals

The provincially led national Joint Task Group – Harmonized Variations for Mass Timber (JTG-HVMT) is...



New Architects Regulation Information

The Architectural Institute of BC (AIBC) has developed a Descriptive Information...



Architects Regulation Update



Building Classification by Major Occupancy per BCBC		BC Building Code (BCBC) Requirements	AIBC's Reserved Practice per Section 5 of the <i>Architects Regulation</i>
<p>Group C Residential occupancy means the occupancy or use of a building or part thereof by persons for whose sleeping accommodation is provided but who are not hospitalized for the purpose of receiving care or treatment and are not involuntarily detained (BC Building Code Division A 1.4.1.2 <i>Defined Terms</i>).</p>			
C	Residential occupancies	<p>Professional design and review, including architectural Letters of Assurance, when:</p> <ul style="list-style-type: none"> • exceeding 600 m² in building area¹ (6458 square feet); or • exceeding 3 storeys in building height; or • buildings with a common egress system where the building area is reduced to less than 600 m² in building area by the use of firewalls. 	<ol style="list-style-type: none"> 1. Architect required for a building with a building area that exceeds 600 sq m (6458 square feet); 2. Architect required for a building that has a building height of four or more storeys; 3. Architect required on any residential building with fire or more dwelling units; 4. Architect required on any mixed-use building that has a gross area that exceeds 470 sq m (5050 square feet) and contains one or more dwelling units; 5. Architect required on any mixed-use building of any size that contains one or more dwelling units in combination with assembly, detention, care, treatment occupancies; and 6. a hotel as defined in the <i>Hotel Guest Registration Act</i> that has a gross area that exceeds 470 sq m.



2023 BC Code Interpretations

Building and Plumbing Code Interpretations 2018

Search:

Code Edition	Interpretation Number	Title	Date Approved	File
NEW 2018	18-0292	Sprinklers in Refuse Storage Rooms in a Part 9 Building	21/11/2023	Download
NEW 2018	18-0291	Door Frame Installation to Wall, for Doors in Fire Separations	21/11/2023	Download
2018	18-0289	Normal & Emergency Lighting for Exterior Exits	17/10/2023	Download
2018	18-0287	Fire Rating for Wood Frame Assemblies	22/09/2023	Download
NEW 2018	18-0286	Lateral Bracing of Mezzanine Floors	21/11/2023	Download
NEW 2018	18-0285	Masonry and Concrete Chimneys and Flues Clearances	21/11/2023	Download



2023 BC Code Appeals now posted!



[Home](#) > [Farming, natural resources and industry](#) > [Construction industry](#) > [Building Codes & Standards](#) > [Building Code Appeal Board](#) >

- Building Act
- BC Codes
 - Accessibility
 - Energy Efficiency
- Existing Buildings
- Building Code Appeal Board
 - [BCAB Decisions](#)**
 - [Search All Decisions](#)
- Other Construction Regulations
 - Safety Standards
- Resources and Contact Information

Building Code Appeal Board decisions

Building Code Appeal Board (BCAB) decisions are available online for review. Each decision of the board has a unique number. The higher the number, the more recent the decision.

[Expand All](#) | [Collapse All](#)

2023 decision

- [Appeal 1924](#) Localized Depression and Storeys in Building Height, Single Family Dwelling, December 21, 2023
- Appeal 1923 Withdrawn
- Appeal 1922 Not Available
- [Appeal 1921](#) Storeys in Building Height - Rooftop Structures, September 28, 2023
- [Appeal 1920](#) Kitchen Ventilation in a Home with High Energy Efficiency, October 19, 2023

BCAB decisions

Look up previous appeal board decisions using the online search tool.

- [Search all BCAB decisions](#)





#1921 – Roof Top - Storey

BCAB #1921

September 28, 2023

Re: Storeys in Building Height - Rooftop Structures

Project Description

The project consists of three- and four-unit blocks of side-by-side townhouse dwellings. Each townhouse dwelling has three storeys of habitable space plus a private rooftop patio accessed by an enclosed stair leading to the storey just below. Each rooftop patio contains the enclosed access stair, an open space approximately 40m² in area, and a covered, partially enclosed area of approximately 10m² adjacent and attached to the stair enclosure.

Applicable Code requirements (BCBC 2018)

Sentence 1.4.1.2.(1), Division A, Defined Terms

Storey means that portion of a *building* that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

Building height (in storeys) means the number of storeys contained between the roof and the floor of the *first* storey.

Is there a drawing example for comparison with other proposals?

Appeal Board Decision #1921

The Board confirms the decision of the Local Authority. It is the determination of the Board that the covered and partially enclosed area at each rooftop patio meets the definition of storey.

Reason for decision

When determining building height, the BC Building Code provides exceptions for specific structures on roofs. (Sentence 3.2.1.1.(1) and Sentence 9.10.4.4.(1), Division B.) The proposed covered and partially enclosed areas do not meet these exceptions.

Don Pedde

Chair, Building Code Appeal Board



2024 CPD Education & Zone Meetings

Lunch and Learns

CPD Eligibility: 1 point/presentation (Category A4). You will need to self report this point. Initial next to the presentation and then save it as a pdf to upload as proof. Previous Lunch and Learns can be found:

<https://boabc.org/cpd-opportunity-lunch-learn-webinars/>

Zone Meetings this month!

« Prev		January 2024					Next »
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
1	2	3	4	5	6	7	
8	9	10	11 * LM Zone Meeting	12	13	14	
15	16 * South Central Zone Meeting	17	18 * Kootenay Zone Meeting * Lunch & Learn	19	20	21	
22	23 * North West Zone Meeting	24 * Exterior Wall Performance * BOPN	25 * VIN & VIS Joint Zone Meeting	26	27	28	
29	30 * Central North Zone Meeting	31 * Inspector Skills * High Performance Fenestration					





small housing

About Gentle Density Network Events Resources Contact

From groundbreaking ideas to breaking ground.

Scaling Up
Leaders Summit 2024

Gentle Density
Leaders Summit

January 24 & 25, 2024

Industry Partner Events

zexo

Leading the rapidly-evolving, low-carbon building industry through innovation, expertise and passion for better buildings.

Industry Resources | Events & Conferences | Specialized Programming

CONTACT US

Will installers be certified?
Does your LG require Mech. permits?



Latest Updates



ZEDx Newsletter: Jan 2024

January 24, 2024



Video: NearZero - Reaching the Top Step

January 8, 2024

23

Ensuring Quality and Energy Performance of HVAC Units for Post-Occupancy

26

zexo

Design-Led - Pre-Occupancy Virtual Floor-to-Ceiling Planning

Zero Carbon Step Code

Jan 23/24 – Pre-Reviewed Drawings & New Code impacts to mid-density house

www.boabc.org



Member Question – Follow up



Technical Bulletin

ISSUED: 19/03/18

Use of ROCKWOOL™ stone wool as a Thermal and Ignition Barrier

ROCKWOOL COMFORTBOARD™ 80 at 2" [50 mm] and 3" [76 mm] and ROCKWOOL COMFORTBATT® at 5 ½" [140 mm] are approved and certified for use as thermal barriers over foamed plastic insulation in Canada meeting the requirements of CAN/ULC - S101 and CAN/ULC - S124. The Canadian thermal barrier listing is currently held with QAI; Listing No: B1067 [See Appendix A]

ROCKWOOL COMFORTBOARD™ 80 have been approved and certified for use as a thermal barrier in front of thermoset and thermoplastic insulation in the US meeting the requirements for NFPA 275 Part I and Part II. The minimum thickness of ROCKWOOL insulation required to meet this is 2" [50 mm]. The US thermal barrier listing is currently held with Intertek; Design Listing 38968 [See Appendix B]

ROCKWOOL COMFORTBOARD™ 80 at 1 ½" [38 mm] may be installed in attics and crawl spaces over foam plastic insulation in accordance with IBC Section 2603.4.1.6 or IRC Section R316.5.3 and R316.5.4, respectively.

What is a Thermal Barrier?

A thermal barrier is a material applied between foamed plastics and interior spaces designed to:

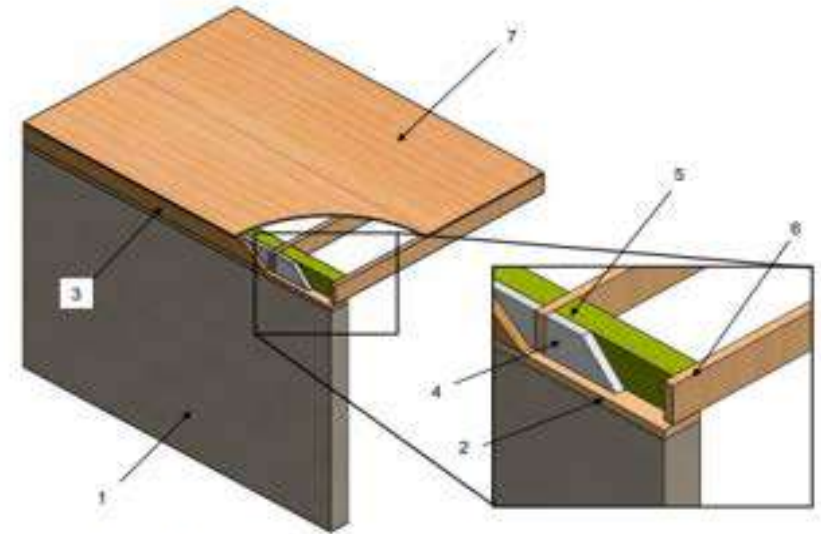
1. Delay the ignition of the foamed plastic insulation in a fire
2. Delay or prevent the involvement of the foamed plastic in the fire

The existing installation detail does not meet the ROCKWOOL Technical Bulletin



QAI Design B1067-1a – ROCKWOOL, Inc. – ROCKWOOL COMFORTBATT®/COMFORTBOARD™ 80
CAN/ULC-S124 – Classification A & B protective covering for foamed insulation

VANCOUVER, BC
LOS ANGELES, CA
TOLSON, DC
WASHINGTON, DC
TORONTO, ON
EVANSTON, ILL
WWW.QAI.CORP



No.	COMPONENT	DESCRIPTION
1	Concrete Foundation	Concrete foundation wall
2	Bearing Plate	Standard bearing plate
3	Rib Joint	Standard rib joint
4	Foam Insulation	Type: Foamed Plastic Maximum R-Value: 7.5/inch
5	Protective Covering of Foam Insulation	Certified Manufacturer: ROCKWOOL, Inc.
		Certified Product Name: ROCKWOOL COMFORTBATT® / ROCKWOOL COMFORTBOARD™ 80 / ROCKWOOL COMFORTBOARD™ 80
		Assembly Class: Classification B / Classification B / Classification A
		Minimum Thickness: 5-1/2 inch (140 mm) / 2 in (50 mm) / 2 in (76 mm)
		Minimum Density: 2 lb/ft³ (32 kg/m³) / 8.0 lb/ft³ (128 kg/m³) / 8.0 lb/ft³ (128 kg/m³)
Installation:	Friction fit into the joint cavity.	
6	Floor Joists	Standard floor joist system
7	Sheathing	Standard floor sheathing



Next Lunch and Learn – Feb 22

Radon (2024 BC Building Code)

- 9.13.4 – Soil Gas Control
- 9.25. Heat Transfer, Air Leakage and Condensation Control
- Plan and On-site reviews

Please forward questions, bulletins or plan review checklists to Ken Kunka at kkunka@boabc.org OR Forum Chat.

