

ADDITIONAL RESIDENTIAL UNIT

Construction Guide

WHAT IS AN ADDITIONAL RESIDENTIAL UNIT?

An **Additional Residential Unit (ARU)** means a residential dwelling unit either wholly contained within a 'Dwelling, Single Detached', a 'Dwelling, Semi-detached', 'Dwelling, Duplex', or a 'Dwelling, Row', or wholly contained within an accessory building on a lot containing a 'Dwelling, Single Detached', a 'Dwelling, Semi-detached', 'Dwelling, Duplex' or a 'Dwelling, Row' and is secondary to a primary residential unit.

WHERE ARE ARU'S PERMITTED?

If your property is in an **urban area**:

- Zoning: Must be zoned for residential use.
- Number of Units: You may have up to two (2) ARUs in addition to your main dwelling.
- Servicing: The property must be fully serviced by municipal water and sanitary connections.
- Zoning Compliance: Each ARU must comply with zoning regulations (e.g., setbacks, lot coverage, parking, height).

If your property is in a **rural area**:

- Zoning: Must permit residential use.
- Number of Units: You may have only one (1) ARU in addition to the main dwelling.
- Location: The ARU must be:
 - Within an existing dwelling *or* an accessory building, and
 - Located within 50 metres of the Farm Building Cluster.
- Servicing: Must have adequate water and sanitary service — either private (well/septic) or municipal.
 - Septic upgrades may be required.
- Minimum Lot Size: 4,000 sq. m. (approximately 1 acre).
- Detached ARU's shall meet the applicable Minimum Distance Separation (MDS 1) from adjacent livestock facilities unless exemptions under 3.19 of the Kincardine Comprehensive Zoning Bylaw apply

Confirm Zoning Compliance

- Look up your property on your municipality's online zoning map (Bruce County Mapping).
- Identify the zoning designation (e.g., R1, RR, A1, etc.).

Review the zoning by-law

- Check the specific provisions for your zoning type.
- Confirm if ARUs (or ARUs) are permitted, and note restrictions (max size, setbacks, height, etc.).

BUILDING PERMIT

A Building Permit must be obtained before the construction of an ARU. This includes, but is not limited to, the submission of complete applications and supporting documents.

Forms

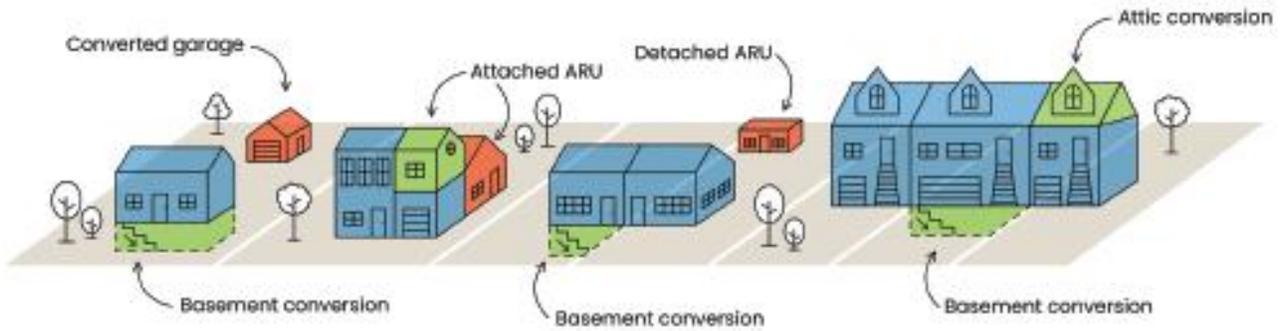
- Application for a Permit to Construct or Demolish. This is completed on Cloudpermit www.cloudpermit.com.
- Schedule 1: Designer Information
- Energy Efficiency Design Summary - Part 9 Residential
- HVAC design/report
- SVCA (if applicable)
- Termite form (if applicable)
- Source Water Protection (if applicable)
- Approvals from any Regulatory Authority having jurisdiction (as applicable)

Drawings

- Site Plan
 - A survey/site plan showing property lines, lot area, rights-of-way or easements (referenced to a current survey), location of existing/proposed buildings including overall building footprint dimensions and setback dimensions to property lines, adjacent buildings, septic systems (if applicable), driveway location, etc, shall be shown.
 - A lot grading/ drainage plan showing drainage and flow paths for surface water
 - Provide a summary/ planning matrix of the required zoning provisions which include lot area, lot coverage, building area (GFA), building height and elevations to confirm building height.
 - Indicate dimensioned parking areas, driveways, hard & soft landscape treatments, accessory structures (sheds, decks, detached garages, etc) and overhead wires.
- Floor Plans
 - Fully dimensioned, for each level showing existing & proposed uses of all spaces, including location of smoke alarms & carbon monoxide detectors and all plumbing fixtures.

- Provide existing/proposed construction with foundation & exterior wall information, showing interior partitions and structural framing above.
- Roof Plans, Truss Drawings and Floor Joist Plan
 - Existing/proposed roof layout showing roof structure, skylights, roof slopes, hips/valleys/peaks and ventilation.
 - Truss Drawings and Floor Joist Plan. Where Engineered roof trusses or floor systems are proposed.
- Elevations
 - Exterior finishes with roof slopes, window/door type, locations & sizes including height of sills above ground level.
 - Provide area of exposed building face, percentage/area of unprotected openings and required limiting distance(s). Show exterior decks/landings, stairs, guards/handrails.
 - Provide overall building height dimension.
- Sections
 - Cross section(s) to show existing/proposed building construction and specifications of all floor, wall, & roof assemblies.
 - Provide footing & foundation wall details including height of exterior grade above basement floor.
 - Show floor to floor, floor to ceiling and overall building heights.
 - Detail stairs, landings, guards & handrails.
- Construction Details and Notes
 - Building materials & specifications of all walls, floor, and roof assemblies with typical wall section and typical roof detail.
 - Provide guard details including connection detail.

