

A building permit is required in the Town of Milton for creating a Secondary Suite in an existing detached single family dwelling. If you are new to the process or are uncertain of the Town of Milton's permit application process /requirements, please consult the [Building Permit](#) page on our website or contact the Planning and Development Department - Building Division at (905) 878-7252 ext. 2397. This guide explains the requirements for submitting a building permit application for a Secondary Suite in greater detail.

Zoning Requirements:

Under the Zoning By-law, a Secondary Suite must:

- be located in a detached single family dwelling serviced by municipal water and wastewater services,
- have 3 legal parking spaces on the property, and
- be no larger than 85 m² (915 ft²) in floor area.

General Zoning By-law requirements for your property can be obtained by contacting the Zoning Department at (905) 878-7252 ext. 2329 or by checking the [Zoning](#) page on our website.

Building Permit Application Requirements:

Building permit applications are broken down into 2 major requirements;

- Permit Application Forms
- Construction Drawings

Complete building permit applications are accepted in person on the 2nd floor of Town Hall at 150 Mary St. The cost of the building permit and required application forms can be found on the [Building Permit](#) page on our website. Building permit fees are payable by cash, cheque or debit at the time of application. Building permit fees include the review of drawings and all required inspections.

Permit Application Forms

1) [Application for a Permit to Construct or Demolish](#)

All sections of the form must be completed, including the full legal description (which can be found on your deed, tax assessment, survey, or is available from the public computer kiosk located on the main floor of Town Hall next to the Reception area).

2) [Schedule 1 Designer Form](#)

This form is required when someone other than an Architect or Licensed Professional Engineer is taking responsibility for the design of the Secondary Suite. This person would be either:

- the homeowner taking legal responsibility for the design, provided they understand and are willing to take responsibility for the applicable requirements of the Ontario Building Code, or
- a registered designer with a Building Code Identification Number (BCIN) qualified in House or Small Buildings

3) [Residential Development Charge Form](#)

This form is completed by the property owner or agent, including the legal description, assessment roll number, and the floor area and number of bedrooms in the existing dwelling unit and proposed Secondary Suite.

Construction Drawings

All drawings must be submitted in a format conforming to the Town of Milton's [Digital Submission Guidelines](#), drawn to an appropriate scale (min 3/16"=1' or metric equivalent), and clearly legible. Drawings in pencil shall be photocopied prior to submission, with the density adjusted so that all information is clear and legible. All walls must be drawn as double lines (accurately showing wall thickness), and drawings must clearly differentiate between existing and proposed construction. Every page of the drawings shall include the project address and the following designer information:

Homeowner design	- printed name of homeowner, signature and date
Qualified BCIN design	- printed name, individual/firm (if applicable) BCIN numbers, signature and date
Architect or Professionally Engineered design	- Architect's or Professional Engineer's seal with a signature and date

The following construction drawings are required for a Secondary Suite:

- 1) **Site Plan**
- 2) **Existing Floor Layouts**
- 3) **Proposed Floor Layouts including Egress Plan (Samples A-01, A-02, A-03, A-04)**
- 4) **Elevations showing Secondary Suite Entrance and Egress/Escape Window (Samples A-05)**
- 5) **Sections and Wall/Ceiling/Fire Separation Construction Details (Samples A-06)**

Refer to the enclosed sample drawings for specific drawing requirements, including the number of copies of each drawing required. In addition, when exterior window or door openings are added/enlarged or the Secondary Suite does not have a door on the floor level with direct access to the exterior please refer to the Town of Milton's "[Exterior Openings Building Permit Application Guide](#)" for additional requirements, including specific egress window requirements.

Inspection Requirements:

Typical Secondary Suite inspections can include (depending on the scope of work):

- Framing
- Insulation & Air Barrier
- Underground Plumbing, Above Ground Plumbing and Final Plumbing
- Heating Rough-in and Final Heating
- Final Building

Inspections are booked by calling the Building Division at (905) 878-7252 ext. 2396 or online by using our [Online Building Inspection Request](#) form.