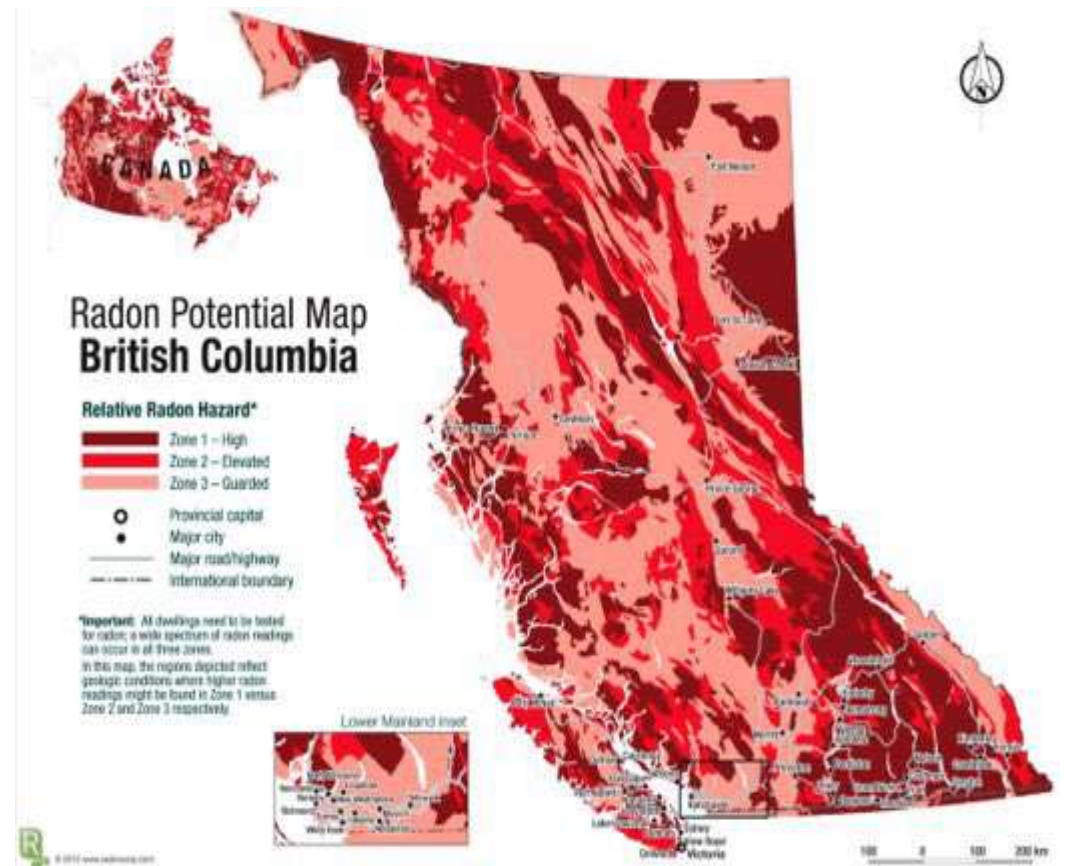


Image used with permission from Radon Corp.

The background image shows the interior of a building under construction. It features a complex network of wooden studs and joists. Various pipes, including white PVC and red/black electrical conduits, are visible running through the structure. Some areas are covered with yellow insulation, and a green panel is visible on one of the walls. The overall scene is a detailed view of the structural and utility work involved in building a secondary suite.

Secondary Suites & Accessory Dwelling Units - Part 02

- Secondary Suite Code Basics Recap
- Local Government Guide comparison
- Existing Suites – Conversions (Change of Occupancy)
- Legalization Options
- New Suites – Fire Separations and Exit Protection

Please forward questions, bulletins or plan review checklists to Ken Kunka at kkunka@boabc.org OR Forum Chat



Poll Question

Does your Local Government have a Residential Rental Maintenance Bylaw?

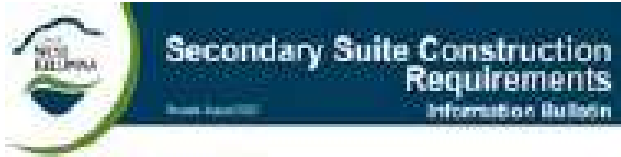
- Yes – 7%
- No – 65%
- Not sure – 28%



2. Some examples
- Vancouver
 - Delta
 - Surrey
 - Pitt Meadows
 - Victoria
 - North Van
 - Terrace



Secondary Suites - Guide Examples



<https://www.westkelownacity.ca/en/building-business-and-development/resources/Documents/Bulletins/Secondary-Suite-Construction-Requirements---Aug-2022.pdf>

What is a Secondary Suite?

A secondary suite is a second dwelling on the property and is a separate, self-contained unit with its own entrance. The suite is intended for use as a permanent and is attached to and from the main structure of the building.

Secondary Suites are subject to regulations under the control of the British Columbia Building Code (BCBC), City of West Kelowna (City of West Kelowna Bylaw No. 2282) and other municipal and provincial regulations. Properties that do not meet the requirements for a secondary suite must be demolished or demolished.

These documents are provided as a guideline and are not intended to be a substitute for the requirements that apply to your situation. Please contact the Building Department to discuss your project specifically.

Minimum requirements for a Secondary Suite

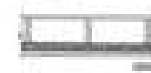
- It is located only within a principal structure (detached building) or a secondary suite (attached to a principal structure) or a conditional space in a single detached building.
- It is located on a lot that does not contain a garage house or shed and is attached.
- It shall have a minimum gross floor area of 100 sq ft (9.3 sq m) or 42% of the total gross floor area of the principal building, whichever is greater.
- There is a connection to a street or other access point.

Secondary Suite Construction Requirements

- Comply with Building Code requirements.
- The lot of construction must comply with the following rules for existing units:
 - Minimum lot area shall be 1000 sq ft (93 sq m).
 - Copies of any current assessment and title of any documents submitted.
 - Secondary Suite Application form with required attachments in addition to the Building Permit application.
 - Owner Authorization of Agent (if applicable).
 - The plan demonstrating separate parking. The parking space shall be located on the lot, not on a public street or highway.
 - Deck to be at maximum 0.275m (9 1/8 in) width by 1.83m (6 ft) length, fully located within the lot boundaries.
 - Decking must not be within a distance of 0.61m (2 ft) from the edge of the lot, unless the maximum height is 0.61m or a maximum raised ground surface of 0.15m (6 in) from the edge of the lot.
 - Minimum parking requirements.

The Safety Items to include

- Highlight all the separation walls, fire separation is a lot less than 100mm (4 in) or areas requiring mechanical vents and underlayment. Shared facilities, like a laundry room, are required to be fire separated from both suites. Provide details of fire fire separation requirements are to be met, including all construction materials, floor individual fire separation ratings, and the total of each assembly.



Example: Assembly consisting of 150mm (6 in) of 1/2" gypsum board on each side of a 100mm (4 in) fire separation wall with a 100mm (4 in) fire separation wall on each side.

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Building a Secondary Suite

Considering building a suite in your home or legalizing an existing one?

A secondary suite is a dwelling unit within a house, with its own cooking facility, sleeping and bathroom areas, as well as its own external access. Land Use Bylaw #2072 refers to suites as an accessory dwelling, and many zones permit a secondary suite OR a detached accessory dwelling unit. You will require a building permit if you want to construct a new suite or legalize an existing non-permitted suite.

Key benefits:

- Gain a mortgage helper income that otherwise might preclude mortgage qualifications.
- Ensure compliance with a variety of safety standards designed to keep occupants healthy and safe.
- It may be easier to obtain insurance coverage if a suite has been authorized. Property insurers may not cover work or damages caused by work done without permits and inspections.
- Maintain and potentially increase the value of your home. Your home or business is an investment, if your construction project does not comply with the codes adopted by your community, the value of your investment could be reduced.
- If you decide to sell a home or building that has had modifications without a permit, this may have an impact on the sale of your home.

Planning and Building Services
1903 Mount Newton Cross Road, Saanichton, BC V1M 2A9
250.544.4217 | building@saanich.ca | www.CentralSaanich.ca

<https://www.centralesaanich.ca/sites/default/files/2023-12/Secondary%20Suites%202023%20FINAL.pdf>

Would it be possible to create one generic Technical Guide?

NOTE! – all code references to 9.10 sections should be reviewed for updated numbering!



Secondary Suites Guide Research

Jurisdiction	Date	Description	Diagrams	Code Ref	Existing	Area	Parking	Amenity	Plumbing	Ventilatio	Heating	Fire	Egress	Sound
BC Gov	2023-09	Home Suite Home Guide												
BC Housing	2021-00	BC Gov Case Study												
BC Housing	2019-12	Land Use Planning				None	No note	No note						
BC Housing	2019-12	Design and Construction							No	No	No	Yes	Yes	Yes
BC Housing		Insentive Program												
Abbotsford	2023-04	Checklist (simple)	N/A	None	None	Zoning	Zoning	Zoning	Locations	Locations	Methods	None		None
Abbotsford		General Alterations												
Burnaby	2021-08	Informational Guide	None	Paraphras link broke		40%	1 addition	N/A	P.Permit	Yes	Yes	Yes		Yes
Chilliwack	2018-03	Detailed Case Study												
Comox	2019-05	General Guide	Minimal	None	Legalize	40%	1 Each	15m2	P. Permit	None	None	None		None
Coquitlam	2021-06	General Guide	Limited	Paraphras	Decommi	None	1 addition	None	Yes	Yes	Yes	Yes		Yes
Kamloops	2020-04	Code Check Guide	None	Detailed	None	40%	1 addition	None	Yes	Yes	Yes	Yes		Yes
Kamloops	2020-04	Guide to Residential Suites	Yes	Separ doc	None	40%	1 addition	None	Separ doc	Separ doc	Separ doc	Separ doc		Separ doc
Kelowna	2021-09	General Guide	Limited	Noted	None	40%	1 addition	30m2	None	as Per BCE	Yes	Yes		Yes
Lake Country	2021-08	General Guide	Limited	Checklist	Legalize	40%	2 addition	None	Yes	Yes	Yes	Yes		Yes
Merrit		General Guide	None	Yes	None	40%	1 addition	None	Yes	Yes	Yes	Yes		None
Nanaimo		Citizen's Guide	Photos	None	Legalize	40%	1 addition	30m2	None	Yes	Yes	Yes		Yes
Nanaimo		Brochure												
Nelson	2020-01	How-To Guide	Plan View	None	Yes	min 26m2	1 addition	None	Yes	Yes	Yes	Yes		No
Oliver		Bulletin	Limited	None	Legalize	50%	1 addition	Yes	No	No	No	No		No
Penticton	2019-09	Bulletin	Limited	None	Legalize	40%	1 addition	15m2	No	No	No	No		No
Prince George		Guide	None	None	Legalize	40%	1 addition	None	P.Permit	Yes	Yes	Yes		No
Richmond	2020-07	Bulletin	Limited	None	Legalize	40%	No Note	None	No	No	No	Yes		Yes
Saanich	2021-09	Checklist	Limited	None	None	None	1 addition	None	Yes	Yes	Yes	Yes	Yes	Yes
Salmon Arm	2021-01	Bulletin	None	Yes	Yes	40%	1 addition	None	YEs	Yes	Yes	Yes	Yes	Yes
Summerland		Bulletin	None	None	Legalize	40%	1 addition	None	Yes	Yes	Yes	Yes	Yes	Yes
Sunshine Coast		Bulletin	Limited	Yes	Yes	None	None	None	Yes	YEs	Yes	Yes	Yes	Yes
Vancouver	2020-00	Bulletin	Limited	None	None	None	1 each	None	No	No	No	No	No	No
Victoria		Bulletin	Yes	None	Yes	None	1 main	None	No	No	No	No	No	No
West Kelowna	2022-08	Bulletin	Yes	None	None	40%	Tandem	None	No	Yes	Yes	Yes	Yes	No



Secondary Suite -Definitions – 2024 BCBC

Secondary suite means a self-contained *dwelling unit* located within a *building* or portion of a *building*

- completely separated from other parts of the *building* by a vertical fire separation that has a *fire-resistance rating* of not less than 1 h and extends from the ground or lowermost assembly continuously through or adjacent to all *storeys* and spaces including *service spaces* of the separated portions,
- of only *residential occupancy* that contains only one other *dwelling unit* and common spaces, and
- where both *dwelling units* constitute a single real estate entity. (See Note A-1.4.1.2.(1) of Division B.)