ARU CONFIGURATIONS



Parcel of Urban Residential Land
Maximum total of three (3) dwelling units

<p>Accessory Building: max. zero (0) Dwelling Units</p>
<p>Main Dwelling: max. three (3) Dwelling Unit</p>

or

<p>Accessory Building: max. one (1) Dwelling Unit</p>
<p>Main Dwelling: max. two (2) Dwelling Unit</p>

Parcel of Rural Land
Maximum total of two (2) dwelling units

<p>Accessory Building: max. zero (0) Dwelling Units</p>
<p>Main Dwelling: max. two (2) Dwelling Unit</p>

or

<p>Accessory Building: max. one (1) Dwelling Units</p>
<p>Main Dwelling: max. one (1) Dwelling Unit</p>



**Ontario Building Code (OBC) Requirements for ARU's
(where the principal dwelling has one additional residential unit)**

The OBC requirements below do not apply to a principal dwelling that contains two (2) residential units. Please consult a Professional Designer for these applications.

Ontario Building Code Requirements* For Buildings Less than 5 Years (Code Reference)	Requirements for Existing Buildings 5 Years Old or Greater Refer to Div. B Part 11, Table 11.5.1.1.C for Compliance Alternatives
Smoke Alarms (9.10.19)	
Smoke Alarms shall have both audible and visual signaling components. (9.10.19.1 & 9.10.19.2)	Same
Smoke Alarms must be located as follows: <ul style="list-style-type: none"> • 1 on every storey • 1 in every sleeping room • 1 in a location between the sleeping rooms and the remainder of the storey • 1 in each shared means of egress or common space (9.10.19.3)	Required
Smoke alarms shall be installed with permanent connection to an electrical circuit and shall be provided with a battery as an alternative power source. (9.10.19.4)	Smoke alarms may be battery operated (C179)
Smoke alarms must be interconnected when more than one smoke alarm is required in the dwelling unit. (9.10.19.5)	Smoke alarms must be interconnected when more than one smoke alarm is required in the dwelling unit. (9.10.19.5)
Carbon Monoxide Alarms (9.32.3.9, 9.32.3.9A-C)	
Carbon monoxide alarms are required where a fuel burning appliance is installed inside or outside a building and/or the building has an attached garage. <ol style="list-style-type: none"> a. contains a fuel-burning appliance or a flue, or b. shares a common wall or floor or ceiling assembly c. with a room, suite or area that is located outside the suite and contains a fuel-burning appliance or a flue, d. with a storage garage, or e. that is adjacent to an attic or crawl space to which the storage f. garage is also adjacent. 	Same
Carbon monoxide alarms must be permanently connected to an electrical circuit where a building is supplied with electrical power.	Carbon monoxide alarms may be battery operated (C201)

Ontario Building Code Requirements* For Buildings Less than 5 Years (Code Reference)	Requirements for Existing Buildings 5 Years Old or Greater Refer to Div. B Part 11, Table 11.5.1.1.C. for Compliance Alternatives
Fire Separations Between Units (9.10.9.16)	
<p>Dwelling units in the house shall be separated from each other and common areas by a fire separation having a fire resistance rating (FRR) not less than 45 minutes (9.10.9.16.(1)) unless walls and floor-ceiling framing are protected by a continuous smoke-tight barrier of not less than 15.9 mm thick Type X gypsum board installed on both sides of walls, and the underside of floor-ceiling framing as per 9.10.9.16.(4). Fire resistance rating may be waived if the house with a secondary suite is sprinklered. (9.10.19.16.(5))</p>	<ul style="list-style-type: none"> • 30 Minute FRR fire separation is acceptable and • In a house with a secondary suite a 15-minute FRR horizontal fire separation is acceptable where smoke alarms are installed in accordance with 9.10.19. and they are interconnected • In a house with a secondary suite the fire resistance rating of the fire-separations may be waived if the house is sprinklered (C156)
<p>A ceiling membrane forming part of fire rated assembly may be pierced by openings leading to ducts within a ceiling space provided that the requirements of 9.10.5.1.(3) are met.</p>	<p>Existing openings in existing wall or ceiling membranes may remain or may be moved within the same wall or ceiling providing that the aggregate area of the openings does not increase (C147)</p>
Sound Control (9.11)	
<p>A dwelling unit shall be separated from every other space in a building in which noise may be generated by:</p> <ol style="list-style-type: none"> A separating assembly and adjoining construction which together provide and ASTC of not less than 47 or, A separating assembly that provides an STC rating of at least 50 and adjoining construction that conforms to 9.11.1.1.4. 	<p>STC rating is not required for an existing assembly to achieve the required fire resistance rating (however it is recommended for a better quality of life). An existing assembly will only be considered if the wall or ceiling finishes are shown to already exist. Ex. A finished gypsum board ceiling in a finished basement.</p> <p>Construction of new walls and/or ceilings separating a dwelling unit from other units and common spaces require a sound transmission rating of 43 or other method of construction as listed in C181.</p>