BUILDING SPECIFIC DESIGN REQUIREMENTS

REQUIREMENTS	BUILDING CONDITION	
	A Less than 5 years since occupancy	B 5 years or more since occupancy
FLOOR FIRE SEPARATION (continuous)		
Permitted Floor Fire Resistance Rating (FRR)	30 min - for all common spaces AND when interconnected smoke alarms are not provided between both suites	
	15 min - when interconnected smoke alarms are provided between both suites	
Permitted Floor Sound Rating (STC)	Not required	
WALL FIRE SEPARATION (continuous)		
Permitted Wall Fire Resistance Rating (FRR)	30 min	
Permitted Door Fire Protection Rating (FPR) (Note: door requires a self-closing device)	20 min	
Permitted Wall Sound Rating (STC)	Not required	
SUPPORTING STRUCTURE		
Permitted Fire Resistance Rating (FRR) for load bearing walls, beams, and columns	Same as Floor FRR	
HVAC SYSTEMS		
Duct type Smoke Detector	Must be installed in return air duct system and will completely turn off fuel and electrical supply to the heating system upon activation if existing furnace serves both dwelling units	
SMOKE & CARBON MONOXIDE ALARMS (general requirements only, additional requirements may apply)		
Interconnection between dwelling units	May be required based on Floor FRR (see above)	
Required locations and general requirements	<p>Smoke alarms are required on every floor level, in every bedroom, in hallways serving a bedroom, and in all common areas. All smoke alarms within a dwelling unit shall be interconnected and have a visual signaling component (strobe light).</p> <p>Carbon Monoxide alarms to be installed in hallways serving a bedroom.</p>	
MINIMUM WINDOW AREA		
Living and Dining Rooms	10% of area served	5% of area served
Bedrooms and other Finished Rooms	5% of area served	2.5% of area served
CEILING HEIGHT (Minimum)		
All Rooms	6'-11 over entire floor 6'-5" under beam/duct	6'-5" over all required room areas and any location normally used as a mean of egress

GENERAL DESIGN REQUIREMENTS

DOOR SIZES (Minimum)	Minimum Width	Minimum Height
Dwelling Unit Entrance or Utility Room	32"	78"
Bedroom or Rooms not mentioned elsewhere	30"	
Bathroom, Washroom, and Walk-in closets	24"	

ROOM SIZES - Separate Spaces	Min. ft ²	ROOM SIZES - Combined	Min. ft ²
Living Room	145	Living Room (> 1 bedroom)	145
Dining Room	75	Living Room (1 bedroom)	118
Kitchen (> 1 bedroom)	45	Dining Room	35
Kitchen (1 Bedroom only)	40	Kitchen (> 1 bedroom)	45
Master Bedroom (with closet)	95	Kitchen (1 bedroom)	40
Master Bedroom (without closet)	105	Bedrooms	45
Other Bedroom (with closet)	65		
Other Bedroom (without closet)	75	ROOM SIZES - Bachelor	Min.ft ²
Bathroom	Sufficient space for fixtures	Living, Dining, Bedroom and Kitchen	145

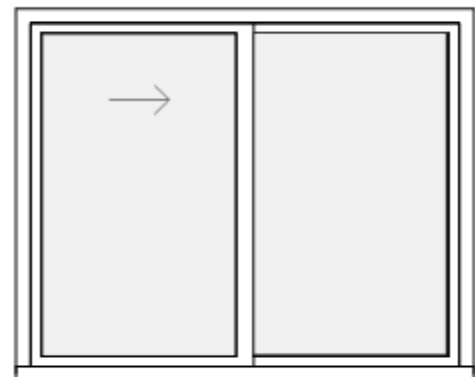
- Each unit shall have access to common laundry facilities or have connections within each unit for the connection of laundry appliances

Note: These design tips do not cover all of the requirements for Secondary Suites. The person taking responsibility for the design should refer to the 2012 Ontario Building Code for a detailed listing of all requirements. The most current Building Code is available at [e-Laws - Ontario Building Code](#)

Calculating Window Area:

Window area required as per the Building Specific Design Requirements must be calculated by taking the rough opening size of the window and subtracting any non-glazing components

Accurate area calculations or manufacturer specifications must be provided with your building permit application.