Secondary Suite (A-1.4.1.2.(1))

A secondary suite is a self-contained dwelling unit that is part of a house containing not more than two dwelling units (including the secondary suite) and any common spaces such as common storage, common service rooms, common laundry facilities or common areas used for egress. Secondary suites are typically created within an existing single dwelling unit—commonly called a “house”—**either constructed as an addition or an alteration to an existing house or incorporated during the construction of a new house.** A secondary suite may have more than one storey and may be on the same level as the other dwelling unit of the house or be above or below it. (not new but interesting option – KK)

Service space means space provided in a building to facilitate or conceal the installation of building service facilities such as chutes, ducts, pipes, shafts or wires.

Service Room (A-1.4.1.2.(1)) Typical examples of service rooms include boiler rooms, furnace rooms, incinerator rooms, garbage handling rooms and rooms to accommodate air-conditioning or heating appliances, pumps, compressors and electrical equipment. Rooms such as elevator machine rooms and common laundry rooms are not considered to be service rooms



Secondary Suites – 2024 BCBC

Majority of changes related to Secondary Suites are in 9.10 Fire Protection.

- Continuous Smoke barriers
- FRRs – 9.10.8.3.(2) new sentence
- Fire stopping – solid backing at joints. Could be some additional work with assemblies with resilient channels.
- Penetrations – rewritten sections (outlet boxes)

BC Code retains requirements of fire separations.

Word search (Ctrl + f) - 178 references to secondary suite(s).



9.9.2.4. Principal Entrances

1) Except for doors serving a single *dwelling unit* or a house with a *secondary suite* including their common spaces, at least one door at every principal entrance to a *building* providing access from the exterior at ground level shall be designed in accordance with the requirements for *exits*.

9.9.3. Dimensions of Means of Egress

9.9.3.1. Application

1) Except as required by Sentences 9.9.3.3.(2) and 9.9.3.4.(3), this Subsection applies to every *means of egress* except

a) *exits* that serve not more than one *dwelling unit* or a house with a *secondary suite* including their common spaces, and

b) *access to exits* within *dwelling units* and within houses with a *secondary suite* including their common spaces.

9.9.3.2. Exit Width

1) Except for doors and corridors, the width of every *exit facility* shall be not less than 900 mm. (See Article 9.9.6.3. for doors, Article 9.8.2.1. for stairs, and Article 9.8.5.2. for ramps.)

9.9.3.3. Width of Corridors

1) The width of every *public corridor*, corridor used by the public, and *exit corridor* shall be not less than 1 100 mm. (See also Subsection 9.9.5. for obstructions in corridors.)

2) The width of *public corridors* and *exit corridors* that serve only a house with a *secondary suite* including their common spaces shall be not less than 860 mm.



Secondary Suites – 2024 BCBC

9.10.9.2. Continuous Barrier

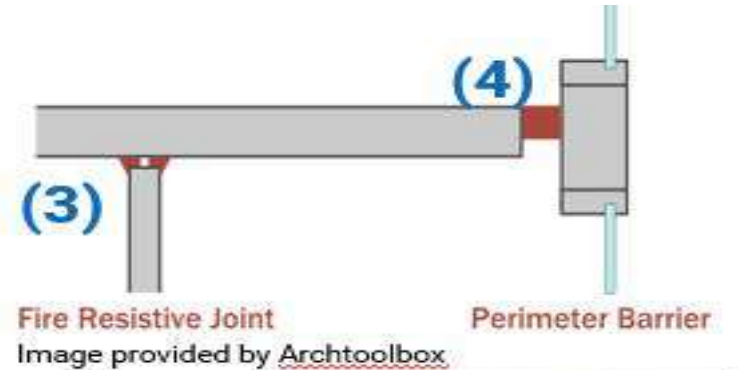
Expanded Article section – Sentences (3) to (6) are new

(3) fire separations abutting another fire separation to be maintained by firestops meeting CAN/ULC-S115, (**FT ratings**)

(4) Horizontal planes between floors and exterior walls to be firestopped subject to ASTM E2307, (**F Rating**)

(5) All gypsum wall board joints required to be smoke-tight barriers to conform to CSA A82.31-M

(6) Joints between ceilings and walls, between floors and walls at corners need not comply with Sentences (3) to (5) where such joints consist of gypsum board that is attached to framing members and arranged so as to restrict the passage of flame and smoke through the joints (See Note A-3.1.8.3.(5))





Secondary Suites – 2024 BCBC

9.10.9.8. Penetrations by Outlet Boxes or Service Equipment in Concealed Spaces

- Provisions for protection of combustible outlet boxes with fireblock enclosures or an assembly that is filled with preformed fiber insulation processed from rock or slag.
- Provisions for combustible outlet boxes located on opposite sides of fire separations without approved firestopping.
- Service equipment provisions to penetrating fire separations and or concealed in cavity wall assembly, ceiling membrane or horizontal service space.

Membrane Penetration

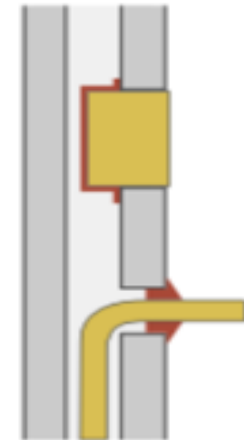


Image provided by [Archtoolbox](#)



Note

Review Article 9.10.8.8 closely! Refer to Appendix Notes!



2024 BCBC – Sprinklers ADU & Suites

Building Act

List of Temporarily Unrestricted Matters with Time Limitations

Fire Sprinklers and Fire Sprinkler Systems Currently, about 30 local governments in B.C. have bylaws that include fire sprinkler requirements that vary from those in the B.C. Building Code, and other local governments have expressed an interest in establishing similar requirements. To address the eventual elimination of local fire sprinkler requirements under the Building Act, the Building and Safety Standards Branch convened a Fire Sprinklers Working Group in 2015. The working group's recommendations for a provincial fire sprinkler regulation were approved in principle in fall 2015. Further policy work and legal analysis is still needed. Temporarily unrestricting fire sprinklers and fire sprinkler systems, with the time limitations noted above, ensures existing bylaw requirements remain effective.

Referenced standards for sprinklered building (suites) have been updated in the 2024 BCBC.

Penticton has retained the service of Senzco. to review NFPA 13D and 13R to create a residential guide for sprinkler systems for low density housing (Feb 2024)

NFPA	13D-2016	Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes	3.2.4.1.(2) 3.2.5.12.(3) 3.2.7.9.(4) A-3.2.5.12.(2) A-3.2.5.12.(6) A-3.2.5.13.(1) 9.10.2.2.(2) 9.10.18.2.(3)
NFPA	13R-2019 ⁷⁾	Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies	3.2.5.12.(2) A-3.2.5.12.(2) A-3.2.5.12.(6) A-3.2.5.13.(1)

Has anyone heard if the Province is finalizing allowance of fire suppression by LG?



Building Types - Suites

DU: DWELLING UNIT
SS: SECONDARY SUITE
---: SINGLE REAL ESTATE ENTITY
▨: FIRE SEPARATION

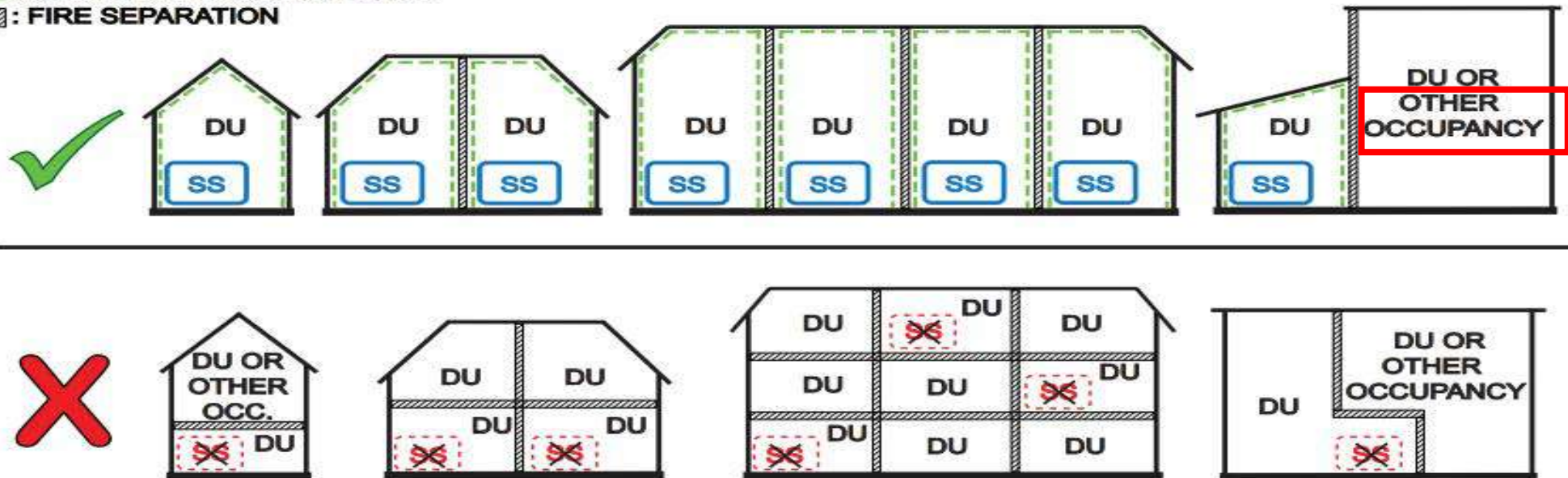


Figure A-1.4.1.2.(1)-C
Building Types where Secondary Suites are Permitted

Neither the secondary suite nor the other dwelling unit in a house can be strata-titled or otherwise subdivided from the remainder of the house under provincial or territorial legislation. This means that both dwelling units are registered under the same title.



Existing Buildings – Suites & ADU's

Existing Buildings – There is no defined term for what an existing building is in the BC Building Code.

- **Could that be = Occupancy plus a day?**

Word search in new Code has 57 locations for existing buildings – no definition.

1.1.1.2. Application to Existing Buildings

1) Where a building is altered, rehabilitated, renovated or repaired, or there is a change in occupancy, the level of life safety and building performance shall not be decreased below a level that already exists. (See Note A-1.1.1.2.(1).)

Existing Buildings – Ontario Building Code Building Code requirements for second units

Ontario's Building Code sets out minimum construction standards for how to build a second unit in your house. These minimum standards are described in the sections that follow. In some cases, you may wish to build beyond the minimum requirements of the Building Code. Building beyond the Building Code provides homeowners many advantages, including greater occupant comfort and amenities that can make your second unit a nicer place to live.

Age of your house

Different Building Code rules apply depending on the age of your house.

If your house is more than five years old, it is classified as an existing house and you have more flexibility under the Building Code when you make renovations.

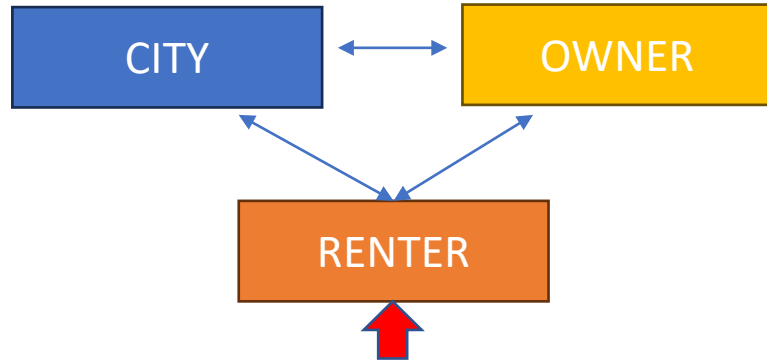
If your house is less than five years old, then it is classified as a new building and under the Building Code it generally must meet new construction requirements. For more information on adding a second unit to a new house, contact your local building department.

**Note - Homes still under 10-year warranty should have owner review with original Reg. Builder for suite renovations.
BC Housing outlines limitations to Accessory Buildings to dwelling conversions - 10 years.**



Works without Permits - Suites & ADU's

Existing Buildings with illegal construction



Who's is most unaware and exposed to the most Risk?