Ontario Building Code Requirements* For Buildings Less than 5 Years (Code Reference)	Requirements for Existing Buildings 5 Years Old or Greater Refer to Div. B Part 11, Table 11.5.1.1.C for Compliance Alternatives
Doors, Dampers and other Closures in Fire Separations (Including Smoke-tight Barriers) (9.10.13)	
Openings in required fire separations (including smoke-tight barriers) shall be protected by closures having minimum 20 minutes FRR. (9.10.13.1 & Table 9.10.13.1).	Existing functional closures acceptable (C159)
Solid core wood doors can be used as 20 min closures provided they: <ul style="list-style-type: none"> • Are minimum 45mm thick • Conform to CAN/ULC-S113 standard • Are mounted in a wood frame that is minimum 38mm thick. (9.10.13.2.)	Existing acceptable provided they are minimum 45mm solid core doors or metal clad (C160 & C161)
Door latches are required for every swing type door in a fire separation. (9.10.13.9.)	Existing operable latches acceptable (C167)
Fire dampers are required when a duct penetrates an assembly required to be a fire separation with a fire-resistance rating. (9.10.13.13.)	In a building containing not more than four dwelling units or residential suites, the existing heating or air-conditioning system may be altered to serve more than one dwelling unit, provided smoke alarms are installed in each dwelling unit or suite and provided a smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation or such detector. (Table 11.5.1.1.C) (C171) Existing acceptable (Table 11.5.1.1.C) (C172)

Ontario Building Code Requirements* For Buildings Less than 5 Years (Code Reference)	Requirements for Existing Buildings 5 Years Old or Greater Refer to Div. B Part 11, Table 11.5.1.1.C for Compliance Alternatives
Egress from Dwelling Units (9.9.9.)	
<p>Acceptable Means of Egress from a Dwelling Unit:</p> <ul style="list-style-type: none"> • a door that opens directly to the exterior from the dwelling unit in compliance with 9.9.9.1 • a shared egress facilities providing that there is a second and separate means of egress (9.9.9.3.) 	<p>In a house with a secondary suite, exit requirements are acceptable if at least one of the following conditions exists:</p> <ol style="list-style-type: none"> a. A door, including a sliding door, that opens directly to the exterior from a dwelling unit, serves only that dwelling unit and has reasonable access to ground level, and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19., b. An exit that is accessible to more than one dwelling unit and provides the only means of egress from each dwelling unit, provided that the means of egress is separated from the remainder of the building and common areas by a fire separation having a 30 minute fire-resistance rating and provided further that the required access to exit from any dwelling unit cannot be through another dwelling unit, service room or other occupancy, and both dwelling units and common areas are provided with smoke alarms that are installed in conformance with Subsection 9.10.19. and are interconnected, or c. Access to an exit from one dwelling unit which leads through another dwelling unit where, compliance with (c) (i),(ii),or (iii) of compliance alternative C139 is met. (C139) d. The building is sprinklered and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.

Ontario Building Code Requirements* For Buildings Less than 5 Years (Code Reference)	Requirements for Existing Buildings 5 Years Old or Greater Refer to Div. B Part 11, Table 11.5.1.1.C for Compliance Alternatives
Fire Protection of Exits (9.9.4.)	
Every exit other than an exit doorway shall be separated from each adjacent floor area or from another exit by a fire separation having minimum 45-minute FRR (9.9.4.2.)	30 min FRR fire separation acceptable (C125)
Openings near Exit Doors serving an individual dwelling, when there is no second and separate exit from dwelling unit, as well as openings near Unenclosed Exit Stairs and Ramps and openings in Exterior walls of Exits shall be protected in conformance with 9.9.4.4., 9.9.4.5., and 9.9.4.6.	Same
Egress Windows for Bedrooms (9.9.10.1.)	
<p>One egress window per floor level is required when there is no door on the same level as a bedroom that provides direct access to the exterior.</p> <p>Egress windows must be openable from the inside without the use of tools and shall have:</p> <ul style="list-style-type: none"> • an open portion with a minimum area of 0.35m² • no dimension less than 380mm • a maximum sill height of 1000mm (basement windows exempted) (9.9.10.1.(1)) <p>For egress windows opening into a window well there must be a minimum clearance of 550mm in front of the window. (9.9.10.1.(3))</p>	<p>In a single dwelling unit or a house with a secondary suite, Existing acceptable, where there is direct access to the exterior (C140)</p>
<p>Important Note: Volume 2 of the OBC, Appendix A, A-9.9.10.1.(2) states: "It is recommended that sills of windows intended for use as emergency exits from basement bedroom areas be not higher than 1.5m above the floor. Sometimes it is difficult to avoid having higher sills and it is recommended that access to the window be improved by some means of built-in-furniture."</p>	
<p>Important Note: Volume 2 of the OBC, Appendix A, A-9.9.10.1(3) states: "Window Wells should be designed to provide sufficient clear space for a person to get out the window then out the well, taking into account potential snow accumulation."</p>	

Ontario Building Code Requirements* For Buildings Less than 5 Years (Code Reference)		Requirements for Existing Buildings 5 Years Old or Greater Refer to Div. B Part 11, Table 11.5.1.1.C for Compliance Alternatives
Doorway Sizes (9.5.5.)		
Location of Door	Minimum Dimensions (Width x Height)	Doors may be lesser heights to suit ceiling heights (C106)
Dwelling unit (required entrance) vestibule or entrance hall	810mm x 1980mm	
Walk-in-closets	610mm x 1980mm	
Bathroom, water closet room & shower room	610mm x 1980mm	
Rooms located off hallways that are permitted to be 710mm wide	610mm x 1980mm	
Rooms not mentioned above, exterior balconies	760mm x 1980mm	
Hallway Width (9.5.4.1.)		
Minimum 860mm except that the hallway width is permitted to be 710 mm, where, <ul style="list-style-type: none"> a. there are only bedrooms and bathrooms at the end of the hallway furthest from the living area, and b. a second exit is provided, <ul style="list-style-type: none"> • in the hallway near the end furthest from the living area, or • in each bedroom served by the hallway. 		Same
Room Sizes (9.5.3A. – 9.5.3F.)		
Room Type	Minimum Area (Same for New and Existing Buildings)	
Living room	13.5m ²	
Dining room	7m ²	
Kitchen	4.2m ²	
Combined living, dining and kitchen areas (serving a 1-bedroom units)	11m ²	
Master bedrooms (Minimum 1 required in each dwelling unit)	9.8m ²	
Additional bedrooms	7m ²	
Bathrooms: enough space for a sink, toilet and shower or bathtub	Enough space for a sink, toilet and shower or bathtub	
Bachelor units: combined sleeping, living, dining and Kitchen areas	13.5m ²	

