

### Natural Ventilation

- Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than  $1/300$  of the insulated ceiling area
- Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not less than  $1/150$  of the insulated ceiling area.
- Roof vents shall be uniformly distributed with min. **25%** at top of the space and **25%** at bottom of the space designed to prevent the entry of rain, snow or insects
- Unheated crawl spaces shall be provided with  $0.1m^2$  of ventilation for each  $50m^2$
- Minimum natural ventilation areas, where mechanical ventilation is not provided, are:  
Bathrooms:  $0.09m^2$   
other rooms:  $0.28m^2$   
Unfinished basement: **0.2%** of floor area

### Doors and Windows

- Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of  $0.35m^2$  and no dimension less than **380mm**, which is openable from the inside without tools. Maximum sill height 1000mm for fin. floors above grade.
- Exterior house doors and windows within **2000mm** from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock
- The principal entry door shall have either a door viewer, transparent glazing or a sidelight
- Maximum U-value 1.8 for windows & sliding glass doors

### Exterior Walls

- No windows or other unprotected openings are permitted in exterior walls less than **1200mm** from property lines
- **15.9mm** type 'x' fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than **1200mm** and not less than **600mm** from property lines
- Non combustible cladding shall be installed on all exterior walls less than **600mm** from property lines

### Ceramic Tile

- When ceramic tile is applied to a mortar bed with adhesive, the bed shall be a minimum of **12.5mm** thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than **400mm o.c.** with at least **2** rows cross bridging

### Access to Attics and Crawl Spaces

- Access hatch minimum **545mmx 588mm** to be provided to every roof space which is  $10m^2$  or more in area and more than **600mm** in height
- Access hatch minimum **500mmx 700mm** to be provided to every crawl space

### Garage Gasproofing

- The walls and ceiling of an attached garage shall be constructed and sealed so as to provide an effective barrier to exhaust fumes
- All plumbing and other penetrations through the walls and ceiling shall be caulked
- Doors between the dwelling and attached garage may not open into a bedroom and shall be weatherstripped and have a self-closer

### Alarms and Detectors

- At least one smoke alarm shall be installed on or near the ceiling on each floor and basement level **900mm** or more above an adjacent level
- Smoke alarms shall be interconnected and located such that one is within **5m** of every bedroom door and no more than **15m** travel distance from any point on a floor
- A carbon monoxide detector shall be installed adjacent to every sleeping area for dwellings with fuel burning fireplace or stove, or an attached garage

### Stairs

- Maximum Rise **200mm**
- Minimum Run **210mm**
- Minimum Tread **235mm**
- Minimum Head Room **1950mm**
- Minimum Width **860mm**
- Curved stairs shall have a min. run of **150mm** at any point and a minimum average run of **200mm**
- Winders which converge to a point in stairs must turn through an angle of no more than **90°**, with no less than **30°** or more than **45°** per tread. Sets of winders must be separated by **1200mm** along the run of the stair
- A landing is required at the top of any stair leading to the principal entrance to a dwelling and other exterior entrances with more than **3** risers
- Exterior concrete stairs with more than **2** risers require foundations

### Handrails and Guards

- A handrail is required for interior stairs containing more than **2** risers and exterior stairs containing more than **3** risers
- Guards are required around every accessible surface which is more than **600mm** above the adjacent level and where the adjacent surface has a slope more than 1:2
- Interior and exterior guards min. **900mm** high. Exterior guards shall be **1070mm** high where height above adjacent surface exceeds **1800mm**
- Guards shall have openings smaller than **100mm** and no member between **140mm** and **900mm** that will facilitate climbing

### Plumbing

- Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities
- A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a sewage ejection pump.

### Electrical

- An exterior light controlled by an interior switch is required at every entrance
- A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms
- Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a **3** way switch at the head and foot of the stairs
- Basements require a light for each  $30m^2$  controlled by a switch at the head of the stairs

### Mechanical Ventilation

- A mechanical ventilation system is required with a total capacity at least equal to the sum of:
  - **10.0** L/S each for basement and master bedroom
  - **5.0** L/S for each other room
- A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such
- Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity
- A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed
- Supply air intakes shall be located so as to avoid contamination from exhaust outlets