Penticton illegal suite review process

- Initial investigation (site/files)
- Risk Assessment – High/Med/Low
- Escalating enforcement including notice on Title by Risk Assessment
- Alert on Tempest & Note on Tax Cert.
- If Renter – immediate life safety concerns (14 days)
- 90 days for owner to decide legalize or decommission
- Possible fines and no Occupancy

Unfortunately, there are many illegally created secondary suites and carriage homes/ADU's in BC. There is a tension between enforcing regulations related to neighbourhood complaints and safety with the hardships of displacing renters who are stuck in the middle and have difficulty finding new accommodations.

How is your community handling permits to either legalize or decommission secondary suites or accessory suites.

Where do you stop and start with works that have already been completed and covered? Fire blocking, Thermal assemblies, damaged structure – notching.

Should a Note be placed on Title regardless of some form of legalization or decommission due to the fact most construction is covered? (Tax Certificate?)



Poll Question

Does your Local Government have a Bylaw or Policy related to Legalizing or Decommission Suites?

- Yes – 48%
- No – 33%
- Not sure – 17%

Tip!
Currently, Section 57 of the [Community Charter](#) is the regulation referenced for registration of a notice on title. Previously, Section 750.1 or Section 700 of the [Local Government Act](#) was the regulating legislation for registration of a notice on title.

1

Secondary Suites
in Nanaimo

"Authorized Suites"

Secondary suites that were constructed prior to Council's resolution in 2005 allowing suites are considered to be illegal by the City. In order to change this status to "authorized", which is only possible if the suite is in a zone that allows for suites (refer to the [Zoning Bylaw](#) or check with Development Services Current Planning staff to verify your zone), the homeowner would need to apply for a [Building Permit](#) (currently costing \$500). This will allow the City Building Inspector to perform necessary inspections and confirm that visible work meets *BC Building Code* standards and/or that life-safety issues have been addressed, including fire safety factors such as fire detection, fire spread and safe exiting. As the suite would have existing construction in place preventing the Building Inspector from seeing whether or not underlying work conforms to the *Building Code*, a notice (as per [Section 57 of the Community Charter](#)) would be placed on the property title to advise future interested parties that a *Building Permit* was not obtained for this work and required inspections were not performed.



Existing Buildings – Secondary Suites

Section 1.1. General (2024 BCBC)

1.1.1. Application of this Code

1.1.1.1. Application of this Code

6) For the design and construction of alterations to existing buildings to add a secondary suite, not including the design and construction of new additions or new buildings, the Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite in Table

1.1.1.1.(6) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(6).)





Existing Buildings – Secondary Suites

Table A-1.1.1.1.(6) is not mandatory, and an owner may choose to

- apply acceptable solutions in Division B,
 - apply **alternative solutions** under Clause 1.2.1.1.(1)(b),
 - apply **alternate compliance methods** in Table A-1.1.1.1.(6),
- or
- combined these options.

Question – Has your department allowed intumescent paint as considered as an Alternative Solution for a required Fire Separation?

Who could provide an Alternative Solution related to a secondary suite?

A-1.1.1.1.(6) Alternate Compliance Methods for Alterations to Existing Buildings to Add a **Secondary Suite**. The requirements in Division B for the construction of **secondary suites** was written primarily for new construction and provides for a performance level that is higher than what may exist in existing buildings. To apply present Code provisions to existing buildings is in many cases impractical. The Table of Alternate Compliance Methods for Alterations to Existing Buildings to Add a **Secondary Suite** was developed to provide alternate methods, when dealing with existing construction, without compromising the objectives of the Code. Table 1.1.1.1.(6) may be considered when assessing an existing additional dwelling unit located in a single family dwelling building (house), however is not intended to be applied as a retroactive code to these existing units, nor be applied to buildings of new construction where there are no existing assemblies to act as practical barriers to compliance with Division B of this Code. Figure A-1.1.1.1.(6) illustrates the application of Table 1.1.1.1.(6) to existing buildings.



Figure A-1.1.1.1.(6)
Application of Alternative Compliance Methods in Table 1.1.1.1.(6)



Existing Buildings – Secondary Suites

Finished Spaces and unfinished basements with Occupancy + 1day?

Table 1.1.1.1.(6)
Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite
 Forming part of Sentence 1.1.1.1.(6)

No.	Code Requirement in Division B	Alternate Compliance Method (References to Division B)
1	<p>Reinforcement for Grab Bars Sentence 3.8.5.1.(2)</p> <p>One bathroom in a secondary suite shall have walls adjacent the water closer and shower or bathtub location reinforced to accommodate the future installation of grab bars.</p>	<p>Reinforcement to accommodate the future installation of grab bars is not required in existing bathrooms serving a secondary suite.</p>
2	<p>Ceiling Heights of Rooms or Spaces Sentence 9.5.3.1.(1) and Table 9.5.3.1.</p> <p>Ceiling height shall be not less than 2.1 m over the minimum area required in Table 9.5.3.1.</p>	<p>Except as required by Sentence 9.9.3.4.(3), the minimum ceiling heights in a secondary suite over the required area as indicated in Table 9.5.3.1. shall be not less than 1.95 m. It shall be possible to travel from the required area of one room to the required areas of all other rooms within the secondary suite without reduction of the ceiling height to less than 1.95 m.</p> <p>Except as required by Sentence 9.9.3.4.(3), the minimum clear height under beams and ducting, including where located over stairs, in a secondary suite shall be not less than 1.85 m.</p>
3	<p>Doorway Opening Sizes Sentence 9.5.5.1.(1) and Table 9.5.5.1.</p> <p>Doorway openings shall be designed to accommodate swing-type and folding doors not less than 1 980 mm high.</p>	<p>Except for <i>exit</i> doors and for doors serving <i>public corridors</i> and <i>exit corridors</i> that serve a house with a secondary suite, doorway openings within a secondary suite shall be designed to accommodate swing-type and folding doors not less than 1 890 mm high.</p>
4	<p>Height over Stairs Sentence 9.8.2.2.(3)</p> <p>The clear height over stairs shall be not less than 1950 mm.</p>	<p>Except for stairs in a <i>public corridor</i> or <i>exit corridor</i> that serve a house with a secondary suite, the clear height over stairs that are located under existing beams and existing ducting in a house with a secondary suite shall be not less than 1 850 mm.</p>

5	<p>Openings Near Unenclosed Exterior Exit Stairs and Ramps Sentence 9.9.4.4.(1)</p> <p><i>Unprotected openings</i> in exterior walls that are within 3 m horizontally and less than 10 m below or less than 5 m above an unenclosed exterior <i>exit</i> stair or ramp of a house with a secondary suite shall be protected where the unenclosed exterior <i>exit</i> stair or ramp provides the only <i>means of egress</i> from a <i>suite</i> and is exposed to fire from <i>unprotected openings</i> in the exterior walls of another <i>dwelling unit</i>, ancillary space or common space.</p>	<p>Protection of the <i>unprotected openings</i> as described in Sentence 9.9.4.4.(1) is not required when all <i>smoke alarms</i> within a house with a secondary suite are of photo-electric type and interconnected as described in Clause 9.10.19.5.(2)(a).</p>
6	<p>Openings Near Exit Doors Sentence 9.9.4.6.(1)</p> <p>Where an exterior <i>exit</i> door in one <i>fire compartment</i> is within 3 m horizontally of an <i>unprotected opening</i> in another <i>fire compartment</i> and the exterior walls of these <i>fire compartments</i> intersect at an exterior angle of less than 135°, the opening shall be protected.</p>	<p>Protection of the <i>unprotected openings</i> as described in Sentence 9.9.4.6.(1) is not required when all <i>smoke alarms</i> within a house with a secondary suite are of photo-electric type and interconnected as described in Clause 9.10.19.5.(2)(a).</p>
7	<p>Fire-Resistance and Fire-Protection Ratings Sentence 9.10.3.1.(3)</p> <p>In a house with a secondary suite, where a minimum <i>fire-resistance rating</i> of 30 min is permitted, it is permitted to use wood-frame construction where stud and joist spaces are filled with absorptive material, resilient metal channel spaced 400 or 600 mm o.c. is on one side and not less than 12.7 mm thick gypsum board is installed on ceilings and on both sides of walls.</p>	<p>Adding resilient metal channel spaced 400 or 600 mm o.c. and an additional layer of not less than 12.7 mm gypsum board to one side of an existing finished wall assembly that has not less than 12.7 mm gypsum board on each side or an existing finished floor-ceiling assembly that has not less than 12.7 mm gypsum on the ceiling side is permitted to be used where a 30 min <i>fire-resistance rating</i> is required.</p> <p style="text-align: center;">Does intumescent paint suffice? Alternative Solution?</p>
8	<p>Fire-Resistance Ratings for Walls, Columns and Arches Sentence 9.10.8.3.(1)</p> <p><i>Loadbearing</i> walls, columns and arches in the <i>storey</i> immediately below a floor or roof assembly shall have a <i>fire-resistance rating</i> of not less than that required for the supported floor or roof assembly.</p>	<p>Except for heavy timber elements and those of masonry or concrete construction, light frame walls, columns, arches and beams as well as <i>loadbearing</i> steel elements that support floors between <i>dwelling units</i> in a house with a secondary suite including their common spaces shall be protected by not less than 12.7 mm thick gypsum board.</p>
9	<p>Sound Transmission Sentence 9.11.1.1.(2)</p> <p>Each <i>dwelling unit</i> shall be separated from every other space in a house with a secondary suite in which noise may be transmitted by construction having joist and stud spaces filled with sound-absorbing material, resilient channel on one side of the separation, and 12.7 mm thick gypsum board on ceilings and on both sides of walls, or by either construction providing an STC rating of not less than 43, or by using a separating assembly and adjoining construction providing an ASTC rating of not less than 40.</p>	<p>The assemblies and adjoining constructions that separate the <i>dwelling units</i> in a house with a secondary suite including their common spaces need not comply with Clause 9.11.1.1.(2)(a) where resilient metal channel spaced 400 or 600 mm o.c. and an additional layer of not less than 12.7 mm gypsum board is added to one side of an existing finished assembly.</p> <p style="text-align: center;">Are we all asking for this?</p>



Carriage House Information Bulletin

Revised August 2022

What is a Carriage House?

A carriage house is a smaller, second home located on a residential property that already has a single detached residential dwelling. The carriage house is a structure that is separate and independent from the single detached dwelling.

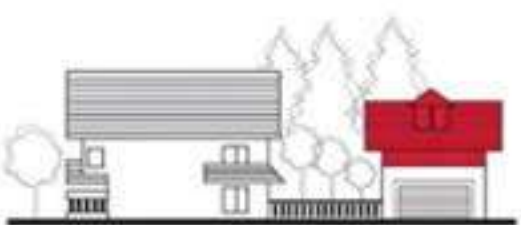
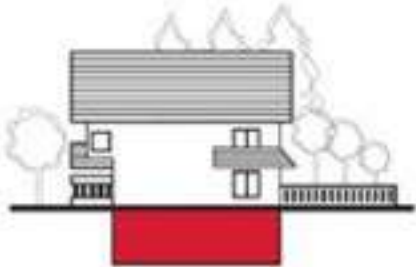
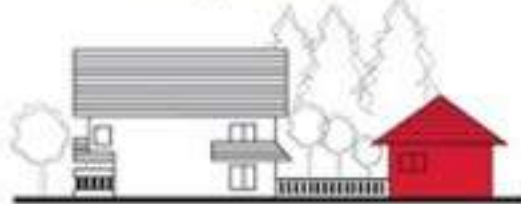
The carriage house may be hidden in the rear of the parcel or it may be visible from the road.



Secondary suite



Backyard suite



Carriage House or ADU's

What is a Carriage House or Accessory Dwelling Unit (ADU) or Backyard Suite or Laneway House in the code?

A standalone single family dwelling unit.

- New – Site built or Manufactured
- Converted Accessory

Single storey, Loft over garage – more controlled by Zoning – height, site coverage or floor area ratio.