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Ceiling Heights (9.5.3.)		
Minimum Ceiling Height		Minimum Ceiling Height for Existing Buildings
Ceiling heights in secondary suites shall be not less than 1950mm.		Same
Ceiling heights under beams and ducting in secondary suites shall not be less than 1850mm.		Same
Glazing Area – Natural Light Requirements (9.7.2.3.)		
Room Type	Minimum Glazing Area	0.37m ² (not required if providing electric lighting)
Laundry, basement recreation room, unfinished basement	Laundry, basement recreation room, unfinished basement	
Water closet room	0.37m ² (not required if providing electric lighting)	
Kitchen	10% of area served (not required if providing electric lighting)	
Living rooms and dining rooms	10% of area served	
Bedrooms and other finished rooms not mentioned above	5% of area served	
Stairs (9.8.2. – 9.8.4.7.)		
Stair widths shall be minimum 900mm (9.8.2.1.)		Existing stairs shall be exempt from these provisions provided they have: a. A minimum width of 700mm and b. A minimum clear height over tread nosing or landing of 1800mm (C112)
Height over stairs shall be minimum 1950mm and can be reduced to 1850mm under beams and ducting (9.8.2.2.)		
Height of stairs shall be maximum 3.7m (9.8.3.3.)		
Step dimensions shall comply with 9.8.4.1. <ul style="list-style-type: none"> • Rise: minimum 125mm – Maximum 200mm • Run: minimum 255mm – Maximum 355mm • Tread depth: not less than its run, and not more than its run plus 25mm 		

Ontario Building Code Requirements* For Buildings Less than 5 Years (Code Reference)	Requirements for Existing Buildings 5 Years Old or Greater Refer to Div. B Part 11, Table 11.5.1.1.C for Compliance Alternatives
9.8.6. Landings	
Landings are required at the top and bottom of each flight of interior and exterior stairs. (9.8.6.2.)	Same
Landing widths shall be at minimum the required width of the stair. Landing lengths shall be minimum 900mm. (9.8.6.3.)	Same
The height over landings shall be minimum 1950mm. (9.8.6.4.)	Same
9.8.7. Handrails	
<ul style="list-style-type: none"> Interior stairs: one handrail is required if stairs have more than 2 risers Exterior stairs: one handrail is required if stairs have more than 3 risers. (9.8.7.1.) 	Handrails shall be minimum 865mm and maximum 1070mm in height. (9.8.7.4.)
Handrails are to be continuously graspable throughout its length from the top riser to the bottom riser of a stair (9.8.7.2.)	
Handrails shall be minimum 865mm and maximum 1070mm in height. (9.8.7.4.)	
9.8.8. Guard Requirements	
Guards are required where there is a difference in elevation of more than 600mm between the walking surface and the adjacent surface. (9.8.8.1.)	Existing guards acceptable unless considered unsafe (C117)
Height of guards: guards within dwelling units shall be minimum 900mm in height.	
Exterior guards where the walking surface is not more than 1800mm above adjacent ground level shall be minimum 900mm in height. Where the walking surface is more than 10m above adjacent ground level, guards shall be minimum 1500mm in height. (9.8.8.3.)	
Openings in guards shall be maximum 100mm wide. (9.8.8.5.)	
Guards designed not to facilitate climbing (9.8.8.6.) No member attachment or opening between 140mm and 900mm of the walking surface will facilitate climbing.	

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Electrical & Lighting (9.34.) Note that a separate electrical permit must be obtained from the Electrical Safety Authority (ESA).*	
As per 9.34.2.2.(1) A lighting outlet with fixture, controlled by a wall switch is required in: <ul style="list-style-type: none"> • Kitchens • Bedrooms • Living Rooms • Utility Rooms • Laundry Rooms • Dining Rooms • Bathrooms • Water-closet Rooms • Vestibules and Hallways (Refer to 9.34.2.2.(2) for exceptions.	Where new rooms are created the same applies.
3-way wall switches controlling a fixture illuminating each stair with 4 or more risers are required at the top & bottom of the Stair (9.34.2.3.)	Same
Storage Rooms require a lighting outlet and fixture as required.(9.34.2.5.)	Same
An exterior lighting fixture is required at every entrance and shall be controlled by a switch located within the building. (9.34.2.1.(1).)	Same
Furnace Rooms requires a labelled ON/OFF switch located at the entrance to the room. (ESA)	Same
HVAC Requirements (9.33.1.1.)	
A force air system shall not serve more than one dwelling unit. Secondary suite can be served by a separate force air system, a radiant heating system, a heat pump system or other type of heating systems. Return-air from one dwelling unit shall not be recirculated to any other dwelling unit. (9.33.1.1.(1)(3) & 9.33.6.13.(7.1))	In a building containing not more than four dwelling units or residential suites, the existing heating or air- conditioning system may be altered to serve more than one dwelling unit, provided smoke alarms are installed in each dwelling unit or suite and provided an interconnected smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation or such detector. (Table 11.5.1.1.C) (C201 &C205)

