

APPENDIX

Safety Codes Act

BUILDING CODE AMENDMENT REGULATION

1 The *Building Code Regulation* (AR 50/98) is amended by this Regulation.

2 The following is added after Section 1.1.:

Variations

1.12 The Alberta Building Code 1997 is varied in Article 1.1.3.2.

(a) by adding the following after the definition of *Safety codes officer*:

Secondary suite means a second self-contained *dwelling unit* that is located within a primary *dwelling unit*, where both *dwelling units* are registered under the same land title. (See Appendix A.)

(b) by adding the following after Section 9.36.:

**Section 9.37. Secondary Suites
(See Appendix A.)**

9.37.1. Application

9.37.1.1. General

- (1) This Section applies to
- (a) the construction of a *secondary suite* in a *dwelling unit* that will result in a total of not more than 2 *dwelling units*, and
 - (b) the *alteration* to an existing *dwelling unit* to accommodate a new *secondary suite*.

9.37.2. Construction

9.37.2.1. Height of Rooms and Spaces

- (1) The height of rooms or spaces in a *secondary suite* over the required minimum area in

accordance with Table 9.5.3.1, shall be not less than 1.95 m.

9.37.2.2. Bedroom Windows

(1) Except as permitted in Sentence 9.7.1.3.(1), each bedroom within a *secondary suite* shall have at least one outside window that meets the requirements of Articles 9.7.1.3. and 9.7.1.4.

9.37.2.3. Exit Stairs

(1) *Exit* stairs shall have a clear width of not less than 860 mm.

9.37.2.4. Landings

(1) Landings for stairs shall be at least as wide as the stairs and not less than 900 mm in length.

9.37.2.5. Handrails and Guards

(1) Handrails and *guards* shall conform to the requirements of Subsections 9.8.7. and 9.8.8.

9.37.2.6. Public and Exit Corridor Width

(1) The clear width of every *public corridor* and *exit* corridor shall be not less than 860 mm.

9.37.2.7. Unenclosed Exterior Stair or Ramp

(1) Where an unenclosed exterior *exit* stair or ramp provides the only *means of egress* from a *secondary suite* and is exposed to the hazards of fire from unprotected openings in the exterior wall of another *dwelling unit*, the openings shall be protected in conformance with Articles 9.10.13.5. and 9.10.13.7.

9.37.2.8. Exit Doors

(1) Every *exit* door or door that provides *access to exit* from a *secondary suite* shall be

- (a) not less than 1980 mm high,
- (b) not less than 810 mm wide, and
- (c) permitted to swing inward.

9.37.2.9. Means of Egress

(1) Except as permitted in Sentence (2), each *dwelling unit* shall be provided with at least one *exit* that leads directly to the outside.

(2) *Dwelling units* may share a common *exit* meeting the requirements of Article 9.37.2.10.

9.37.2.10. Protection of Exits

(1) Every *exit*, other than an *exit* doorway, shall be separated from adjacent *floor areas* by not less than one layer of 12.7 mm thick gypsum wallboard or equivalent material on each side of the walls. (See Appendix A.)

9.37.2.11. Dwelling Unit Separations

(1) *Dwelling units* shall be separated from each other by not less than one layer of 12.7 mm thick gypsum wallboard or equivalent material on the ceiling and on each side of the walls. (See A-9.37.2.10.(1) in Appendix A.)

9.37.2.12. Protection of Public Corridors

(1) A *public corridor* shall be separated from the remainder of the *building* by not less than one layer of 12.7 mm thick gypsum wallboard or equivalent material on each side of the walls. (See A-9.37.2.10.(1) in Appendix A.)

9.37.2.13. Furnace Room Separations

(1) A furnace room shall be separated from the remainder of the *building* by not less than one layer of 12.7 mm thick gypsum wallboard or equivalent material on the ceiling and on each side of the walls. (See A-9.37.2.10.(1) in Appendix A.)

(2) A door shall be provided to each furnace room.

9.37.2.14. Heating and Ventilation Systems

(1) Each *dwelling unit* shall have an independent heating and ventilation system complying with Sections 9.32. and 9.33. (See Appendix A.)

9.37.2.15. Smoke Alarms

(1) *Smoke alarms* conforming to CAN/ULC-S531, "Standard for Smoke Alarms," installed in accordance with Subsection 9.10.18. shall be provided in each *dwelling unit*.

(2) *Smoke alarms* shall be installed by permanent connections to an electrical circuit and wired so that activation of one *smoke alarm* will cause all alarms within both *dwelling units* to sound.

(3) *Smoke alarms* shall be installed in areas that are common to both *dwelling units* and connected in conformance with Sentence (2).

9.37.2.16. Solid Blocking

(1) Solid blocking may be omitted for doors described in Sentence 9.6.8.9.(1) where the interior wall finish adjacent to the door is in place prior to the construction of the *secondary suite*.

(c) in Appendix A by adding the following after note A-1.1.3.2.:

A-1.1.3.2. Secondary Suite

A primary dwelling unit is a townhouse, row house, single- or semi-detached home or duplex.

(d) by inserting the following after Appendix A note A-9.33.6.14.:

A-9.37. Secondary Suites

A secondary suite is only permitted where approved by the local authority, in accordance with municipal land use bylaws.

A-9.37.2.10.(1) Gypsum Wallboard

To minimize the passage of smoke, it is expected that all gypsum board joints are properly finished, i.e. taped and mudded. It is also expected that all service penetrations, i.e. pipes, cables and ducts, are tightly fitted or sealed with an appropriate gypsum board finishing compound.

A-9.37.2.14.(1) Independent Heating and Ventilation System

The intent of Sentence 9.37.2.14.(1) is to ensure that each dwelling unit has an independent ductwork system where the building is heated and ventilated by a forced-air furnace. If the heating system does not include ductwork, i.e. hydronics, fancoils, electric baseboards, etc., it would be anticipated that each dwelling unit would have its own control system for the heating system. It is not expected that homeowners would be required to install a second boiler and piping system in the case of a radiant floor heating system. It would be necessary, however, to ensure that each dwelling unit would have its own independent ventilation system.

3 This Regulation comes into force on December 31, 2006.