



MIDLAND PENETANGUISHENE BUILDING SERVICES



General Building Code requirements for conversion of a Single Family Dwelling to a duplex

The follow items are the bulk of items to be checked when converting a single dwelling into a duplex. Every application is different and there may be other items to consider. Based on 2012 version of the Ontario Building Code, Division B

Where compliance cannot be attained through OBC Part 9, OBC Part 11 can be utilized if the dwelling has been in existence for 5 years or more.

Fire Protection

- A minimum of a 45 minute fire separation is required between apartments. 9.10.9.14. 30 min acceptable Part 11 - C152
- Structural elements supporting fire rated assemblies need to have a 45 minute fire resistance rating. 9.10.8.3. 30 min acceptable. Part 11 – C147
- A wall and floor assembly separating furnace or other common spaces requires a 45 min. fire resistance rating 9.10.9.14. & 9.10.9.15. 30 min acceptable Part 11 - C152
- Exit enclosure needs to have a 45 minute fire separation. 9.9.4.2. See Part 11 – C121
- All penetrations including piping, tubing, ducts, chimneys, wiring, conduit, electrical boxes and other similar service equipment through fire separations need to be tightly fitted or fire stopped 9.10.9.6.(1)
- Combustible piping is not allowed to penetrate a fire separation unless it is sealed at the penetration by a firestop system with an F rating equal to the require fire resistance rating of the assembly. 9.10.9.7. Existing acceptable in existing fire separations. Part 11 - C148
- Openings in wall or ceiling membrane that form part of a fire separation are permitted for electrical wires and tightly fitted outlet boxes 9.10.5.1.(2). Opening for duct allowed maximum size 20 in² 9.10.5.1.(4). Existing openings allowed Part 11 – C144
- Every apartment requires a smoke alarm. Installed in each bedroom and between bedroom and remainder of suite. All smoke alarms to have visual signaling component. All smoke alarms to be interconnected. 9.10.19. Smoke alarm may be battery operated Part 11 – C175
- If suite has attached garage or fuel burning appliance a carbon monoxide detector is required outside bedrooms. 9.33.4.2. Carbon monoxide detector may be battery operated or plug into outlet. Part 11 – C197
- The maximum flame spread rating of wall finishes is 150. Drywall meets this requirement but paneling does not. 9.10.17.1

Sound Transmission Rating

- Wall and floor assemblies separating the two dwelling units are to have a 50 Sound Transmission Class Rating. 9.11.2.1.

Rooms Sizes

- ❑ Ceiling heights to comply with Table 9.5.3.1.

Living or Dining Room or Kitchen	2.3 m (7'-6") over at least 75% of floor area with 2.1 m (6'-10") at any one point
Bedroom	2.3 m (7'-6") over at least 50% of floor area with 2.1 m (6'-10") over all required floor area. Any part less than 1.4m (4'-7") not included when calculation the required floor area
Bathroom or Laundry (above grade)	2.1 m (6'-10") any area where someone is standing
Hall, Vestibule or any other room	2.1 m (6'-10")

Lower room heights are permitted. Part 11 – C102

- ❑ A hallway or stair that is used by more than one apartment must have a minimum width of 900mm (2'-11") and height of 2050mm (6'-9") 9.8.2.2.(1)(a)(ii). Existing stairs are permitted to be 700mm (2'-4") wide and have a minimum ceiling height of 1800mm (5'-11"). Part 11 – C109
- ❑ Hallways within the apartment to be 860mm (2'-10") wide minimum. Hallways may be reduced to 710mm (2'-4") if hallway only serves bedrooms and bathroom or if there is a second exit at end of hall. 9.5.10.1.
- ❑ Rooms are to meet the following minimum areas
 - Living Rooms 13.5 m² (145 ft²)
 - Dining Rooms 7.0 m² (75 ft²)
 - Kitchens 4.2 m² (45 ft²)
 - Master Bedroom 8.8 m² (95 ft²) with built in closets
 - Other Bedrooms 6.0 m² (65 ft²) with built in closetsThese areas can vary when spaces are combined

Windows

- ❑ The Living Room window must be equal in size to 10% of living area. Bedroom windows must be equal in size to 5% of the bedroom floor area. Table 9.7.2.3. Smaller windows may be acceptable. See Part 11 – C107

Mechanical, Electrical and Plumbing

- ❑ One heating system cannot serve multiple units with interconnected duct work. 6.2.3.9. If existing, systems a smoke detector must be installed in return or supply air duct system and would turn off fuel or electric supply when activated. Part 11 – C91
- ❑ Every Kitchen and Bathroom requires exhaust fan discharging to the exterior. 9.32.3.5. (2) Natural ventilation is acceptable. Part 11 C194
- ❑ A hallway or stairwell that is used by more than one apartment must have emergency lighting. 9.9.12.3.
- ❑ Lighting is required for all stairs. 9.34.2.3.

- ❑ An exterior light is required at every exterior entrance. 9.34.2.1.
- ❑ Every apartment must have a kitchen sink, bathroom sink, toilet and bathtub or shower. 9.31.4.1.
- ❑ Laundry facilities are to be in the apartment or available elsewhere in the building to all tenants. 9.31.4.2.

Required Exits

- ❑ Each apartment requires safe exiting. The options are a single exit dedicated to only one apartment (9.9.7.2.) or 2 exits per apartment shared with another apartment. 9.9.9.3. Part 11 – C136
- ❑ If the apartment is not a walk out, meaning if you need to travel a flight of steps to get outside, then one window must have an open area of 0.35 m² (3.8 ft²) and a minimum open dimension of 380 mm (15”) to provide a 2nd exit. 9.9.10.1. Existing acceptable where acceptable where there is direct access to the exterior. Part 11 – C137