Note: Shaded area represents glazing area

Fire Separations in Furnace Rooms:

Due to the difficulty of installing a continuous fire separation on the ceilings of furnace rooms serving two dwelling units, Table 11.4.3.4.A of the Ontario Building Code allows the fire separation to be waived where the spaces are sprinklered.

Where a continuous fire separation is not achievable, **Option A** or **Option B** (listed below) provide acceptable options to achieve compliance.

The Town of Milton understands that the installation of sprinklers may not be feasible where a water service into a home may not be adequately sized without updating the entirety of the system.

Option A: Installation of a sprinkler head(s) in furnace room location

A single sprinkler loop conforming to our *Example of a Full Flow Through Sprinkler System* (see next page) may be installed in the furnace room when a continuous fire separation cannot be achieved due to obstructions.

System Components:

- Piping materials include: copper (Type L) & cross-linked polyethylene pipe fittings (PEX) certified to CAN/CSA-B137.5
- Listed residential sprinklers shall be used (manufacturer spec. sheets must be retained on-site)

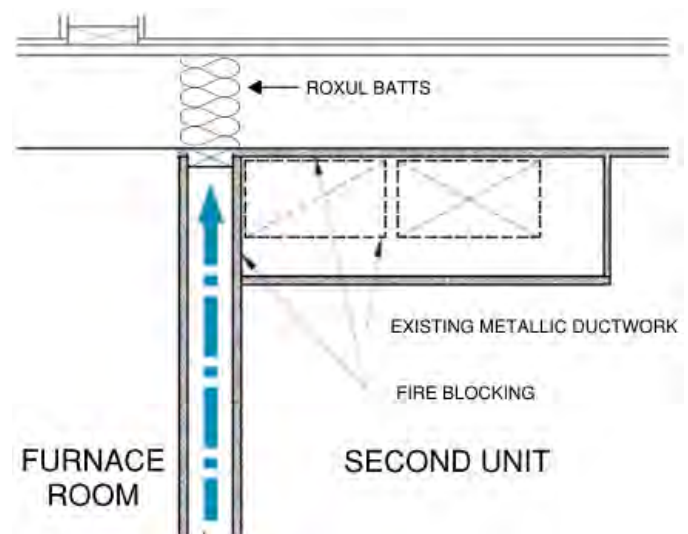
Design Requirements:

- Only residential full flow through installations are permitted
- An adequate water supply shall be confirmed for the demand (min. ¾" diameter service)
- No isolation valves permitted on any portion of the sprinkler service line upstream of the sprinkler head
- Warning sign min. 200mm x 200mm (8"x8") shall be installed adjacent to the main shut off valve indicating that the domestic service is also used for a fire sprinkler system and must not be left closed
- A *floor drain* is strongly recommended to be located in the vicinity of the sprinkler head

Option B: Provide vertical fire separation around the furnace room

The furnace room must be separated from the rest of the basement unit by a fire separation with the appropriate FRR:

- 5.5" Roxul Batts must be tightly compacted in all open cavities that lead into the floor system
- The wall must be rated from both inside the furnace room and the unit
- A smoke alarm must be installed within the furnace room



CONSULTANT(S)

