

Guideline for Second Units

This guideline is intended to outline the minimum requirements of the Ontario Building Code (OBC) in applying for a building permit that involves converting a single family dwelling unit into two dwelling units. Please refer to OBC Division Part 9 for additional requirements.

Building Plan Review

Item	Description	OBC Reference	Part 11 C.A. ⁽¹⁾
Fire Resistance Ratings			
1.	Separation of residential suites (e.g. ceiling membrane of floor assembly between dwelling units)	9.10.9.14 9.10.8.1	C152 C147
2.	Fire-resistance rating of supporting structure (e.g. loadbearing walls and/or columns supporting the floor assembly between dwelling units)	9.10.8.3.	C147
3.	Separation of common areas (e.g. shared laundry room) and/or public corridor(s)	9.10.9.14 9.10.9.15	C152
4.	Fire separation of exit(s)	9.9.4.2.	C121
Sound Control			
1.	Sound transmission class rating between dwelling units	9.11.2.1.	N/A
Number of Exits and Exposure			
1.	Egress from dwelling units	9.9.9.	C136
2.	Exit stair protection from fire exposure	9.9.4.4 9.9.4.6.	N/A
Design of Areas, Spaces and Doorways			
1.	Room sizes	9.5.	N/A
2.	Ceiling heights	9.5.3.1.	C102
3.	Doorway opening sizes	9.5.11.1.	C103
Windows and Spatial Separation			
1.	Windows and doors	9.7.	C107 C108
2.	Egress windows or doors for bedrooms	9.9.10.1.	C137
3.	Spatial separation between houses	9.10.14. 9.10.15.	C171 C172
Alarms			
1.	Smoke alarms	9.10.19.	N/A
2.	Smoke alarm power supply	9.10.19.4.	C175
	Carbon monoxide alarms	9.33.	N/A
2.	Carbon monoxide alarm power supply	9.33.4.3.	C197
Flame Spread Ratings			
1.	Interior finish, wall and ceilings	9.10.17	N/A
Electrical Facilities			
1.	Electrical facilities	9.34.	N/A
Laundry Fixtures			
1.	Laundry fixtures	9.31.4.2.	N/A

- (1) OBC Division B Part 11 applies to the design and construction of existing building, or parts of existing buildings, that have been in existence for at least five years. C.A. is a compliance alternative forming part of Article 11.5.1.1.

Mechanical Plan Review

Item	Description	OBC Reference	Part 11 C.A. ⁽¹⁾
Ventilation			
1.	Ventilation	9.32.	C194
2.	Total ventilation capacity	9.32.3.3.	N/A
3.	Principal exhaust	9.32.3.4.	N/A
4.	Supplemental exhaust	9.32.3.5.	N/A
5.	Heat recovery ventilator	9.32.3.6. 9.32.3.7. 9.32.3.	N/A
6.	Fan ratings	9.32.3.9.	N/A
	Ducts	9.32.3.10.	N/A
7.	Outdoor intake and exhaust openings	9.32.3.12.	N/A
Heating and Air-Conditioning			
1.	Design and installation requirements	9.33.1.1.	C195
2.	Solid fuel-burning appliances	9.33.1.2.	C196
3.	Required heating systems	9.33.2.	N/A
Fire Separation Openings			
1.	Permitted openings in wall and ceiling membranes	9.10.5.1.	C144
2.	Fire dampers	9.10.13.13.	C167 C168
3.	Fire stop flaps	9.10.13.14.	C169 C170

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