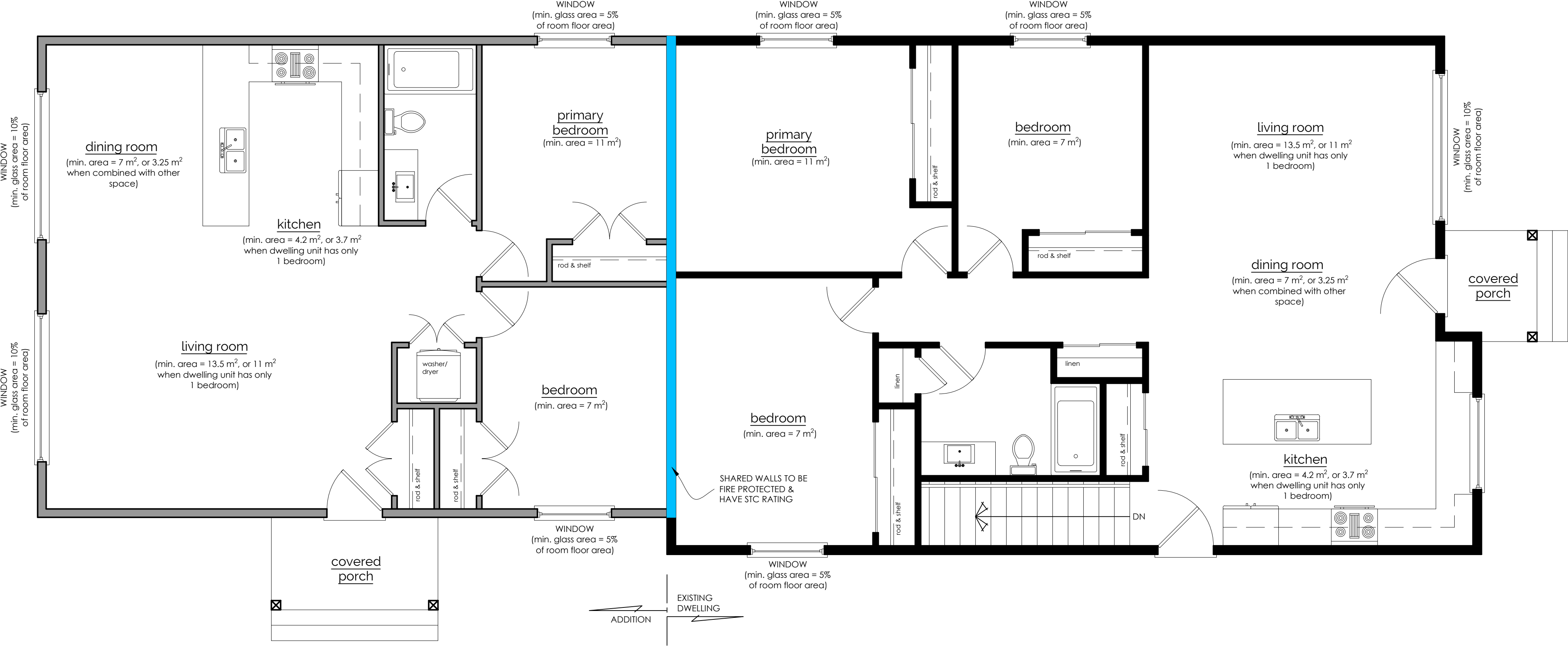


**WHERE A QUALIFIED B.C.I.N. DESIGNER CAN HELP:**

- ENSURE THAT ALL PROPOSED WORK IS IN ACCORDANCE WITH THE CURRENT ONTARIO BUILDING CODE
- MAKE SURE ALL REQUIREMENTS ARE MET FOR SECONDARY SUITES, SUCH AS, BUT NOT LIMITED TO:
  - ACCESS TO LAUNDRY FACILITIES IN BOTH UNITS
  - RETURN AIR BETWEEN THE TWO UNITS CANNOT BE SHARED, THEREFORE SEPARATE DUCT WORK/FURNACE MAY BE REQUIRED FOR THE SECONDARY SUITE
  - PROPER EXITS ARE MAINTAINED FROM BOTH UNITS (BASEMENT APARTMENTS REQUIRED ACCESS TO THE EXTERIOR FROM FLOOR AREA, WHETHER BY EGRESS WINDOW OR DOOR DIRECTLY TO EXTERIOR FROM BASEMENT)
  - ALL SHARED FLOOR/WALL ASSEMBLIES ARE TO HAVE THE PROPER FIRE PROTECTION AND SOUND TRANSMISSION CLASS
  - ALL STRUCTURAL ELEMENTS SUPPORTING THE DWELLING UNIT ABOVE ARE TO HAVE PROPER FIRE PROTECTION
  - ALL REQUIRED ROOMS ARE MINIMUM SIZES AND WINDOWS REQUIRED HAVE MINIMUM GLASS AND VENTILATION AREA
  - ENSURE MINIMUM DOOR SIZES FOR EACH ROOM
  - ALL REQUIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE IN THE DESIGN
  - ALL PROPER VENTILATION IS IN THE DESIGN
- IF YOUR DWELLING IS OLDER THAN 5 YEARS WHEN ADDING A SECONDARY SUITE, PART 11 IN THE ONTARIO BUILDING CODE MAY ALLOW FOR REDUCED REQUIREMENTS IN DESIGN. A QUALIFIED B.C.I.N. DESIGNER CAN HELP YOU NAVIGATE THIS INFORMATION.



**NOTE:** CONSTRUCTION DRAWINGS WILL REQUIRE MORE DETAIL AND BUILDING CODE NOTES TO APPLY FOR A BUILDING PERMIT. DRAWINGS DEPICTED ARE SIMPLIFIED FOR EDUCATIONAL PURPOSES

# main floor plan

DRAWINGS PROVIDED BY:

