



## A HOMEOWNER'S GUIDE TO ACCESSORY DWELLING UNITS



### Planning & Building Services

**TOWN OF NEWMARKET**  
395 Mulock Drive  
P.O. Box 328

[www.newmarket.ca](http://www.newmarket.ca)  
[buildings@newmarket.ca](mailto:buildings@newmarket.ca)  
905-953-5300 ext. 2400

October 2015



# Index

Part	Contents	Page #s
1	When & why you need a permit	4-5
2	How to get a permit & what you are required to do	5-6
3	Permit submission & drawing requirements	6-9
4	Important numbers	10
5	ADU checklist	11-14
6	Comments	15

## **Part 1**

### **WHY DO I NEED A PERMIT?**

The Ontario Building Code requires that you obtain a building permit before you start work on a new house or an addition or any significant alterations to an existing house. The Building Code sets out the minimum requirements for such work and is particularly concerned with your health and safety, and that of the homes, building occupants, future owners and the community.

### **THE ONTARIO BUILDING CODE**

The Ontario Building Code is a regulation made under the Building Code Act. The Code is essentially a set of minimum provisions respecting the safety of buildings with reference to public health, fire protection and structural sufficiency. It is not intended to be a textbook on building design, advice on which should be sought from professional sources. Its primary purpose is the promotion of public safety through the application of appropriate uniform building standards. The provisions in this Code are intended to provide a minimum acceptable level of public safety and building integrity. They are not intended to be applied to voluntary installations unless specified in the Code.

#### **DEFINITIONS**

"building" means

- (a) a structure occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto;
- (b) a structure occupying an area of ten square metres or less that contains plumbing, including the plumbing appurtenant thereto,
- (c) plumbing not located in a structure,
- (c.1) a sewage system; or
- (d) structures designated in the building code;

"construct" means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and "construction" has a corresponding meaning; ("construire", "construction", "travaux de construction")

## WHEN DO I NEED A PERMIT?

CONTACT THE TOWN OF NEWMARKET MUNICIPAL OFFICES AT **905-953-5300 ext. 2400** or **EMAIL US AT [Buildings@newmarket.ca](mailto:Buildings@newmarket.ca)** FOR SPECIFIC PERMIT REQUIREMENTS FOR ANY PARTICULAR PROJECT.

### PERMITS ARE NORMALLY REQUIRED FOR:

Building any detached structure larger than 108 sq. ft.  
Building any addition to your home  
Raised porches or decks  
Carports or garages  
Structural alterations  
Moving or lifting your house  
Installing a wood stove or fireplace  
Partitioning a basement or adding a basement entrance  
Creating an apartment in your house  
Altering or adding any plumbing  
Demolishing a house

### PERMITS ARE NOT NORMALLY REQUIRED FOR:

Detached structures 108 sq. ft. or less in area  
Replacement of a furnace  
Floor or ceiling finishes  
Repairs to chimneys, porches, decks or roofs  
Waterproofing repairs to a basement  
Replacement of windows, doors, roofing or siding

## BEFORE YOU START

Before you start to prepare your drawings, you should check that your proposal will comply with the Town's Zoning By-laws. The Zoning By-laws specify minimum setbacks from property lines, maximum coverage and other zoning standards that may limit your proposal. It's best to find out if these limits will affect your project before you start preparing your drawings. Zoning information may be obtained from the Planning Department- 905-953-5300 ext. 2450 or by visiting their counter at 395 Mulock Drive.

## Section 2

### HOW DO I GET A PERMIT?

1. Prepare drawings (to scale) which accurately describe the construction you propose. The drawings submitted with the permit application need to be detailed enough so that anyone using them would be able to construct your project. If questions remain regarding how construction will occur, the drawings are not detailed enough. Standard technical details are available at the local municipal offices to assist in the preparation of your plans. Where an owner engages the services of another person to perform design activities, that person may be required to comply with the qualification requirements established by the Ministry of Municipal Affairs and Housing. The attached sample plans are an example of the scope of drawings usually required for an addition to a house. **THESE DRAWINGS ARE NOT INTENDED FOR USE IN YOUR PERMIT APPLICATION.**
2. Visit the local municipal offices at **395 Mulock Drive, Newmarket** and complete a building permit application. The application is also available on line at [www.newmarket.ca](http://www.newmarket.ca) in the Building section of the Town of Newmarket website.
3. Provide the required number of copies (3) of the construction drawings, including a site plan.
4. Pay the permit application fees.

## WHEN WILL I GET THE PERMIT?

The Building Permit will be issued or refused within the prescribed period which may range between 10-20 business days if your drawings are complete and the proposed construction meets all legal requirements such as zoning regulations, the Ontario Building Code and the requirements of other agencies such as the Conservation Authority, the Region of York and the Town's Public Work's Department.

## WHAT DO I HAVE TO DO AFTER I GET THE PERMIT?

Review your approved permit drawings before you start work and keep them on the project site. The permit must be posted in a conspicuous place on your property prior to starting work. You must commence construction within six months of receiving your permit. Local utilities such as hydro, gas and telephone operate independently from the municipality and should be contacted regarding their specific approval and inspection requirements. All utilities must be contacted prior to commencing any excavation to determine the location of any nearby underground services.

Inspection requirements will be discussed with staff at the time the building permit is issued, depending on the type of project, and must be arranged by calling the municipal building inspector prior to covering the work. You can review the *schedule for inspections*, which will be stapled to your drawings, for direct contact information for your assigned inspector. For an ADU an inspection is required for rough in of plumbing, insulation, framing, vapour barrier and final inspection. Excavation/Footing inspection may be required if there's a new entrance for the ADU. **Please note that we require 48hrs notice for requesting inspections.**

**The stages of inspection include, but not limited to:**

### **Excavation/footings**

At this stage, the inspector checks visually for soil bearing capacity and footing sizes. Foundations are intended to safely carry their own weight and the loads transferred to them.

### **Inside Drains**

The inspector looks for appropriate installation of storm and sanitary drains including material type, slope, colour (green for sanitary and white for storm), fittings, etc.

### **Structural Framing (incl. all plumbing and HVAC rough-ins)**

At this point, the inspector(s) examines the structural integrity of wall systems, floor systems, roof systems, means of egress, fire and sound control, mechanical systems, windows and fireplaces.

### **Insulation**

The inspector looks for compliance with thermal resistance and air barrier requirements in addition to all deficiencies regardless of past approvals, as this may be the last inspection before covering.

### **Final inspection**

At this point, all systems are complete and operational and the construction is complete.

If changes to the approved work are anticipated, speak with the inspector to determine if a revision to your permit is required. Please see attached Request for Inspection form. **PLEASE REMEMBER TO WORK SAFELY!**

## **Section 3**

### **PERMIT SUBMISSION**

An accessory dwelling unit will usually require the submission of the following drawings. All drawings must be accurately drawn to scale, in ink.

The provisions of the Ontario Building Code are intended to provide a minimum acceptable level of public safety and building integrity. They are not intended to be applied to voluntary installations unless specified in the Code. Voluntary installations should not detrimentally affect features required by the Code.

### **APPLICATION**

Your application is a prescribed document from the Ministry of Municipal Housing and Affairs that all municipalities must use. Please ensure the following areas of the application are fully filled out:

- Section A: Project information- **All**
- Section B: Purpose of Application- **All**
  - An ADU is considered an alteration
  - Proposed use of building will be an ADU
- Section C: Applicant- **All**
  - If the applicant is the same as owner you do not have to fill out Section D
  - Ensure you check off the box for *Owner* or *Authorized agent of owner*
- Section D: Owner (if different from applicant) - **All**
- Section E to G: - **Not Applicable**
- Section I: Declaration of Applicant- **All**
- Schedule 1: Designer Information
  - Section A to C- **Not Applicable**
  - Section D: Declaration of Designer- **All**
    - If the homeowner has done the drawings check off the third box & write in homeowner on the line provided
    - If a designer has done the drawings they must fill out this section
- Schedule E: Agent Authorization- **All**
  - Only needs to be filled out if the applicant is different than the homeowner
- Applicable Law Checklist- **All**
- Schedule B
  - Only **Fixtures** needs to be filled in. Please put the number of new/moved plumbing fixtures in the ADU

## SITE PLAN

A SITE PLAN is a drawing showing the complete property and identifying all structures in relation to the property boundaries. It should include:

- Scale
- North arrow
- Lot lines and dimensions
- Existing and proposed construction and dimensions
- Setbacks and lot lines
- Size of usable parking (not including garage or covered structures)

**Please see attached example**

## FLOOR PLANS

A FLOOR PLAN is a drawing of the structure as seen as if it is cut horizontally a few feet above the floor lines. One floor plan is required for every floor of the house which is affected by the new construction. Each plan shows the interior layout in question as well as providing the structural framing information for the floor or roof above. **Please provide a floor plan of what's existing and what you are proposing.**

Floor plans should include:

- Scale
- Use of rooms and spaces
- Dimensions
- Extent of new construction including new work within existing building
- Size, type and location of exterior and interior walls and partitions
- Widths, locations and lintel sizes of all openings
- Location, dimensions and direction of stairs
- Sectional arrows
- References to detailed drawings
- Material specifications and/or notes

## ELEVATIONS

ELEVATIONS show the exterior view of each side of the house. Each elevation is identified by the direction it is facing and should include: **Please note the front façade of the house cannot be changed.**

- Scale
- Extent of new and existing construction
- Vertical dimensions of walls, windows and doors
- Grade level
- Exterior wall cladding, finishes and flashing
- Area of all new and existing windows
- Area of exterior wall elevation

**\*\* Only required if new entrance or enlarged window is being put in\*\***



## SECTIONS & DETAILS

A SECTION represents a view of the house along an imaginary line at a particular location and illustrates construction details. The extent of the sections should correspond with the sectional arrows shown on the plans. Sections should indicate the following:

- Scale
- Head room height under any low points in the living area (ie. Duct work)

## MECHANICAL DRAWINGS

Mechanical drawings are required to ensure the furnace selected/in place has the capacity to heat or cool your house. This requires heat loss and heat gain calculation to determine the capacity of the furnace required and drawings of the duct design and layout (by a qualified designer).

This information is generally available from the mechanical/heating contractor.

- If 6 or more bedrooms is in the house heat loss and heat gain calculations are required
- Provide HVAC sketch depicting location of all supply registers, return air register, and duct work layout with sizes if known.

**\*\* HVAC sketch does not need to be done by a qualified person if no major changes are being done or if there's less than 5 bedrooms in the house.**

**Please see attached example drawings.**

## **Section 4**

### **IMPORTANT NUMBERS**

<b>Directory</b>	<b>Phone #</b>	<b>Fax</b>	<b>Email address</b>
Planning Department	905-953-5300 ext. 2450	905-953-5140	Planning@newmarket.ca
Fire Department	905-895-9222	905-895-1900	Firedept@newmarket.ca
Public Works and Environmental Services	905-895-5193	905-953-5139	Publicworks@newmarket.ca
Building Department	905-953-5300 ext. 2400	905-953-5140	Buildings@newmarket.ca
Enbridge	1-888-362-7434		www.enbridge.com
Newmarket Hydro	905-895-2309	905-895-8931	Nmhydro@nmhydro.on.ca
Hydro 1	1-888-664-9376	905-944-3251	n/a
Electrical Safety Authority	1-877-372-7233		www.esasafe.com
Lake Simcoe Region Conservation Authority	905-895-1281 1-800-465-0437	905-853-5881	

## Section 5

*All codes in columns A & B refer to the 2012 Ontario Building Code Volume 1*

Section 1: Planning and Zoning			
		YES	NO
1.1	Is the property outside of the LSRCA regulated zone and outside of the Floodplain and Other Natural Hazards (FP-NH) or Open Space Environmental Protection (OS-EP) zone? See note: 1		
1.2	Is property provided with four (4) legal usable parking spaces at 5.0m x 2.6m each (not including garage)? See note: 2		
1.3	Is property located within an R1 or R2 permitted use zone? See note: 2		
1.4	Do exterior steps and other pertinent additions meet all setback requirements? See note: 2, 12		
1.5	Will the front façade of the structure remain unchanged?		
If you answer "NO" to any of the items in Section 1, please contact Planning Services for more information.			

Section 2: Building Code Applicability					
		YES	NO	Column A	Column B
2.1	<b>Has building been in existence for more than five (5) years? If not, Column B, Part 11 does not apply and construction must meet requirements of Column A.</b> See notes: 5, 6			Div A 1.1.2.6.	Div A 1.1.2.6.
2.3	Please state the total number of bedrooms: 1. In the existing dwelling unit _____ 2. In the existing ADU _____ Is the total number of bedrooms less than six (6)?			9.32.3.4. & 9.32.3.7. (8)	
If you answer "NO" to any of the items in Section 2, please contact Building Services for more information.					

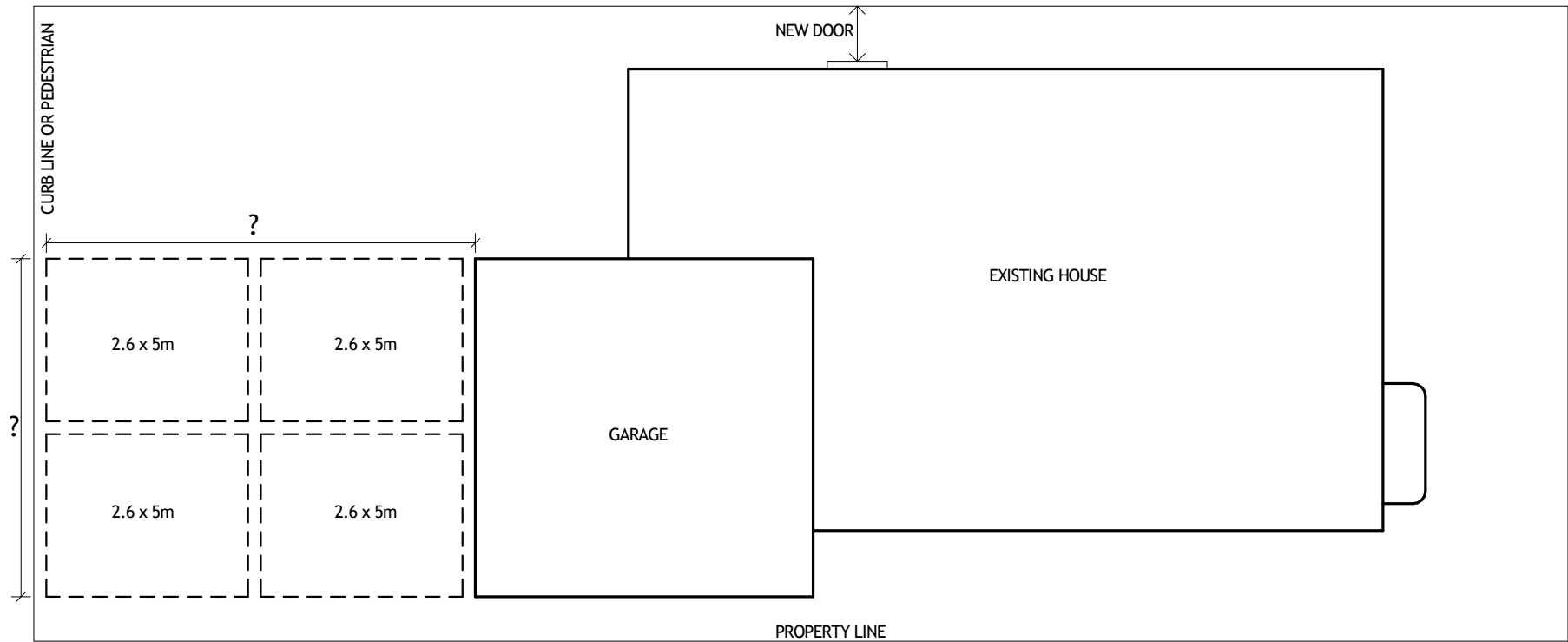
Section 3: Building Code Requirements					
3.1	Do all entry doors and windows meet the requirements for resistance to forced entry?			9.7.5.3. 9.7.5.2.	PT11, C108
3.2	Do the glass portions of windows meet the code requirements for natural light?			9.7.2.3.	PT 11, C107
3.3	Do room sizes meet the minimum area requirements?			9.5.4 to 9.5.10. & 9.5.1.4.	Same as PT 9
3.4	Do ceiling heights meet the minimum code requirements? (Take into account all bulkheads and dropped ceilings).			Table 9.5.3.1.	PT 11, C102
3.5	Are laundry facilities provided? (Can be either individual or shared). See note: 14			9.31.4.2.	Same as PT 9
3.6	Is ADU provided with a kitchen sink, lavatory, bathtub or shower stall and water closet?			9.31.4.1.	Same as PT 9
3.7	Does construction of plumbing systems conform to Part 7 including venting and trapping?			9.31.2.1.	Same as PT 9
3.8	Do stairs meet minimum width dimension, tread dimensions and headroom height requirements?			9.8.1. to 9.8.4.	PT 11, C109
3.9	Do handrails meet height, design and concentrated load requirements?			9.8.7.	PT 11, C113
3.10	Do guards meet height, design and concentrated load requirements?			9.8.8.	PT 11, C114
3.11	Is existing structure (floor loads) adequate for potential additional loads of fire resistant gypsum board and associated construction? See note: 7			9.4 and Part 4	11.4.2.1. & 11.4.3.2.
3.12	Are light fixtures controlled by a wall switch provided in each room and/or shared spaces?			9.34.2.2.	Same as PT 9
3.13	Is lighting provided at all entrances?			9.34.2.1.	Same as PT 9
3.14	Is ventilation provided according to code with either opening windows as per chart or mechanical means?			9.32.2.	PT 11, C194
3.15	Are fire separations between units provided with required fire resistance ratings? Provide details of construction. See note: 8			9.10.9.14	PT 11, C152
3.16	Does the sound control rating meet the requirements?			9.11.2.1.	Same as PT 9
3.17	Are supporting elements provided with required fire resistance ratings? Provide details of construction. See note: 8			9.10.8.3.	PT 11, C147
3.18	Is furnace room provided with required fire resistance ratings? Provide details of construction. See notes: 8, 9			9.10.9.14.	PT 11, C152

3.19	Smoke Alarms	Do smoke alarms conform to CAN/ULC-S531			9.10.19.1	Same as PT 9
3.20		Are smoke alarms installed in both units, each floor levels, and each sleeping room?			9.10.19.3	Same as PT 9
3.21		Are smoke alarms permanently connected to electrical circuit, without a disconnect switch and battery alternative?			9.10.19.4	PT 11, C175
3.22		Do smoke alarms have an audible and visual component?			9.10.19.1.	PT11, C180
3.23	Is a carbon monoxide detector installed in both units?				6.2.12.	6.2.12.
3.24	Are carbon monoxide detectors located adjacent to each sleeping area and floors with fuel burning appliances?				9.33.4.2	Same as PT9
3.25	Is fire stopping provided where service equipment penetrates a fire separation? Piping, tubing, ducts, chimneys, wiring, conduits, electrical outlet boxes etc. are to be tightly fitted or fire stopped with an approved fire stop system.				9.10.9.6.	Same as PT 9
3.26	Do doors and closures in a fire separation meet the requirements for fire resistance rating?				9.10.13.1	PT 11, C155
3.27	Do walls, ceilings and doors meet required flame spread rating limits?				9.10.17.	Same as PT 9
3.28	Is an induct smoke detector installed in a supply or return air duct which turns off the fuel supply and electrical power to the heating system? See note: 10				9.33.1.1.	PT 11, C195
3.29	Are clearances around ranges/cooktops compliant?				9.10.22.	Same as PT 9
3.30	Is main bathroom provided with reinforcement in a wall adjacent to a water closet and shower/bathtub?				9.5.2.3.	Same as PT 9
If you answer "NO" to any of the items in Section 3, please contact Building Services for more information.						

Section 4: Building Code Requirements – If Not Applicable, Mark N/A						
		YES	NO			
4.1	Are new openings (exterior doors and windows) constructed to meet all applicable requirements of the building code including but not limited to structural windows, lintel sizes and foundation underpinning? See notes: 11, 12				Various	Various
4.2	Do unprotected openings meet the requirements for spatial separation between buildings?				9.10.14.4	PT 11, C171
4.3	If ADU is required to have a second means of egress (ie. emergency window), does it meet code requirements?				9.9.10.1.	PT 11, C136

4.4	If emergency window requires a window well, does it meet requirements?			9.9.10.1. (5-7)	PT 11, C137
4.5	If main entrance to the ADU is a side door opening to a landing with stairs up and down, does it meet all code requirements for landings?			9.8.6.2.	Same as PT 9
4.6	If the side entry is a shared exit, is emergency lighting provided over the landing? See note: 14			9.9.12.2. &9.9.12.3	PT 11, C140
4.7	Is clothes dryer located within ADU vented with non-combustible piping to the exterior?			6.2.4.11.	6.2.4.11.
4.8	Is clothes dryer located in a shared laundry room vented with non-combustible piping to the exterior? See note: 14			6.2.3.8. (7)	PT 11, C90
4.9	Is washroom provided with either mechanical exhaust fan with non-combustible piping to the exterior or openable window?			6.2.3.8. (5)	PT 11, C90
4.10	Is exhaust hood over kitchen range vented with non-combustible piping to the exterior?			6.2.3.8. (5)&(9)	PT 11, C90
4.11	Are separations between units and public corridors provided with required fire resistance rating? Provide details of construction. See notes: 8, 13			9.10.9.15	PT 11, C152
4.12	Are separations between units and shared spaces provided with required fire resistance rating? Provide details of construction. See note: 8			9.10.9.15	PT 11, C152
4.13	Is the sump pit sealed to limit infiltration of soil gas?			9.13.4.2. & 9.25.3.3. (16)	Same as PT 9
4.14	Is the sump pit cover designed to resist removal by children?			7.4.6.3. & 9.14.5.2. (2)	Same as PTS 7 & 9
If you answer "NO" to any of the items in Section 4, please contact Building Services for more information.					



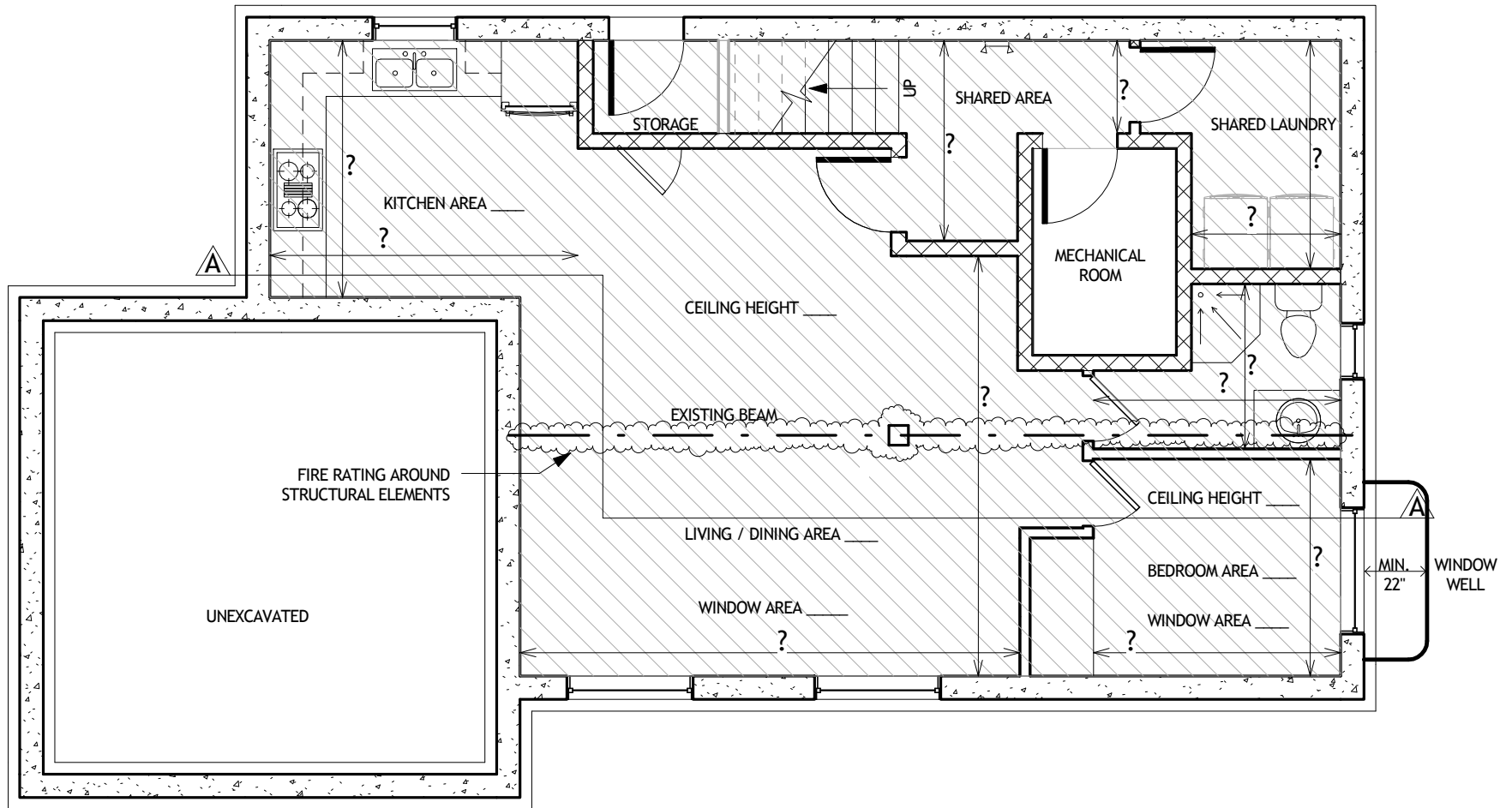


ON YOUR SITE PLAN (YOU CAN USE A COPY OF YOUR SURVEY) INDICATE PARKING SPOTS WITH MEASUREMENTS IN FRONT OF GARAGE AS SHOWN ON SAMPLE SITE PLAN. (OVERALL DRIVEWAY DIMENSION IS REQUIRED) IF ADDING AND / OR ENLARGING EXISTING DOORS / WINDOWS ON SIDE OF THE HOUSE SHOW ALL SETBACKS TO THOSE PROPERTY LINES AND PROVIDE AGGREGATED AREA OF GLAZED OPENINGS ON EXTERIOR WALL. CALCULATE THE WALL AREA FROM GRADE TO UNDERSIDE OF SECOND STORY CEILING. USE TABLE 9.10.14.4.

**Table 9.10.14.4.**  
**Maximum Aggregate Area of Unprotected Openings in Exterior Walls**  
 Forming Part of Sentence 9.10.14.4.(1)

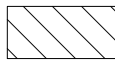
Occupancy Classification of Building	Maximum Total Area of Exposing Building Face, m <sup>2</sup>	Maximum Aggregate Area of Unprotected Openings, % of Exposing Building Face Area													
		Limiting Distance, m													
		Less than 1.2	1.2	1.5	2	2.5	3	4	6	8	10	12	16	20	25
<i>Residential, business and personal services, and low-hazard industrial</i>	10	0	8	12	21	33	55	96	100	—	—	—	—	—	—
	15	0	8	10	17	25	37	67	100	—	—	—	—	—	—
	20	0	8	10	15	21	30	53	100	—	—	—	—	—	—
	25	0	8	9	13	19	26	45	100	—	—	—	—	—	—
	30	0	7	9	12	17	23	39	88	100	—	—	—	—	—
	40	0	7	8	11	15	20	32	69	100	—	—	—	—	—
	50	0	7	8	10	14	18	28	57	100	—	—	—	—	—
	100	0	7	8	9	11	13	18	34	56	84	100	—	—	—
Over 100	0	7	7	8	9	10	12	19	28	40	55	92	100	—	
<i>Mercantile and medium-hazard industrial</i>	10	0	4	6	10	17	25	48	100	—	—	—	—	—	—
	15	0	4	5	8	13	18	34	82	100	—	—	—	—	—
	20	0	4	5	7	11	15	27	63	100	—	—	—	—	—
	25	0	4	5	7	9	13	22	51	94	100	—	—	—	—
	30	0	4	4	6	9	12	20	44	80	100	—	—	—	—
	40	0	4	4	6	8	10	16	34	61	97	100	—	—	—
	50	0	4	4	5	7	9	14	29	50	79	100	—	—	—
	100	0	4	4	4	5	6	9	17	28	42	60	100	—	—
Over 100	0	4	4	4	4	5	6	10	14	20	27	46	70	100	
Column 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16