PROJECT
FURNACE ROOM
 EXAMPLE OF FULL FLOW THROUGH SPRINKLER SYSTEM

NOTE
 ILLUSTRATION FOR REFERENCE ONLY NOT TO BE CONSIDERED FOR DESIGN PURPOSES

Issue No.	Date	Description

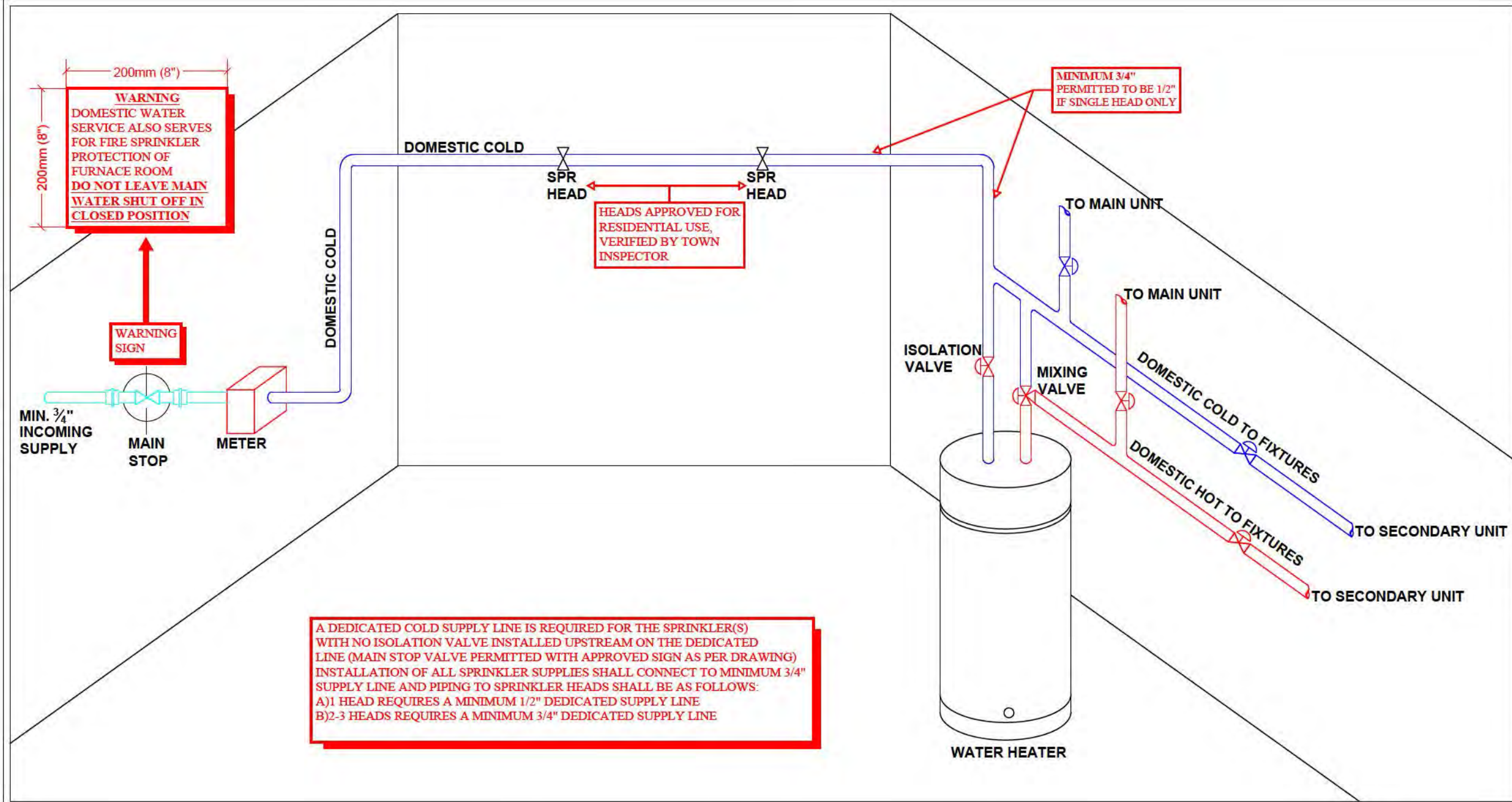
GENERAL NOTES:

COPYRIGHT

PROJECT INFO
 Project Name
 Project #
 Scale
 Date
 Drawn by

SHEET TITLE

SHEET NUMBER



For Information Purposes Only

SECONDARY SUITES HOMEOWNER GUIDELINE PACKAGE

EFFECTIVE: FEBRUARY 2020

A-01 - OPTION A1: BELOW-GRADE ENTRANCE

A-02 - OPTION A2: BASEMENT WALK-OUT

A-03 - OPTION B: SIDE-DOOR ENTRANCE

A-04 - OPTION C: EXITING THROUGH ANOTHER SUITE (*PERMITTED ONLY FOR BUILDINGS 5 YEARS AND OLDER*)