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<p>Separate temperature controls are required for each dwelling unit. As per 9.33.4.3. Each dwelling unit shall be provided with a temperature control in accordance with 12.3.1.3. At least one programmable thermostatic control device shall be provided within the dwelling unit.</p>	<p style="text-align: center;">Same</p>
<p>Each dwelling unit shall be provided with a separate ventilation system. (OBC 9.32.1.2.(2)) Alternative solutions to providing separate ventilation systems for the dwelling units must address smoke control. Installation of smoke dampers in a ventilation system that serves both dwelling units in a house with secondary suite is not considered to be a workable solution. OBC A-9.32.1.2.(2)</p> <p>HRV/ERV is required for each dwelling unit. (SB-12 3.1.1.1.(16)).</p>	<p>Each dwelling unit shall be provided with a separate ventilation system. OBC 9.32.1.2.(2). HRV/ERV is required if the ARU is the extension of the existing building. (SB-12 3.1.1.1.(16))</p> <p>HRV/ERV is not required if the ARU is within the existing house converting from single suite into more than one dwelling unit. Rooms or spaces shall be ventilated by natural means in accordance with OBC 9.32.2. or by providing adequate mechanical ventilation. (Table 11.5.1.1.C) (C199)</p>
<p>Heating –season ventilation need not be provided for exits, public corridors and ancillary spaces that are not within a dwelling unit, except as provided in Sentence 9.32.1.2.(4). When ancillary spaces described above contain exhaust devices, these spaces shall be provided with tempered makeup air in accordance with Article 9.32.3.8.</p>	<p style="text-align: center;">Same</p>

Ontario Building Code Requirements* For Buildings Less than 5 Years (Code Reference)	Requirements for Existing Buildings 5 Years Old or Greater Refer to Div. B Part 11, Table 11.5.1.1.C for Compliance Alternatives
<p>For ancillary spaces not within a dwelling unit that contain an exhaust device and where the house with a secondary suite contains a fuel-fired space-heating appliance or fuel fired water-heating appliance of other than direct-vented or mechanically vented type, any mechanical air exhausting device, other than the principal ventilation fan, shall be provided with tempered outdoor makeup air. (9.32.3.8.(1)(2))</p> <p>Makeup air is not required in a dwelling unit with solid-fuel-burning appliances, where all other fuel-fired appliances are direct-vented or mechanically vented. (9.32.3.8.(6))</p> <p>Makeup air is not required if it can be shown using the testing procedures in CAN/CGSB-51.71 that the maximum depressurization levels to which fuel-fired space or water heating appliances and their venting systems will be exposed will not exceed the limits set out in CAN/CGSB 51.71. (9.32.3.8.(7))</p> <p>Makeup air is not required for exhaust system for radon reduction. (9.32.3.8.(7))</p>	Same
Plumbing Requirements *All Plumbing to comply with PART 7 of the Ontario Building Code*	
Size of water pipe: Every water distribution system shall be designed to provide peak demand flow but shall not be less than ¾" in size. (7.6.3.4.) (REFER TO THE WATER SERVICE SIZING FORM.)	
Shut-off valves: shut-off valves shall be installed where the water supply enters each dwelling unit to ensure that when the supply to one suite is shut off, the supply of the remainder of the building is not interrupted. (7.6.1.3.(5))	
Back water valves	
ARU locates in ancillary building may be served by the same service as the main building. (7.1.2.4. (1)). Minimum 4 inch sanitary building sewer pipe size required. (7.4.9.4.(1))	

Ontario Building Code Requirements* For Buildings Less than 5 Years (Code Reference)	Requirements for Existing Buildings 5 Years Old or Greater Refer to Div. B Part 11, Table 11.5.1.1.C for Compliance Alternatives
Required Plumbing Fixtures (9.31.4.1.)	
A dwelling unit with a water distribution system shall contain: <ul style="list-style-type: none"> • a kitchen sink • a lavatory • a bathtub or shower stall • a water closet 	Same
Laundry Facilities (9.31.4.1A.)	
Laundry facilities are required for each dwelling unit, or a shared facility shall be provided in a location that is accessible to occupants of each dwelling unit.	Same
On-Site Sewage Disposal System (Septic) – Div. B Part 8 of 2012 OBC	
Where the building is serviced by an existing septic system then a septic system analysis for the entire building, including the additional residential unit, must be completed by a qualified person. The septic assessment shall be submitted with the permit application. This shall be done for the purposes of confirming that the existing septic system has been designed to handle the added capacity of the additional dwelling unit. If it is determined that alterations to an existing septic system or installation of a new system is required, a separate building permit will have to be obtained for the remedial work. This building permit must be issued prior to the issuance of the permit for the additional residential unit.	

* Important Note: The above list includes the Building Code requirements especially applicable to the construction of buildings with one ARU in an existing building under the Ontario Building Code. Other code requirements are likely to be applicable for specific projects.

Forming part of a Building Permit for Plumbing & Water Services for Additions & Alterations of Existing Houses

Address & Permit No.:	<input style="width:95%;" type="text"/>
Owner's Name:	<input style="width:95%;" type="text"/>
Proposed Work:	<input style="width:95%; height: 40px;" type="text"/>

As per the Ontario Building Code (OBC), s.7.6.3.1.(2), a **potable water system** shall be designed, constructed and installed to conform to good engineering practice appropriate to the circumstances, such as described in ASHRAE Handbooks and ASPE Data Books.

The **minimum water pressure** at the entry to the building is 200kPa, and the total maximum length of the water system is 90m.

Shut-off valves shall be installed in every residential unit as may be necessary to ensure that when the supply to one unit is shut off the supply to the remainder of the building is not interrupted.

A) Total Hydraulic Load based on the Number of Existing & Proposed Fixtures

Item	Fixture or Fixture Group	Hydraulic Load, Fixture Units	Existing		Proposed		Total Hydraulic Load
			Number of Fixtures	Hydraulic Load	Hydraulic Load	Hydraulic Load	
1.0	Bathroom Group consists of 1 water closet, 1 lavatory, and 1 bathtub (with or without shower head)*	3.6					
2.0	Extra shower (to be added if there is a separate stand-up shower)*	1.4					
3.0	Lavatory (to be added if there is more than one sink in the bathroom)*	0.7					
4.0	Bidet*	2					
5.0	Powder Room – 2 pcs (1 water closet & 1 lavatory)	2.9					
6.0	Bar sink	1					
7.0	Kitchen sink	1.4					
8.0	Dishwasher	1.4					
9.0	Laundry tub (1 or 2 compartments)	1.4					
10.0	Washing machine	1.4					
11.0	Hose BIBB (Garage or external facets)	2.5					
Grand Total Hydraulic Load:							

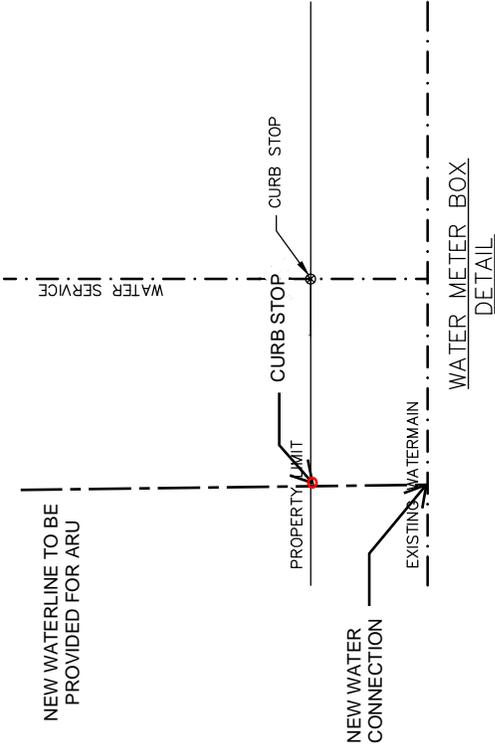
B) Size of the Existing Water Service Pipe:

Notes:

1. *Bathroom group means a group of plumbing fixtures installed in the same room, consisting of one domestic lavatory, one water closet and either one ½ inch size bathtub, with or without a shower, or one ½ inch size one-headed shower. Include proposed fixtures for rough-in plumbing and optional fixtures.
2. Bathroom group is based on a ½ inch size bathtub supply pipe.
3. Add additional fixtures to the fixture load for bathroom group where applicable.

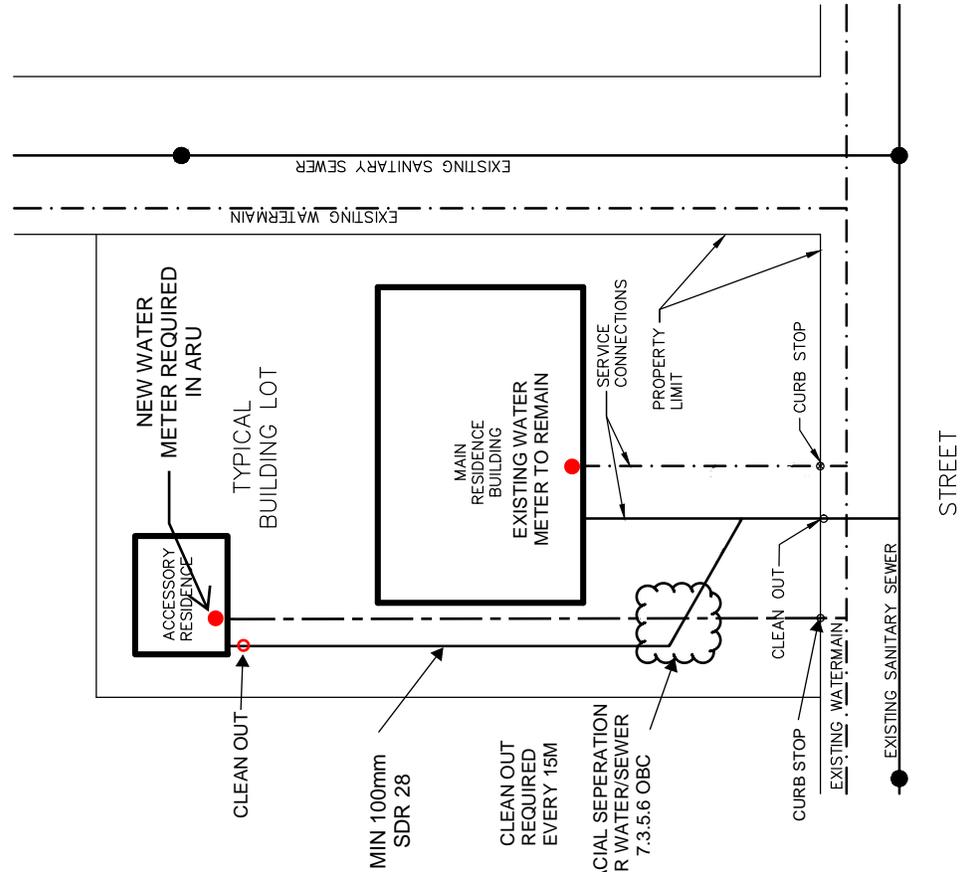
Designer/Owner: Date:

OPTION 1



NOTES:

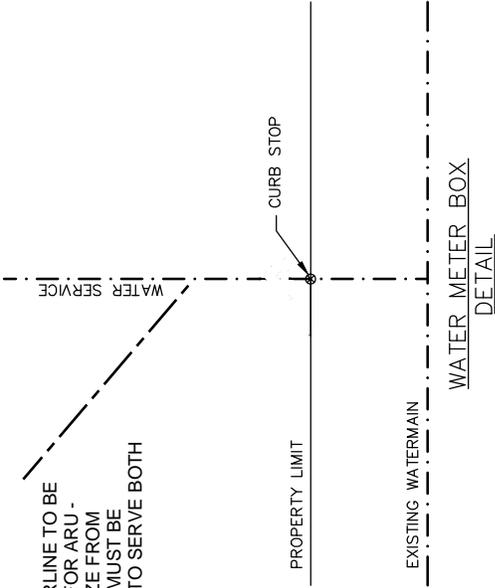
1. MINIMUM SANITARY SERVICE SIZE 150mm FOR THREE RESIDENTIAL UNITS OR MORE.
2. MINIMUM WATER SERVICE SIZE 25mm FOR THREE RESIDENTIAL UNITS OR MORE.
3. WATER METER BOX REQUIRED JUST INSIDE THE PROPERTY LIMIT FOR ALL MULTI-UNITS RESIDENCES WITHIN A FORMER SINGLE FAMILY DWELLING.
4. WATER METER BOX SHALL BE A MUELLER THERMAL-COIL METER BOX: MODEL # 203 CS 15 66 A F A S N
INSTALLED AS RECOMMENDED BY THE MANUFACTURER
5. WATER METER SHALL BE MAINTAINED AS PER THE KINCARDINE WATER USE BY-LAW, METER BOX SHALL BE MAINTAINED BY THE PROPERTY OWNER.
6. WATER AND SANITARY SERVICES INSTALLED IN PARALLEL, SHALL HAVE A MINIMUM SEPARATION 2.5m HORIZONTAL FROM PIPE EDGE TO PIPE EDGE. WITH A MINIMUM VERTICAL SEPARATION OF 0.5m.
7. BACKFILL MATERIAL SHALL BE CLEAR OF STONES, BOULDERS AND FROZEN MATERIAL AND TAMPED IN 300mm LIFTS OVER THE PIPE
8. PIPE BEDDING SHALL BE AS PER OPSD 802.010, 802.013 OR 802.014 FOR FLEXIBLE PIPE FOR WHICH EVER SOIL IS APPLICABLE. COMPACTION SHALL BE IN ACCORDANCE WITH OPS 501
9. NO WATER SERVICE COUPLERS ARE PERMITTED BETWEEN THE MAIN STOP AND CURB STOP. CURB STOP AND METER, METER AND MANUFACTURED BENDS, TEES OR WYES, MANUFACTURED BENDS, TEES OR WYES AND THE CONNECTION TO THE SECONDARY RESIDENT UNIT(S). ENSURE THAT CONNECTION AT CURB STOP CONSISTS OF BRASS COMPRESSION FITTING WITH STEEL INSERT.
10. CONNECTION(S) SHALL BE VERIFIED BY THE WATER PURVEYOR OR DESIGNATE
11. WATER SERVICES SHALL BE A MINIMUM OF 1.8m (6ft) DEEP (BELOW FROST LEVEL). PIPING SHALL BE CSA B137 SERIES 160 OR BETTER. SERVICE SHALL INCLUDE TRACER WIRE.
12. WATER SERVICE SHALL BE A SINGLE RUN WITH NO JOINTS WITHIN 2.4m OF ANY SANITARY SERVICE.
13. WATER SERVICE SHALL BE PRESSURE TESTED TO 100PSI FOR 2 HOURS (TYPICALLY IF JOINTS ARE PRESENT)
14. CONNECTION INSIDE THE BUILDING SHALL BE THROUGH A BUILDING CONTROL VALVE AND METER ASSEMBLY AS PER THE WATER PURVEYORS REQUIREMENTS.



	Municipality of Kincardine Meter Box Connection for Multiple Residential Units For Typical Single Lot	DATE OF REVISION - Feb 20, 2024