Homeowner Protection Office warranty. (10-year limit for conversion for garages)

Development Permits – Design Guidelines

Separate Services – Electrical, water, sewer, storm

Can a ADU be attached to a house – fully isolated - HPO?



Carriage House or ADU's

What is attached?



Secondary Suite addition – fully enclosed connection



Carriage House - attached?

Does your community have rules for what is attached?



Example 01 - New Carriage House/ADU's

Code Requirements

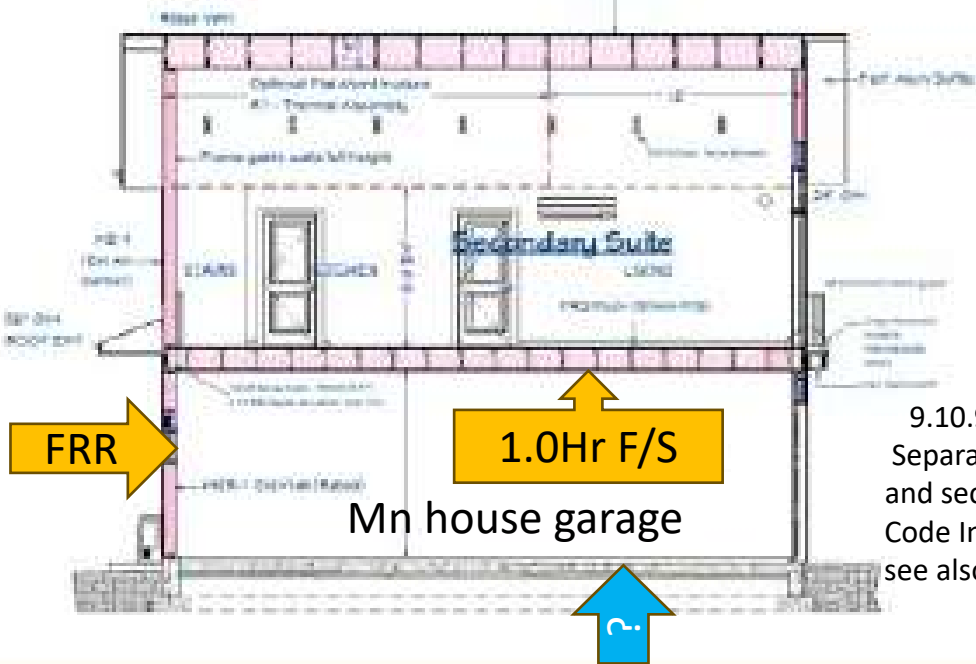
Suite over Garage



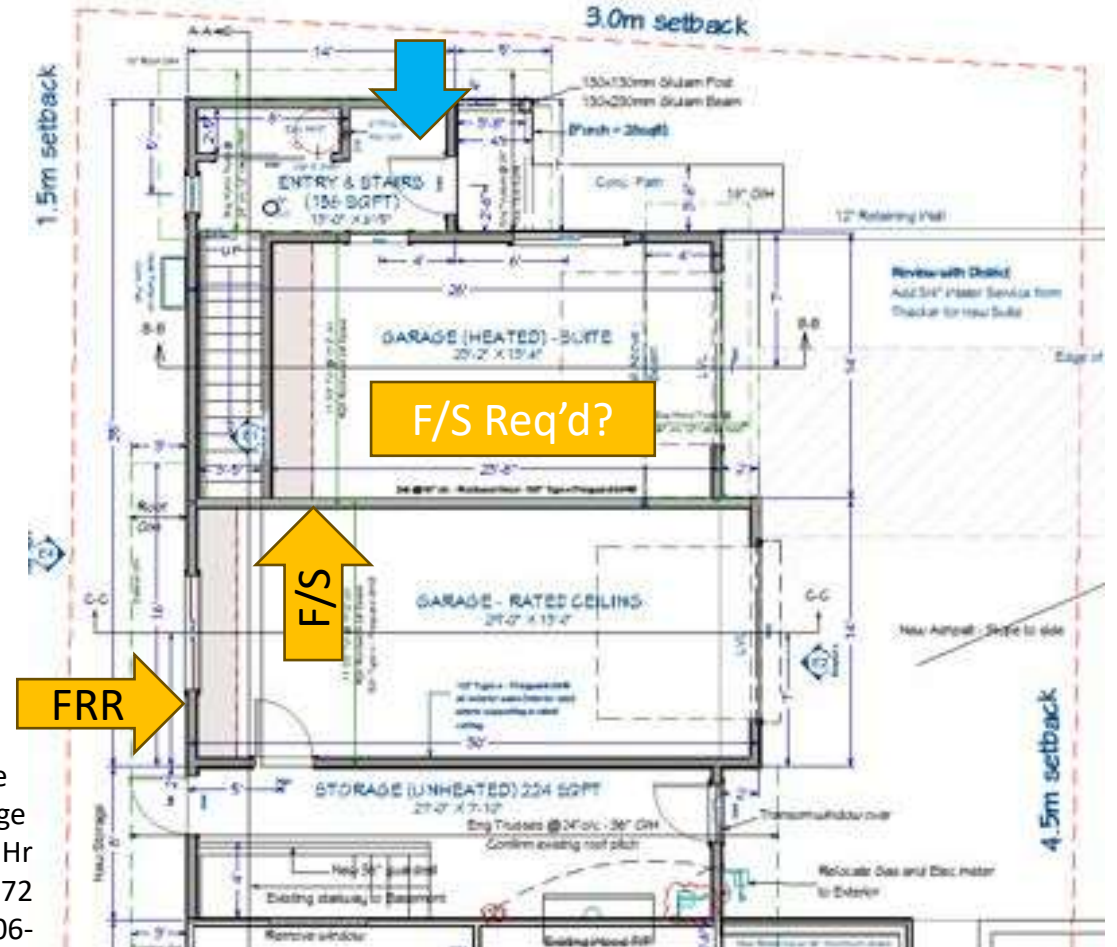
- Fire Sep – Floor and walls



- Radon?



9.10.9.18 - Required Fire Separation between garage and secondary suite = 1.0 Hr Code Interpretation 18-0172 see also reference to Int. 06-0051



Should there be Radon provisions for suites over garages? Yes – No - Unsure



Change of Occupancy

Converting Accessory Structures to SFD

Welcome to BOABC • Forums • Members Discussion • Converting Accessory Structures to SFD

This topic has 6 replies, 6 voices, and was last updated 4 months, 1 week ago by Byron Grant.

Viewing 7 posts - 1 through 7 (of 7 total)

Author	Posts
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July 6, 2023 at 8:45 am REPLY #18948



Kinsley Garner
Participant

Good morning everyone.

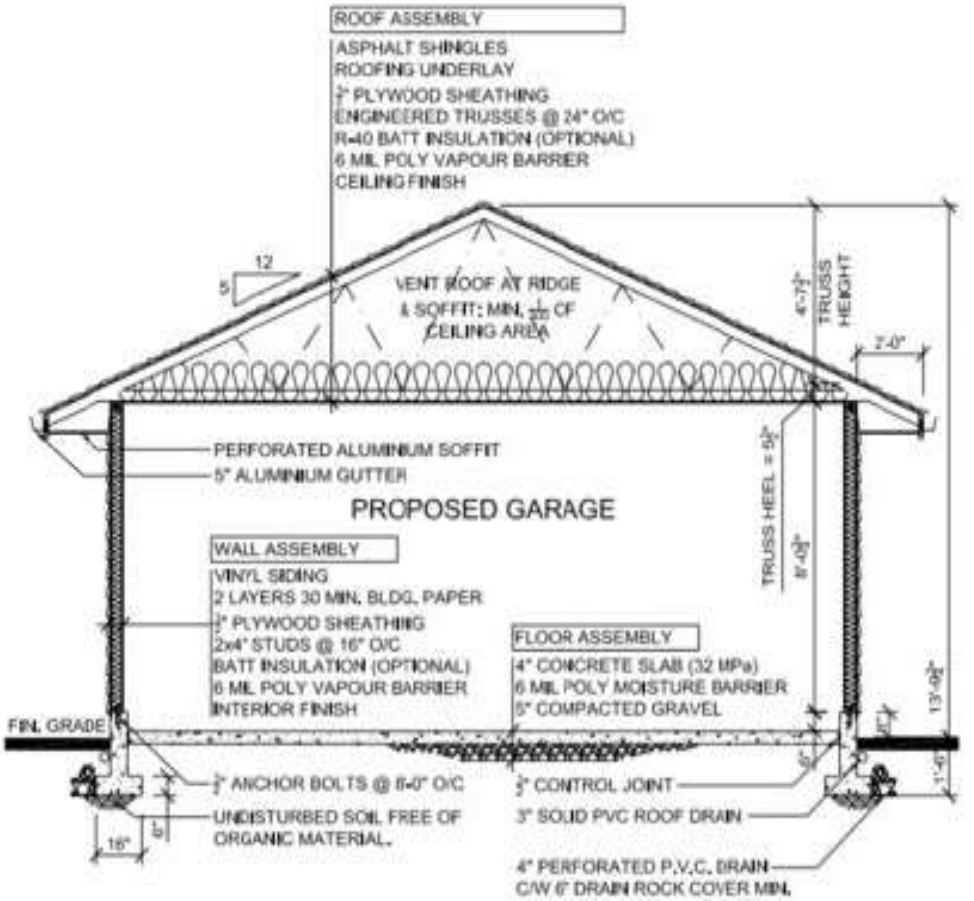
I'm just looking for some information or guidance on inquiries/applications for renovations to convert existing accessory buildings to dwellings. With the rising cost of housing, we've been seeing a large increase in residents wanting to convert existing garages into secondary suites. The biggest hang-up is usually radon protection, since they don't want to remove an existing concrete slab.

Another item would be Step Code compliance. I'm leaning towards this not being a requirement, since the structure is existing. I've also had some EA's say they aren't able to model existing buildings.

I also don't want to get into some sort of loop-hole where people are just taking out permits to build a "garage" and then just apply to convert it to a dwelling a year later to circumvent step code, BC housing, etc.

I know there's a long list of things that will also need to be addressed, but I'm just wondering if anyone has experience with these types of applications, and if so, what are your requirements for permitting these projects?

Thanks in advance!



Typical Permit example drawing



Poll Question

Does your LG have a Bylaw/Policy for Change of Occupancy (Suites)?

- Yes – 24%
- No – 56%
- Not sure – 20%



Accessory Dwellings – Change of Occupancy

Reference Guide for Conversions – Illustrated Guide
NBC 2015 – what's important?

- Not just life safety anymore -

- Legal vs Illegal Non-Conforming –
- Development Permits –
- Parking exemptions –
- Service Upgrades -

Will conversions be a more economical way to
create ADU's?

Note Ontario Building Code – Section 11

BC Existing buildings renewal strategy
Retrofit Code still under review.

Contents of NBC Part 9

NBC Section	Use and Egress	Fire Protection	Building Structure	Environmental Separation	Building Services
9.1.			General		
9.2.			Definitions		
9.3.			Materials, Systems and Equipment		
9.4.			Structural Requirements		
9.5.	Design of Areas and Spaces				
9.6.				Glass Windows, Doors and Skylights	
9.7.					
9.8.	Stairs, Ramps, Handrails and Guards				
9.9.	Means of Egress				
9.10.		Fire Protection			
9.11.				Sound Transmission	
9.12.			Excavation		
9.13.				Dampproofing, Waterproofing and Soil Gas Control	
9.14.				Drainage	
9.15.			Footings and Foundations		
9.16.				Floors-on-Ground	
9.17.			Columns		
9.18.				Crawl Spaces	
9.19.				Roof Spaces	
9.20.			Masonry and Insulating Concrete Form Walls Not in Contact with the Ground		
9.21.		Masonry and Concrete Chimneys and Flues			Masonry and Concrete Chimneys and Flues
9.22.		Fireplaces			
9.23.			Wood-Frame Construction		
9.24.			Sheet Steel Stud Wall Framing		
9.25.				Heat Transfer, Air Leakage and Condensation Control	
9.26.				Roofing	
9.27.				Cladding	
9.28.				Stucco	
9.29.			Interior Wall and Ceiling Finishes		
9.30.	Flooring			Flooring	
9.31.					Plumbing Facilities
9.32.					Ventilation
9.33.					Heating and Air-conditioning
9.34.					Electrical Facilities
9.35.			Garages and Carports		
9.36.				Energy Efficiency	
9.37.			Objectives and Functional Statements		



Example 02 - Change of Occupancy

EXISTING GARAGE
14'-0" x 17'-0"

BONUS
13'-0" x 9'-4"

LAUNDRY
7'-0" x 9'-9"

Remove overhead door and fill in. Add 6" concrete curb at slab edge.