**LEGEND:**

FIRE RATED CEILING



REQUIRED FIRE RATED DOOR



REQUIRED FIRE RATED WALL



EMERGENCY LIGHT



**PROVIDE FOLLOWING INFORMATION:**

TOTAL NUMBER OF BEDROOMS IN HOUSE: \_\_\_\_\_

CEILING HEIGHT: \_\_\_\_\_

CEILING HEIGHT UNDERNEATH OF BEAM / DUCTS: \_\_\_\_\_

ROOM AND WINDOW AREAS: \_\_\_\_\_

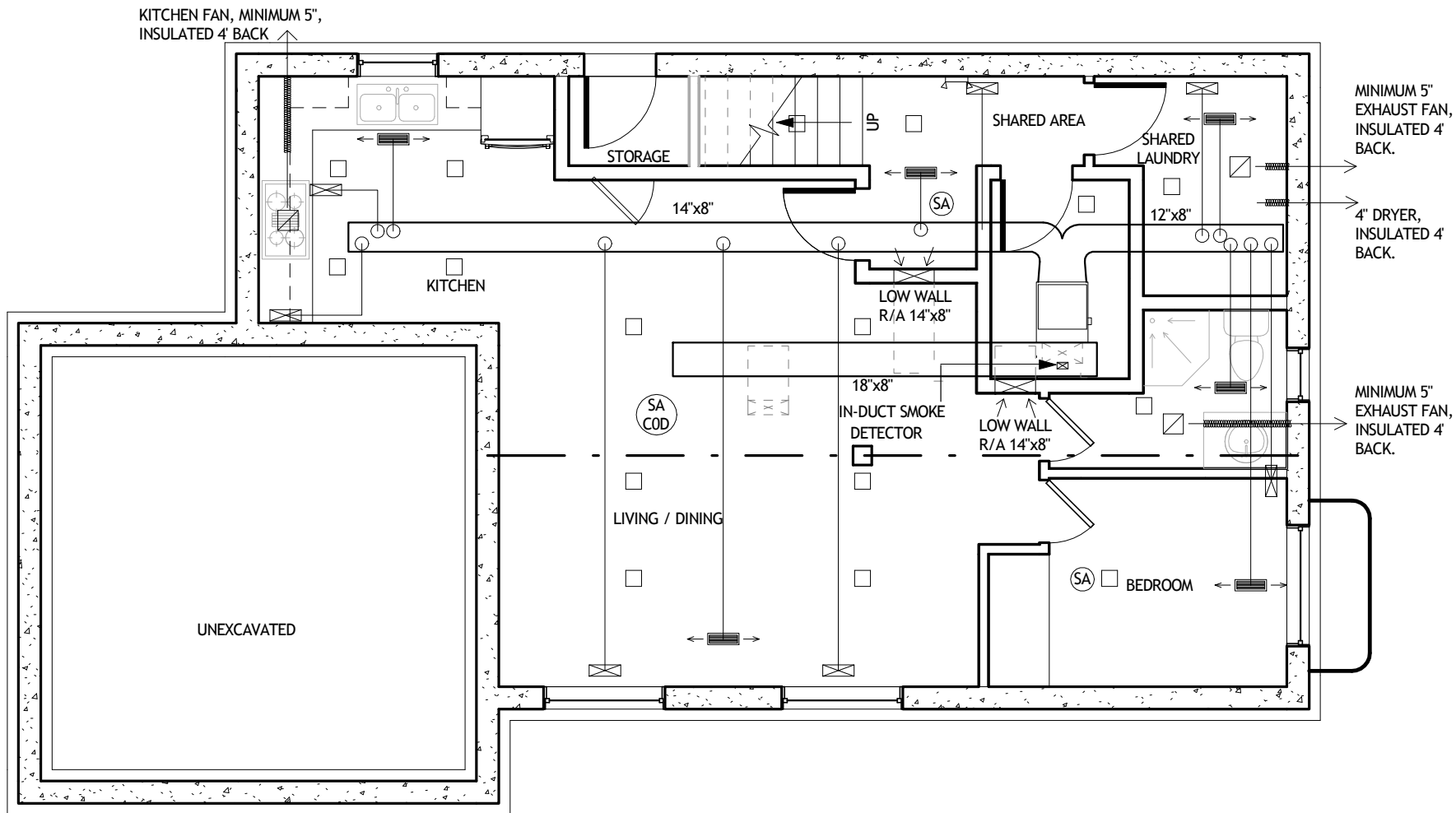
EGRESS WINDOW SIZE: \_\_\_\_\_

WINDOW WELL SIZE: \_\_\_\_\_

**COMPLY WITH THE FOLLOWING REQUIREMENT:**

INDUCT SMOKE DETECTOR INSTALLED ON MAIN RETURN AIR DUCT.  
 CARBON MONOXIDE DETECTORS LOCATED ADJACENT TO EACH SLEEPING AREA AND FLOORS WITH FUEL BURNING APPLIANCE IN BOTH UNITS.  
 SMOKE ALARMS INSTALLED IN EACH SLEEPING ROOM, EACH FLOOR LEVEL AND EACH COMMON AREA.  
 ALL SMOKE ALARMS SHALL HAVE AUDIBLE AND VISUAL COMPONENT.  
 ALL SMOKE ALARMS SHALL PERMANENTLY BE CONNECTED TO ELECTRICAL CIRCUIT.  
 BATHROOM PROVIDED WITH REINFORCEMENT IN THE WALL ADJACENT TO WATER CLOSET AND SHOWER/BATHTUB.  
 PROVIDE RATING AND ASSEMBLY DETAIL FOR ALL FIRE SEPARATION WALLS AND CEILING.  
 FIRE RATING AROUND ALL SUPPORTING ELEMENTS (BEAMS, COLUMNS,...) IS REQUIRED.  
 IF USING UNDERNEATH OF STAIRS ALL STAIRS SHALL BE FIRE RATED FROM BELOW.  
 RESISTANCE TO FORCE ENTRY IS REQUIRED ON APARTMENT DOOR.