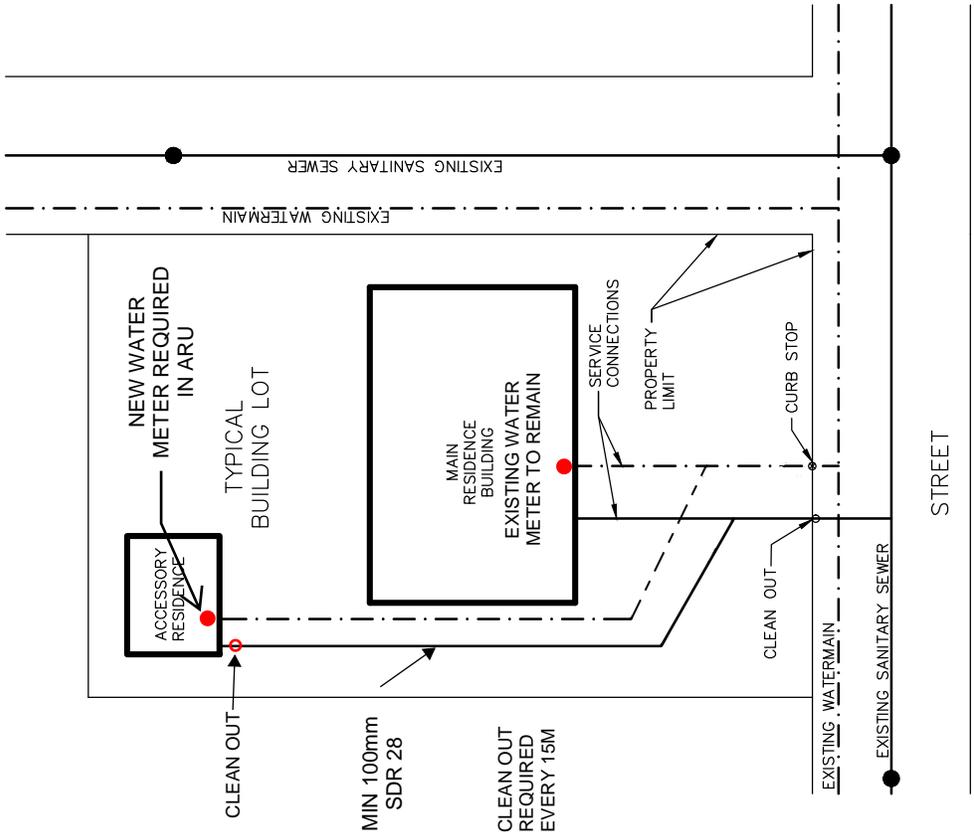
OPTION 2

NEW WATERLINE TO BE PROVIDED FOR ARU. SERVICE SIZE FROM CURBSTOP MUST BE ADEQUATE TO SERVE BOTH UNITS



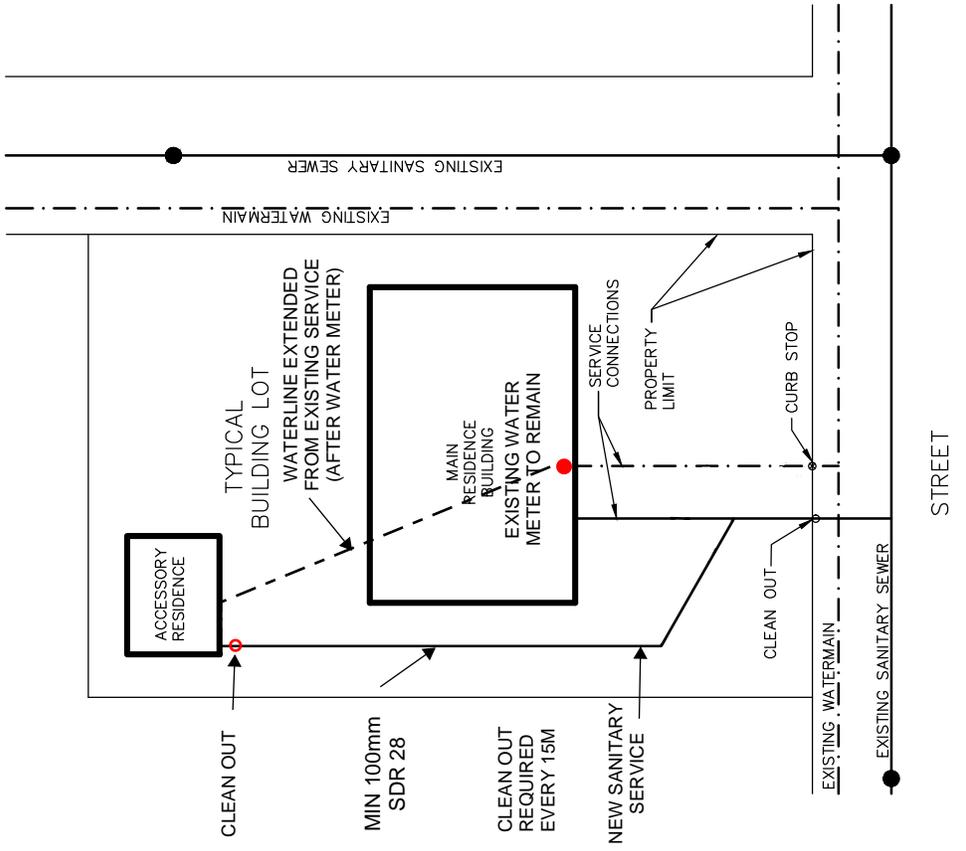
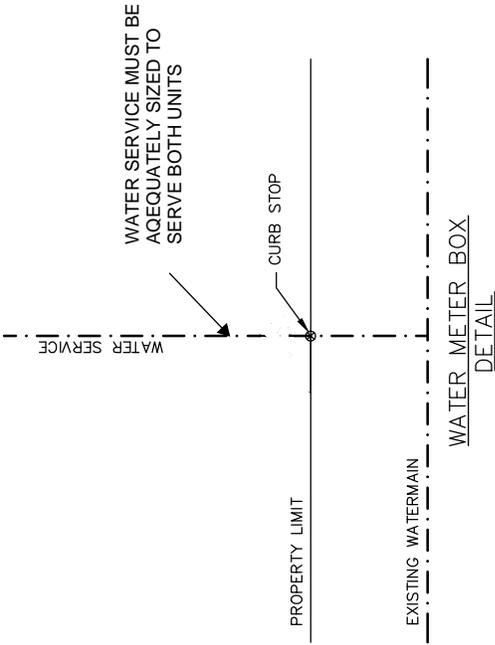
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	Municipality of Kincardine	DATE OF REVISION - Feb 20, 2024
	Meter Box Connection for Multiple Residential Units For Typical Single Lot	

OPTION 3



NOTES:

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2. MINIMUM WATER SERVICE SIZE 25mm FOR THREE RESIDENTIAL UNITS OR MORE.
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 <p>THE MUNICIPALITY OF KINCARDINE great energy. balanced life.</p>	<p>Municipality of Kincardine</p> <p>Meter Box Connection for Multiple Residential Units For Typical Single Lot</p>	<p>DATE OF REVISION - Feb 20, 2024</p>  <p>BMROSS engineering better communities</p>
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