Review sanitary connection to existing house

Review Euc panel capacity and relocation

Remove exterior cladding and interior drywall of garage walls.

DEMOLITION - GARAGE

- Remove interior and exterior finishes
- Remove all electrical
- Remove doors and windows and fill in
- Remove garage overhead door and add 6" concrete curb
- Locate Sanitary/Water in main house
- Electrical Meter to review and relocate

Float Slab Level - option A

Remove slab - option B

New Works to comply to BC Building/Plumbing Codes

View into garage attic

Review Suite separation at suite ceiling or into existing attic.

Energy Efficiency - Rate to 4.56 ESCO
Heating Degree Day Building Location - Zone 5

4.56.1.5. Compliance and Application

a) Notwithstanding Sentences (2) and (3), and except for the purpose of meeting the referenced building for compliance with Subsections 4.56.5 and 4.56.6, Tables 4.56.2(a)-(c), 4.56.2.1(a)-(d) and 4.56.2.3(a)-(c) apply only to all houses with or without a secondary suite including their common spaces, and

b) except for common spaces in a house with its secondary suite, buildings containing only dwelling units and common spaces whose total floor area does not exceed 20% of the total floor area of the building.

EPT (Effective Thermal Resistance) Assemblies

Table 4.56.2.3-A - EPT Above Ground (without HRV)

- 4.56.2.3-A.1 Ceiling below attic
- 4.56.2.3-A.2 Ceiling below office
- 4.56.2.3-A.3 Ceiling below office
- 4.56.2.3-A.4 Ceiling below office
- 4.56.2.3-A.5 Ceiling below office
- 4.56.2.3-A.6 Ceiling below office
- 4.56.2.3-A.7 Ceiling below office
- 4.56.2.3-A.8 Ceiling below office
- 4.56.2.3-A.9 Ceiling below office
- 4.56.2.3-A.10 Ceiling below office
- 4.56.2.3-A.11 Ceiling below office
- 4.56.2.3-A.12 Ceiling below office
- 4.56.2.3-A.13 Ceiling below office
- 4.56.2.3-A.14 Ceiling below office
- 4.56.2.3-A.15 Ceiling below office
- 4.56.2.3-A.16 Ceiling below office
- 4.56.2.3-A.17 Ceiling below office
- 4.56.2.3-A.18 Ceiling below office
- 4.56.2.3-A.19 Ceiling below office
- 4.56.2.3-A.20 Ceiling below office
- 4.56.2.3-A.21 Ceiling below office
- 4.56.2.3-A.22 Ceiling below office
- 4.56.2.3-A.23 Ceiling below office
- 4.56.2.3-A.24 Ceiling below office
- 4.56.2.3-A.25 Ceiling below office
- 4.56.2.3-A.26 Ceiling below office
- 4.56.2.3-A.27 Ceiling below office
- 4.56.2.3-A.28 Ceiling below office
- 4.56.2.3-A.29 Ceiling below office
- 4.56.2.3-A.30 Ceiling below office
- 4.56.2.3-A.31 Ceiling below office
- 4.56.2.3-A.32 Ceiling below office
- 4.56.2.3-A.33 Ceiling below office
- 4.56.2.3-A.34 Ceiling below office
- 4.56.2.3-A.35 Ceiling below office
- 4.56.2.3-A.36 Ceiling below office
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- 4.56.2.3-A.40 Ceiling below office
- 4.56.2.3-A.41 Ceiling below office
- 4.56.2.3-A.42 Ceiling below office
- 4.56.2.3-A.43 Ceiling below office
- 4.56.2.3-A.44 Ceiling below office
- 4.56.2.3-A.45 Ceiling below office
- 4.56.2.3-A.46 Ceiling below office
- 4.56.2.3-A.47 Ceiling below office
- 4.56.2.3-A.48 Ceiling below office
- 4.56.2.3-A.49 Ceiling below office
- 4.56.2.3-A.50 Ceiling below office
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- 4.56.2.3-A.95 Ceiling below office
- 4.56.2.3-A.96 Ceiling below office
- 4.56.2.3-A.97 Ceiling below office
- 4.56.2.3-A.98 Ceiling below office
- 4.56.2.3-A.99 Ceiling below office
- 4.56.2.3-A.100 Ceiling below office

Table 4.56.2.3-B - EPT Below Ground (without HRV)

- 4.56.2.3-B.1 Foundation
- 4.56.2.3-B.2 Foundation
- 4.56.2.3-B.3 Foundation
- 4.56.2.3-B.4 Foundation
- 4.56.2.3-B.5 Foundation
- 4.56.2.3-B.6 Foundation
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- 4.56.2.3-B.8 Foundation
- 4.56.2.3-B.9 Foundation
- 4.56.2.3-B.10 Foundation
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Table 4.56.2.3-C - EPT Below Ground (with HRV)

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Table 4.56.2.3-D - EPT Below Ground (with HRV)

- 4.56.2.3-D.1 Foundation
- 4.56.2.3-D.2 Foundation
- 4.56.2.3-D.3 Foundation
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- 4.56.2.3-D.97 Foundation
- 4.56.2.3-D.98 Foundation
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- 4.56.2.3-D.100 Foundation

BONUS
13'-3" x 9'-9"

LAUNDRY
7'-0" x 9'-9"

30 minute fire separation

Remove Exterior Stucco/Brick replace with Board & Batten

Eating Counter - 36"

New Transom Window 12" x 18"

Heat Pump Comp. Base

Review Elec location - capacity

Scale 1/4" = 1'

Suite Area: 335 sqft (33 sam)

Fire Separation requirements? Wall into Attic?
Major Code considerations for conversion?



Example 02 - Change of Occupancy

What areas of the existing should be upgraded to substantially conform to code?

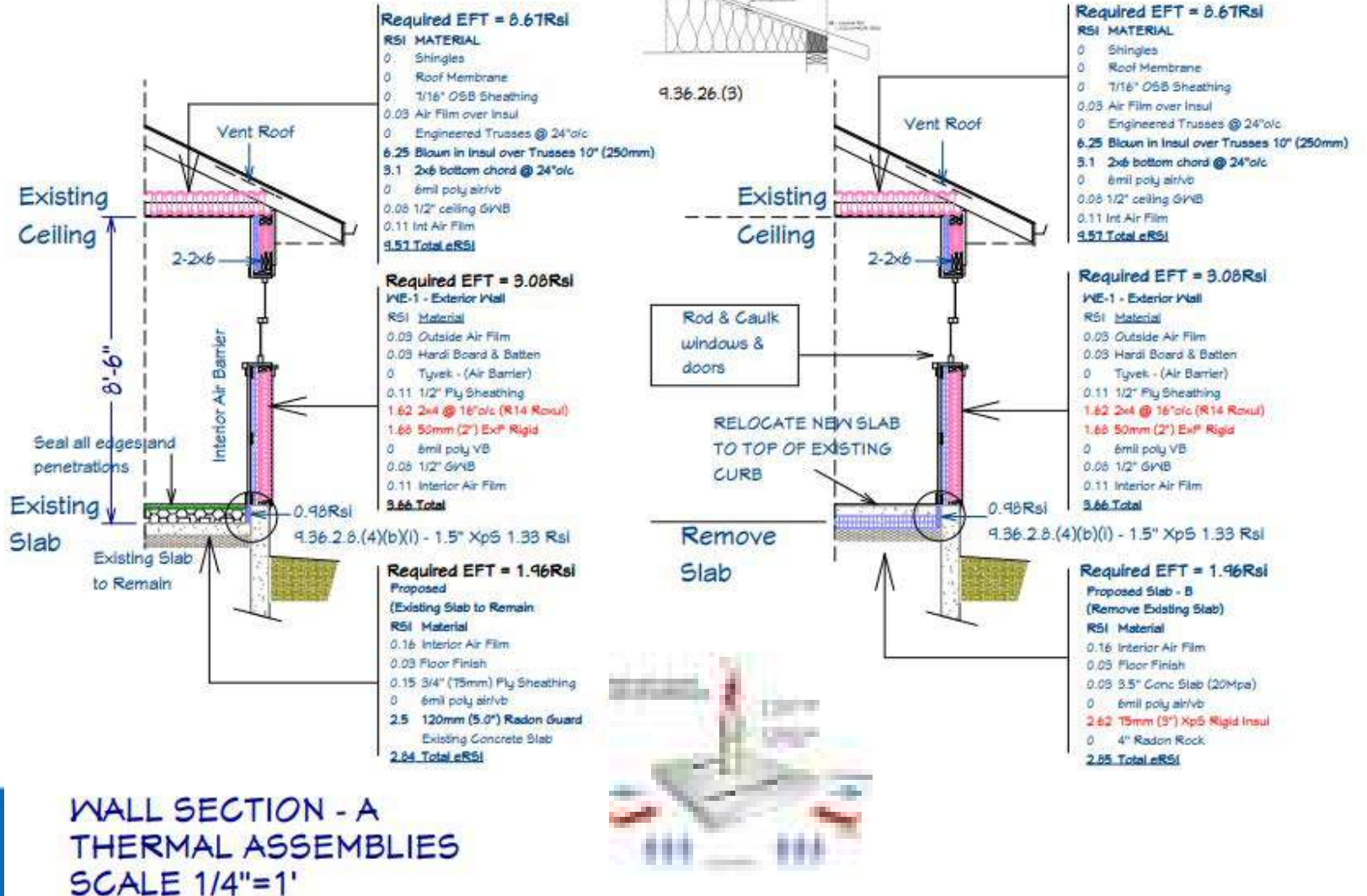
Step Code or Prescriptive for Thermal Assemblies – Zone 5

Radon Provisions

Alternative proposal to leave existing slab and overlay with Radon Guard

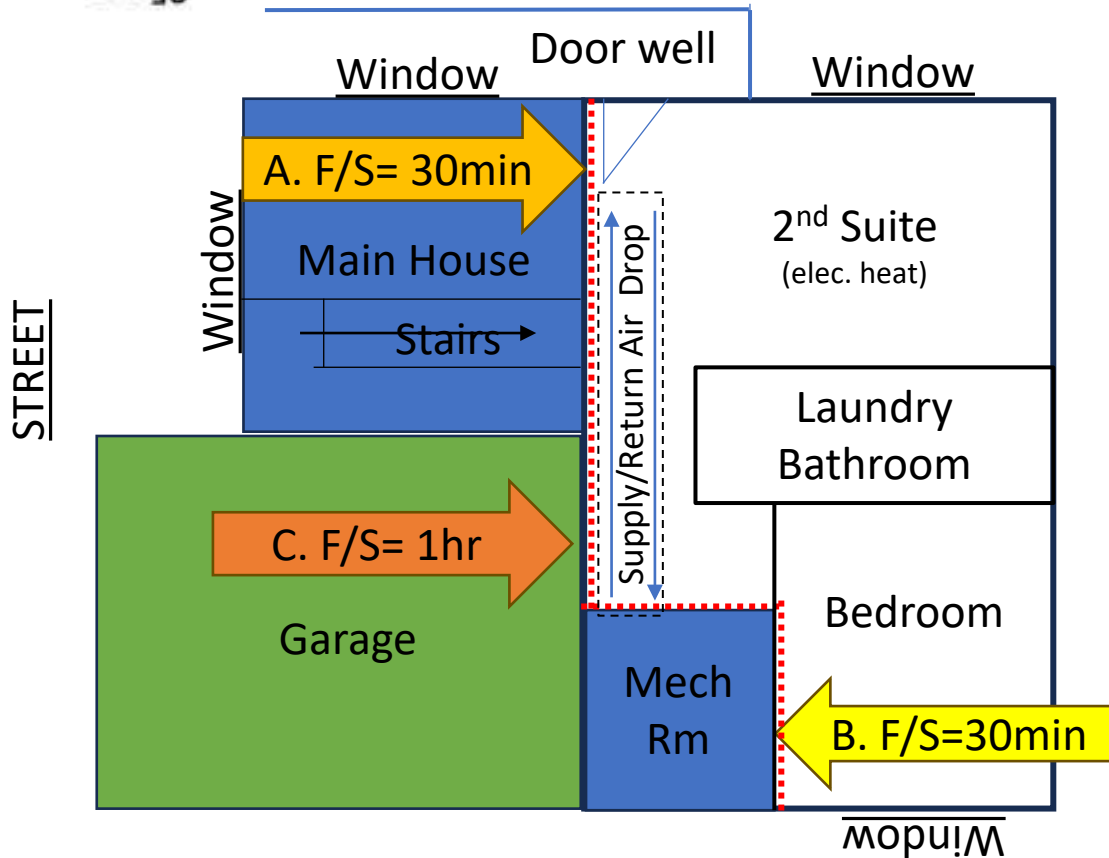
Separate Heating
(Note Cooling Requirements)

Suite Conversion has added 3p bath, kitchen sink, laundry and dishwasher Total house now at 23.9 fixture load = 1" service.
Upgrade?