A-05 - DETAILS: EGRESS AND ESCAPE WINDOWS

A-06 - DETAILS: WALL AND FLOOR SYSTEMS


SUBMISSION REQUIREMENTS

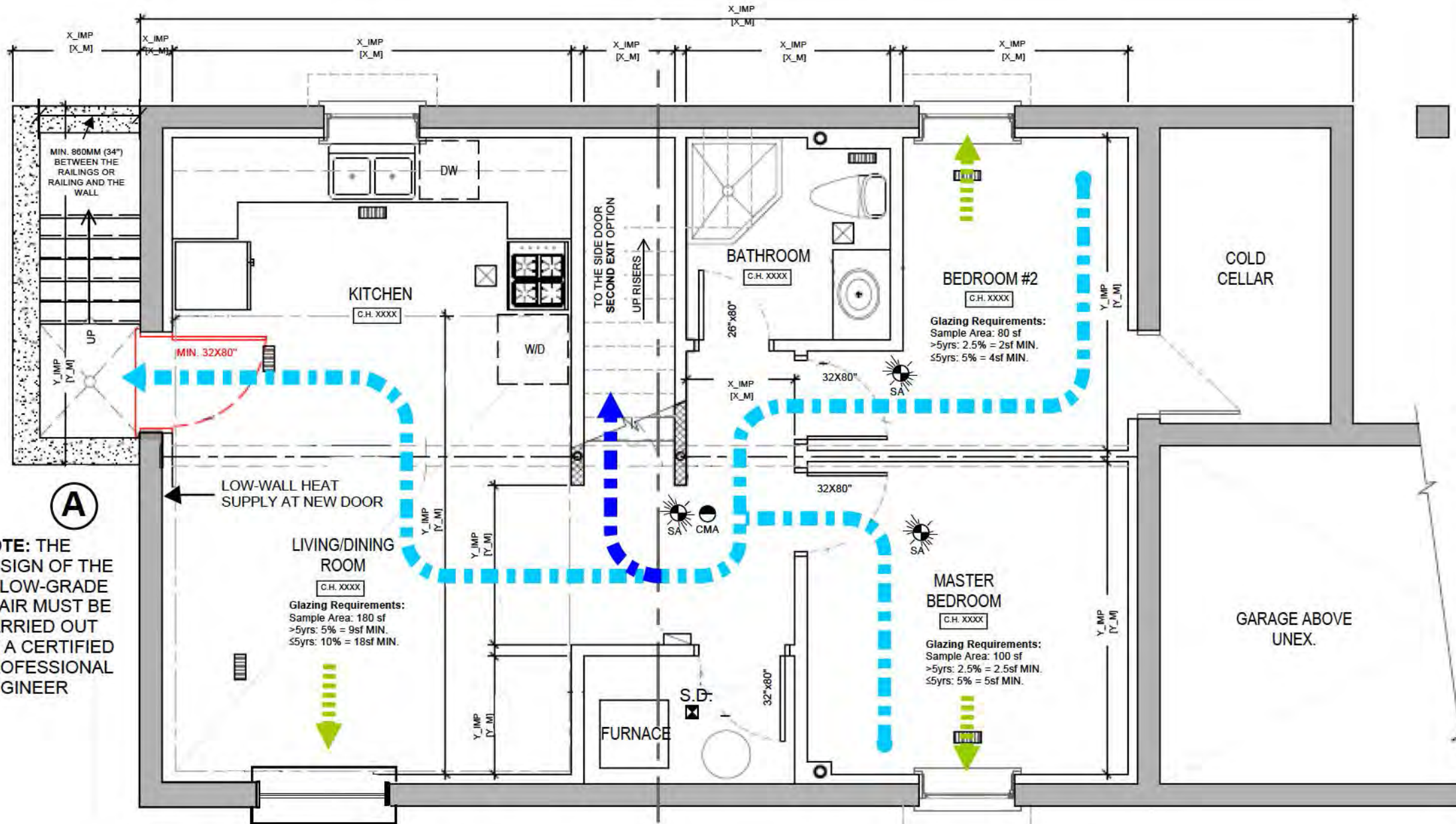
THE FOLLOWING DRAWINGS OR DETAILS MUST BE PROVIDED FOR SUBMISSION

- EXISTING LAYOUT FOR BASEMENT, MAIN AND SECOND FLOORS
- PROPOSED LAYOUT FOR BASEMENT, MAIN AND SECOND FLOORS
- ELEVATIONS, WHERE A NEW EXTERIOR OPENING(S) WILL BE PROVIDED
NOTE: INCLUDE THE HEIGHT OF THE WINDOW ABOVE THE FLOOR SLAB AND LOCATION OF GRADE
- DETAILS AND SPECIFICATIONS REGARDING NEW OR EXISTING:
WINDOWS, WINDOW WELLS, THERMAL INSULATION, RATED FIRE SEPARATIONS, RATED OR UNRATED DOORS

