

ACCESSORY APARTMENT GUIDELINE

Ontario Building Code Requirements	Building Condition		
	All Buildings	Buildings over 5 years or older with unfinished basement	Buildings over 5 years or older with finished basement
WALL FIRE SEPARATIONS			
Wall Fire Resistance Rating (FRR)	45 Min	30 Min	30 Min
Door Fire Protection Rating -(Note: These doors require a self-closing device)	20 Min		
Wall Sound Rating (STC)	50 STC	6" Sound Insulation	Existing may be acceptable
FLOOR FIRE SEPARATIONS			
Floor Fire Resistance Rating (FRR)	45 Min	15 Min	15 Min
Floor Sound Rating (STC)	50 STC	6" Sound Insulation	Existing may be acceptable
FIRE SEPARATIONS FOR SUPPORTING STRUCTURE			
Fire Resistance Rating for Load Bearing Elements (Beams, Columns, Loadbearing Walls)	45 Min	15 Min	15 Min
HVAC SYSTEMS			
If HVAC System is Shared for Both Units	Duct type Smoke Detector must be installed on the plenum of the air duct system. When activated it will completely turn off fuel and electrical supply for the whole system.		
SMOKE ALARMS/ CO DETECTORS(GENERAL REQUIREMENTS ONLY)			
Applies to...	Only the new accessory apartment	Both accessory apartment and the existing unit	
Interconnection of Smoke Alarms between Dwelling Units	Not Required		Required
Required Locations for Smoke Alarms	Smoke Alarms are required on every floor level, in every bedroom, in hallways adjacent to bedrooms. All Smoke Alarms shall be interconnected and have a visual signaling component (Strobe Light)		
CO Detectors	In hallways adjacent to all bedrooms		
CEILING HEIGHT (MINIMUM)			
All Areas	6'-11" 6'-5" under beams/ ducts	6'-5" over all required means of egress locations	

Note: These design tips do not cover all requirements for accessory apartments please contact your Qualified Designer or local Building Department for more information.

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NATURAL LIGHT (Minimum)		
Living and Kitchen Areas	10% of area served	5% of area served
Bedrooms and other Finished Areas (Note: Bedrooms in a Basement require an Egress Window, see 9.9.10.1 for sizes)	5% of area served	2.5% of area served
LAUNDRY REQUIREMENTS		
Each Dwelling Unit	Each Dwelling Unit must have access to laundry facilities - Each unit has their own laundry or a shared space where both units have access to laundry (Note: All shared spaces must be fire separated)	
DOOR SIZES (Minimum)		
Dwelling Unit Entrance or Utility Room	32"	
Bedroom or Rooms not mentioned elsewhere	30"	
Bathroom, Washroom and Walk-in closets	24"	
ROOM SIZES - SEPARATE SPACES		
Min SQFT		
Living Room	145	
Dining Room	75	
Kitchen (more than 1 bedroom)	45	
Kitchen (1 bedroom only)	40	
Master Bedroom (with closet)	95	
Master Bedroom (without closet)	105	
Other Bedroom (with closet)	65	
Other Bedroom (without closet)	75	
Bathroom	Sufficient space for plumbing fixtures	
ROOM SIZES - COMBINED		
Min SQFT		
Living Room (more than 1 bedroom)	145	
Living Room (1 bedroom only)	118	
Dinning Room	35	
Kitchen (more than 1 bedroom)	45	
Kitchen (1 bedroom only)	40	
Bedrooms	45	
Bachelor Apartment (Living, Dining, Bedroom and Kitchen)	145 + Bathroom (Sufficient space for plumbing fixtures)	

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