Example 03 – New Basement Suite



Floor Plan - Basement Suite

New SFD with Basement Suite

- Direct access only to front yard via a door well
- Home not sprinklered.
- Mech Rm (Service Room) serves main home only with elect baseboard heating for suite. Supply and Return ducting can only be routed thru the suite.

A. 9.10.9.16.(4)(b) Separation of Residential Suites-Fire Separation between main house and secondary suite is proposed 30 minutes with required sound separation (STC 43) 9.11.1.1.(2).

New Code 9.10.9. Fire Separations and Smoke-tight Barriers between Rooms and Spaces within Buildings

B. 9.10.9.14.(4) Required Fire Separation between secondary suite and mechanical (service) room. Gas fired furnace only for main house = 30min?? (smoke alarms - 9.10.19.5.(2).(b))

Code Interpretation 18 -0253

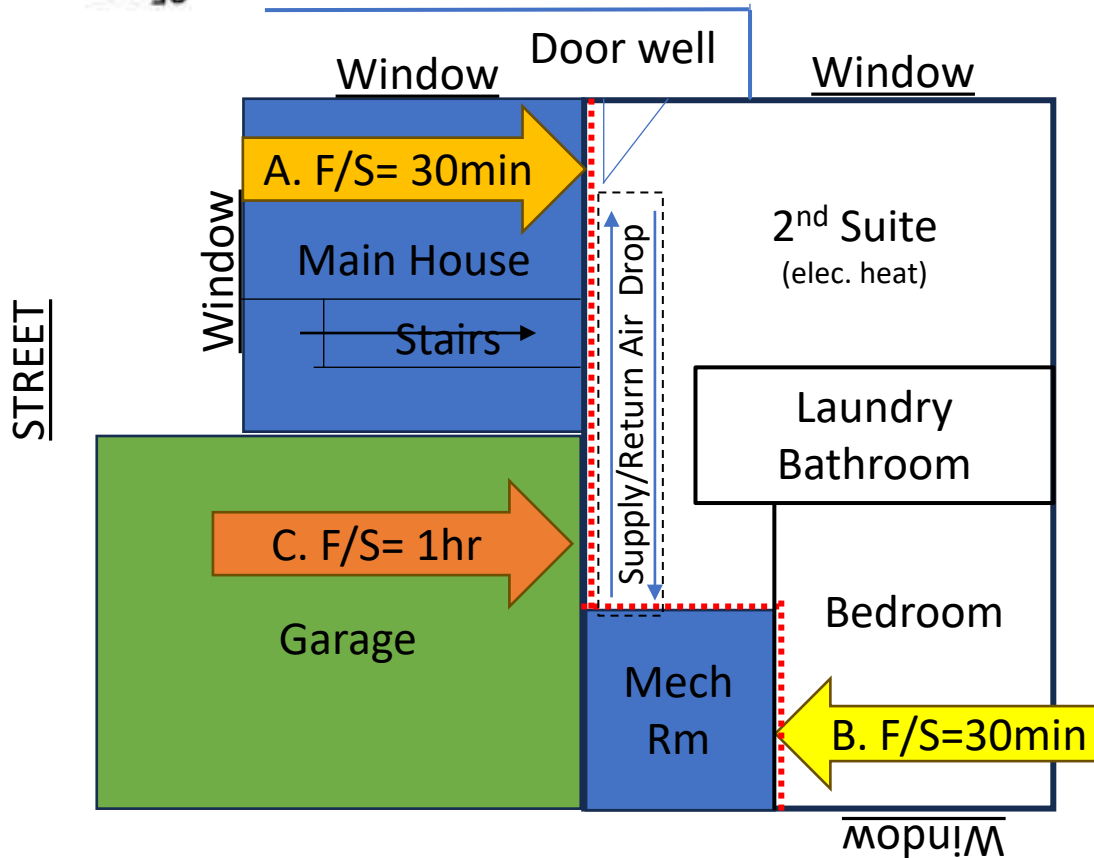
**C. 9.10.9.18 - Required Fire Separation between garage and secondary suite = 1.0 Hr
Code Interpretation 18-0172 see also reference to Int. 06-0051**

House not sprinklered



Example 03 – New Basement Suite

Taken from West Kelowna secondary suite construction requirements guide



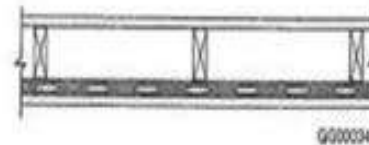
Floor Plan - Basement Suite

House not sprinklered

Fire Safety items to include:

- Highlight all fire separation walls. Fire separation is to be continuous through all areas including mechanical rooms and under stairs. Shared facilities, like a laundry room, are required to be fire separated from both living units. Provide details of how fire separation requirements are to be met, including all construction materials, their individual fire separation ratings, and the total of each assembly.

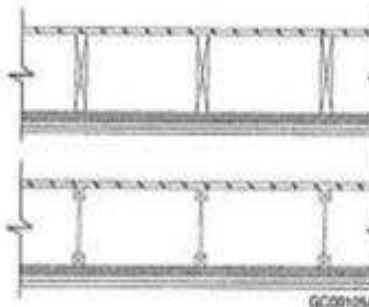
Example: resilient channel on one side of the studs at 16" or 24" o.c. with 1 layer of ½" regular drywall on each side of wood studs with batt insulation in the stud cavity - 15min Fire Resistance Rating (FRR) (BCBC 9.11.1.1.(2)(a))



Example: resilient channel on one side of the studs at 16" or 24" o.c. with 1 layer of ½" regular drywall on each side of wood studs with mineral/rock wool in the stud cavity - 30min FRR (BCBC 9.10.3.1.(3(c)))

Example: resilient channel on one side of the studs @ 16" or 24" o.c. with 1 layer of ½" Type X drywall on each side of wood studs and mineral/rock wool in the stud cavity - 45min FRR ("W3c", BCBC Table 9.10.3.1-A)

- Indicate fire separation ceiling construction materials



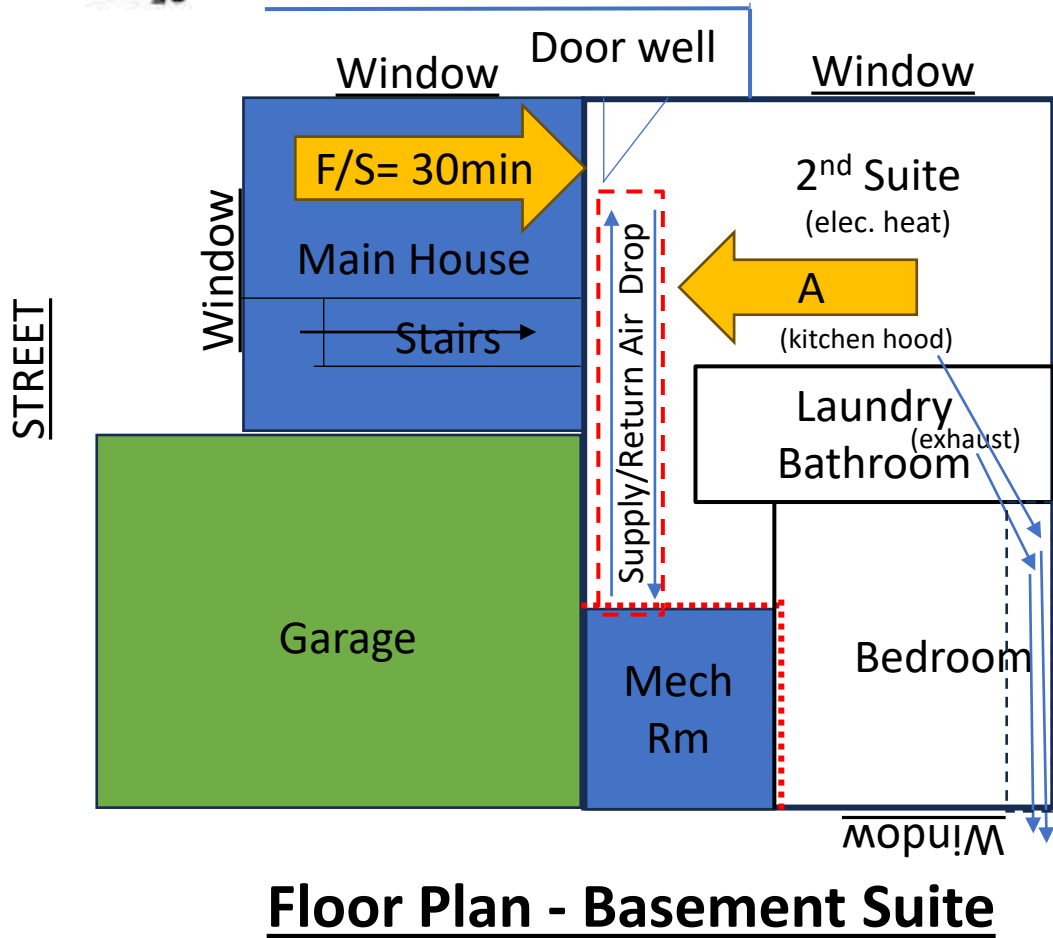
Example: Resilient channel @ 16" or 24" o.c with 1 layer of ½" drywall, supporting members spaced not more than 24" o.c. and R20 batt in the joist spaces - 15min FRR (BCBC 9.11.1.1.(2))

Example: Resilient channel @ 16" or 24" o.c with 1 layer of ½" drywall, supporting members spaced not more than 24" o.c. and mineral/rock wool in the joist spaces - 30min FRR (BCBC 9.10.3.1.(3))

Example: Resilient channel @ 16" or 24" o.c with 2 layers of ½" type "X" drywall, supporting members spaced not more than 24" o.c. and mineral/rock wool in the joist spaces - 45min FRR (BCBC "F6h" Table 9.10.3.1.)