**BASEMENT FLOOR LAYOUT**



**LEGEND:**

AIR REGISTER GRILL - 

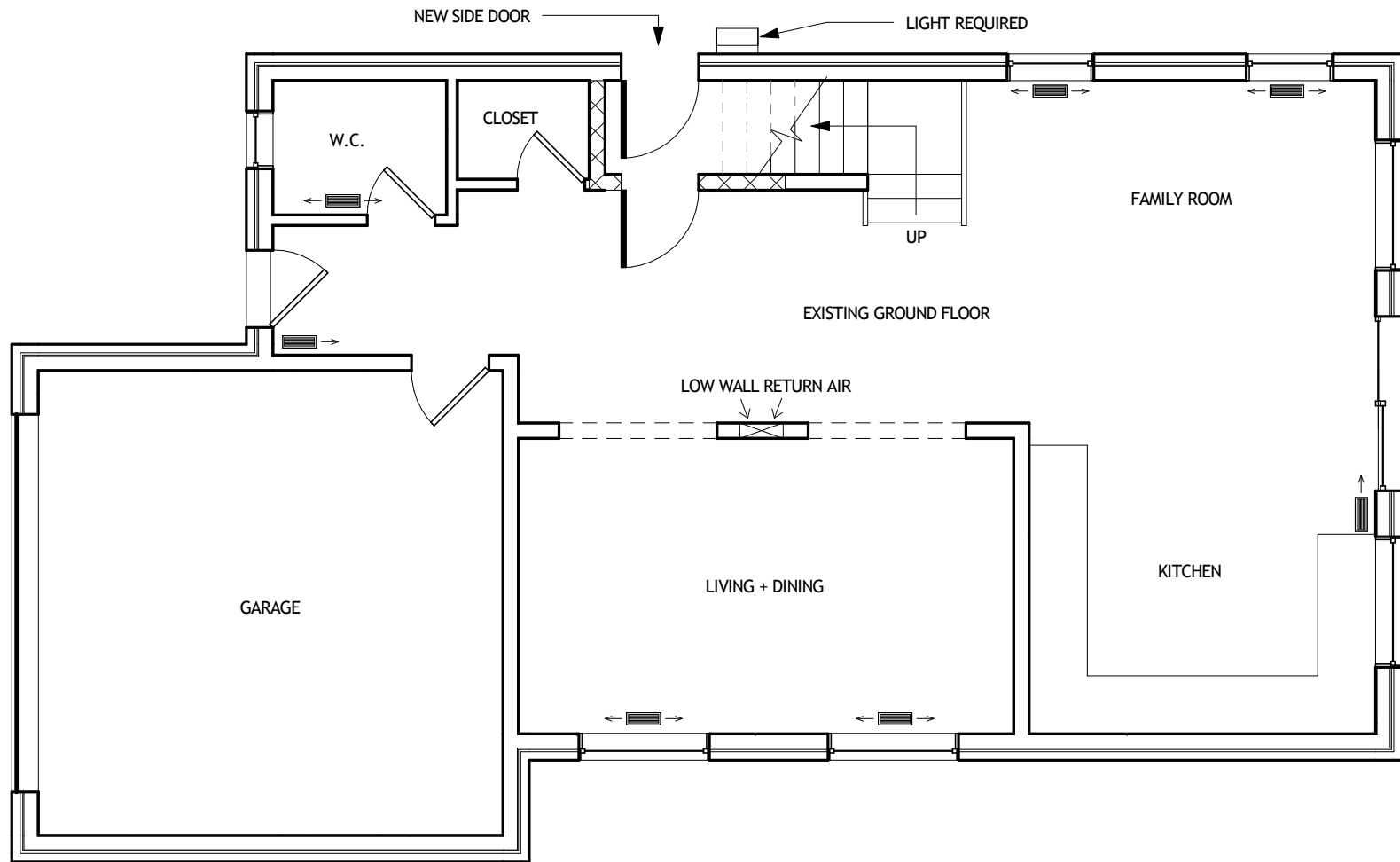
LIGHT FIXTURE - 

INSULATION - 

SMOKE ALARM - (SA)

CARBON MONOXIDE - (COD)

**BASEMENT HVAC**



ON GROUND FLOOR PLAN INDICATE THE LOCATION OF ALL AIR VENTS.  
 GROUND FLOOR SHALL BE FIRE RATED FROM BELOW.  
 UNDER SIDE OF STAIRS TO BE RATED.  
 EGRESS TO BASEMENT SHALL BE FIRE RATED AND SOUND INSULATED.  
 PROVIDE LINTEL SIZE FOR NEW SIDE DOOR.

**GROUND FLOOR LAYOUT**

ON SECTION INDICATE ALL CEILING HEIGHTS AND UNDERSIDE OF DROPPED CEILING AREA FOR DUCTS AND BEAMS. EGRESS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 3.8sq.ft WITH NO DIMENSION LESS THAN 15" AND IS OPERABLE WITHOUT THE USE OF TOOLS. MINIMUM 22" (550mm) OF CLEARANCE IS REQUIRED IN FRONT OF WINDOW, IF THERE IS ANY. IF NEW ENTRANCE IS CREATED, UNDER PIN DETAIL AND STAIR DETAIL OR ENGINEER REPORT / DETAIL FOR FROST PROTECTION IS REQUIRED.

**A-9.9.10.1.(1) BEDROOM WINDOW OPENING AREAS AND DIMENSIONS.** ALTHOUGH THE MINIMUM OPENING DIMENSIONS REQUIRED FOR HEIGHT AND WIDTH ARE 380mm. A WINDOW OPENING THAT IS 380mm BY 380mm WOULD NOT COMPLY WITH THE MINIMUM AREA REQUIREMENTS. (SEE FIGURE A-9.9.10.1.(1))

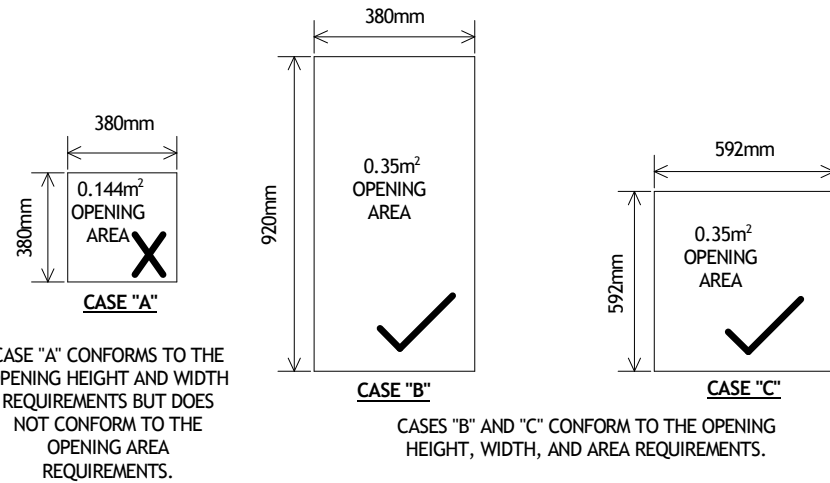


FIGURE A-9.9.10.1.(1)  
WINDOW OPENING AREAS AND DIMENSIONS