Example 03

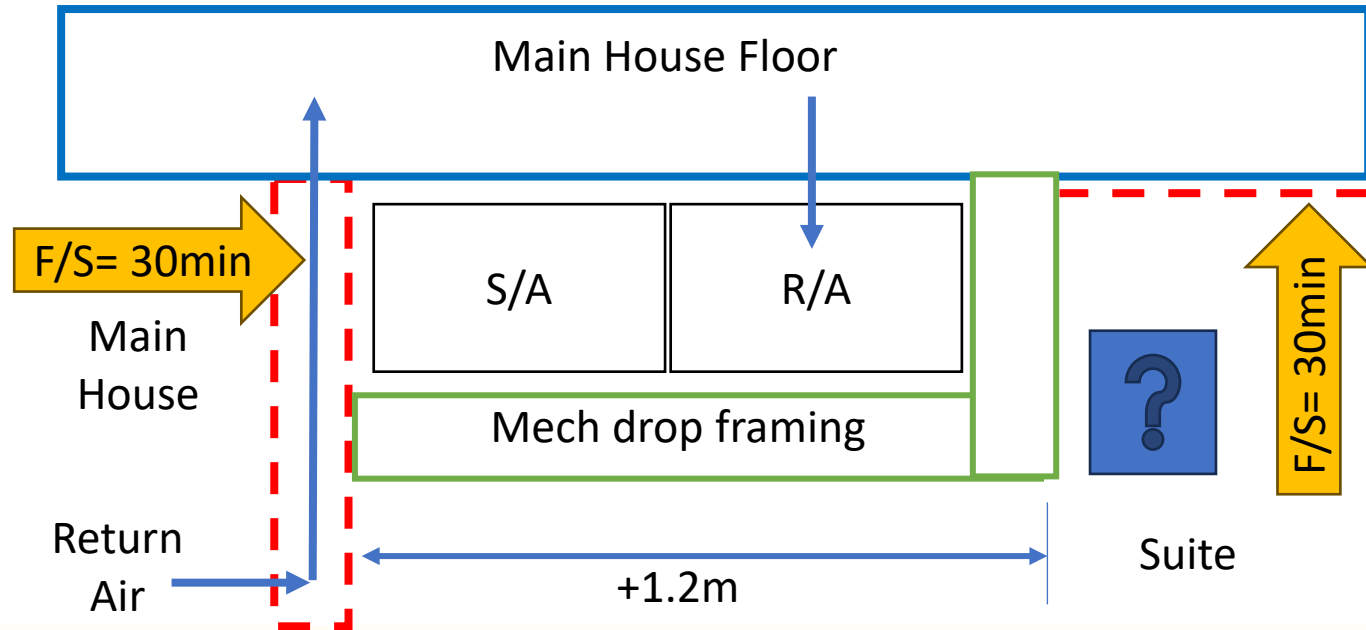
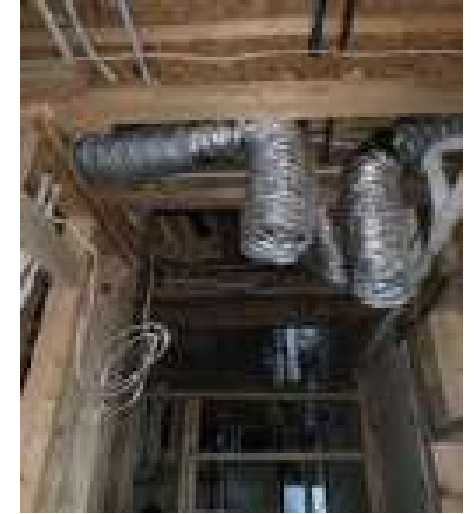


Fire Separation Details - Section

A - Fire Separation at Mech Drops. Ducts only servicing Main Dwelling.

Code Ref. -

Membrane Only F/S – Appendix D?
 Table D-2.3.4.-B – Floors & Notes to Table D-2.3.4.-B:
 Framing support requirements
 D-2.3.6. Framing Members

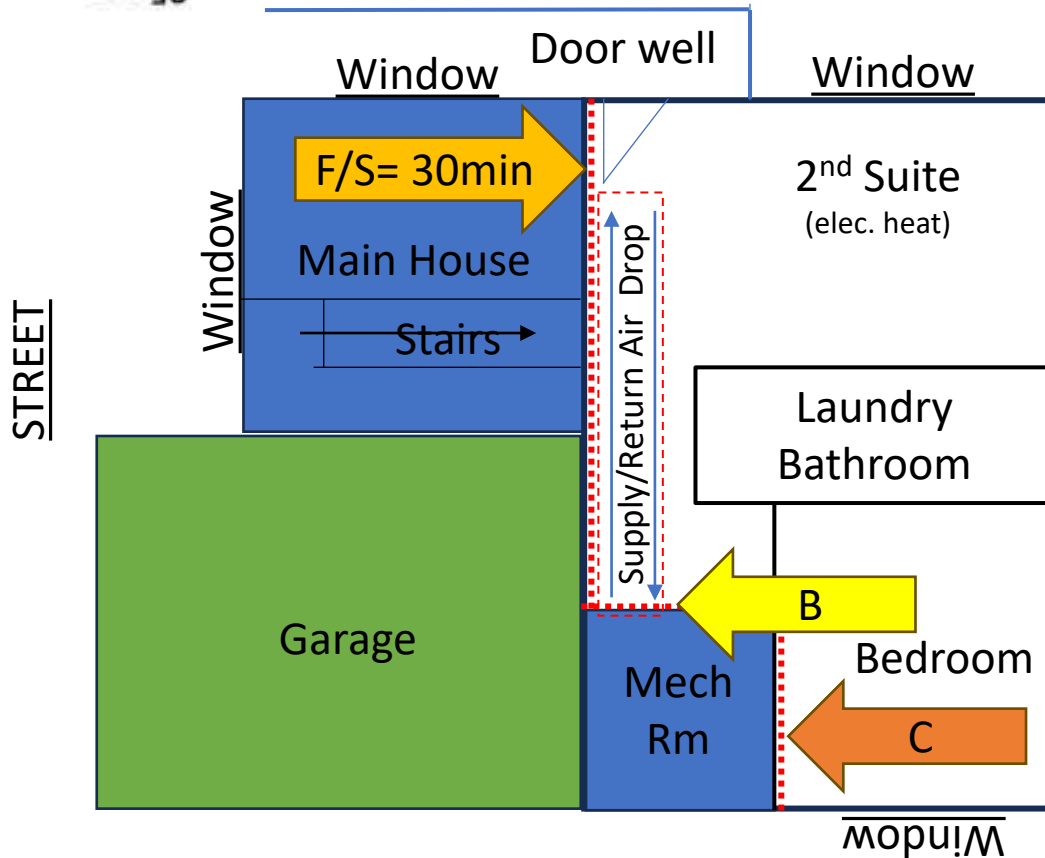


What is the Mech Drop construction required to maintain F/S?



Example 03 – New Basement Suite

Fire Separation Details



Floor Plan - Basement Suite

B - Duct Through Mech Rm wall (Fire Separation). Does it need a damper? Ducts serve only the main home. Code Ref - 9.10.13.13.(2) Fire Dampers

C. 9.10.5. Permitted Openings in Wall and Ceiling Membranes & 9.10.9.8. Penetrations by Outlet Boxes or Service Equipment in Concealed Spaces.

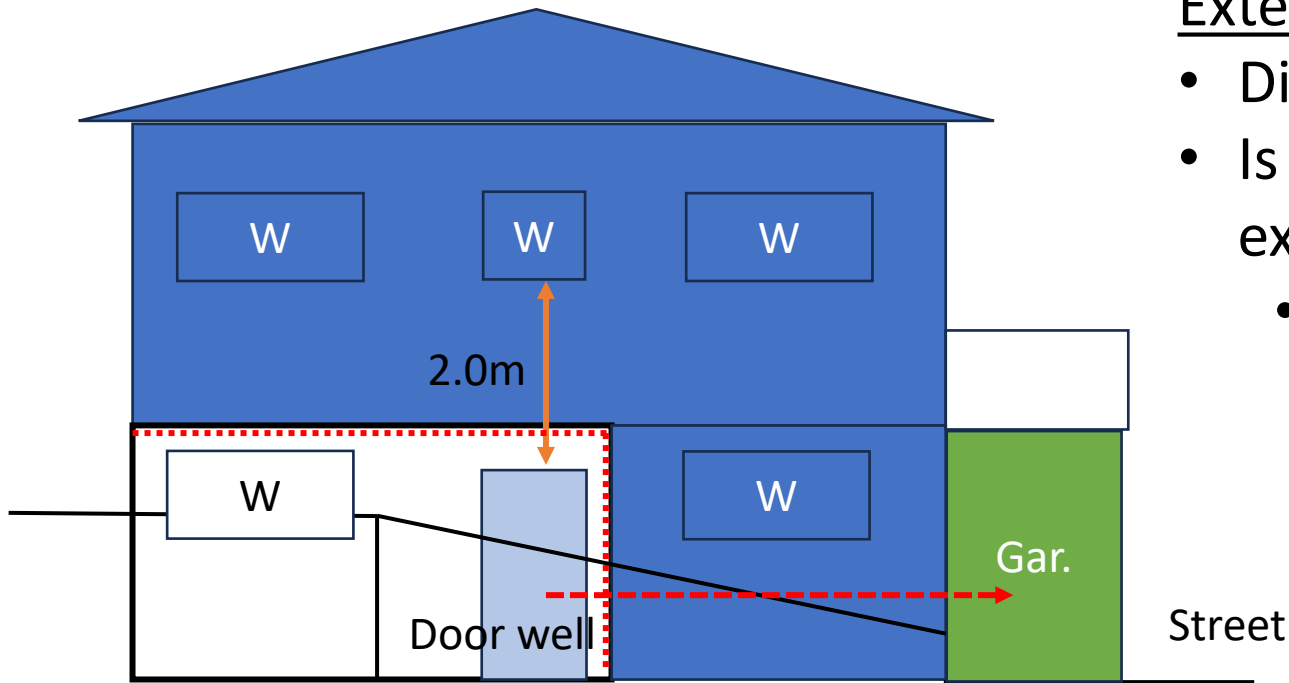
Is this a problem?



Note – Dwelling Unit Cooling Requirements!



Example 03 – New Basement Suite



Elevation - Basement Suite

Exterior Exit Protection

- Direct access only to front yard via a door well
- Is there an issue with this hillside design and exit protection?
 - Is there an exception of dwelling units have a separate egress window?
 - Is that an egress or exit route?

9.9.4.5. Openings in Exterior Walls of Exits

1) Either openings in exterior walls of an *exit* or openings in adjacent exterior walls of the *building* the *exit* serves shall be protected with wired glass in fixed steel frames or glass block installed in accordance with Articles 9.10.13.5. and 9.10.13.7., where

a) the *exit* enclosure has exterior walls that intersect the exterior walls of the *building* at an angle of less than 135° measured on the outside of the *building*, and

b) the openings in the exterior walls of the *building* are within 3 m horizontally and less than 2 m above the openings in the exterior walls of the *exit*.

(See Note A-9.9.4.5.(1).)

Exit means that part of a means of egress, including doorways, that leads from the floor area it serves to a separate building, an open public thoroughfare, or an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare. (See Note A-1.4.1.2.(1).)



Questions - Suggestions

Thinking like an Owner or Builder may help in the long run.

Recommend checking out website & videos from Suite Additions Pro for a developers point of view.

(Ontario Building Code)



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Next L&L Sessions

Feb 22, 2024

**Radon Requirements
Deep Dive**

9.13.4

9.25

**Plan details and site
installation reviews**

March, 2024

**Involvement of
Professionals**

- Part 3
- Part 9
- Specialized areas –
Fire Supp, Fire Alarms,
Racking, Commercial
ventilation

April, 2024

Open for suggestions

- Accessibility
- 9.10 Fire Protection
- Lateral/Wind Load
design
- Other areas of Code?

**Note – Interested in helping create a single source Secondary Suite/ADU guide -
kkunka@boabc.org**



Questions - Contact Us



Session feedback &
future topics
kkunka@boabc.org



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- 1000 10th Ave
1000-1000th 10th
1000th St
1000th St
- 1000 10th Ave
1000-1000th 10th
1000th St
1000th St
- 1000 10th Ave
1000-1000th 10th
1000th St
1000th St

Departments
Membership - Internal Qualification, Certification, Insurance
1000 10th Ave - 1000-1000th 10th