DISCLAIMER: THE OWNER, DESIGNER OR CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY TO BUILD AND DESIGN IN ACCORDANCE WITH THE CURRENT ONTARIO BUILDING CODE, INCLUDING ALL ONTARIO BUILDING CODE REQUIREMENTS NOT INCLUDED IN THIS HANDOUT.

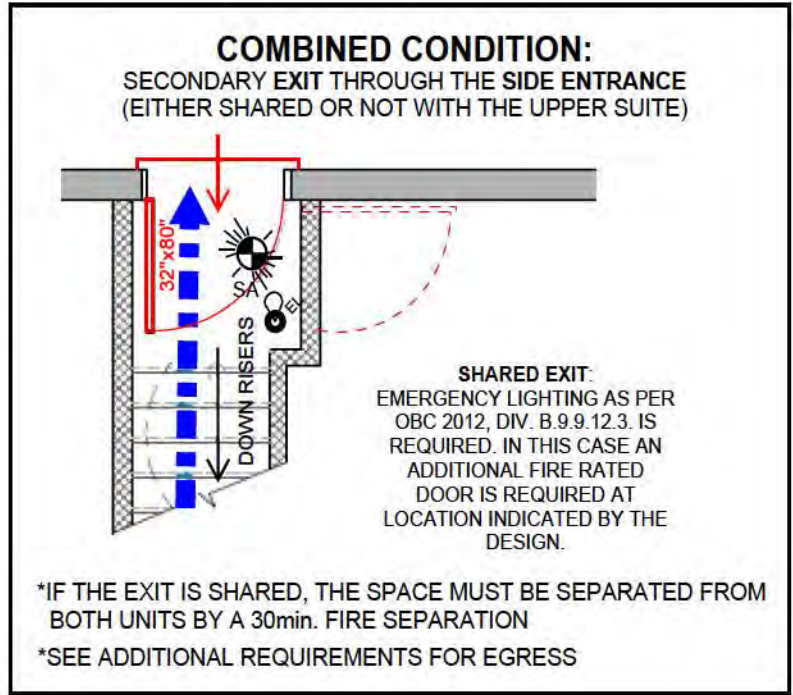
THIS HANDOUT MAY ONLY ACT AS A REFERENCE GUIDE, AND MAY NOT BE PROVIDED IN LIEU OF A COMPLETE APPLICATION

PROJECT: SECONDARY SUITES: HOMEOWNER GUIDELINE PACKAGE	COVER PAGE
 MILTON www.milton.ca TOWN OF MILTON, ON 150MARY STREET, 2D FLOOR, PLANNING AND DEVELOPMENT	SECONDARY SUITES GENERAL INFO
	DRAWN BY PLANS EXAMINATION TEAM BUILDING DIVISION
	PAGE G-CP



NOTE: THE DESIGN OF THE BELOW-GRADE STAIR MUST BE CARRIED OUT BY A CERTIFIED PROFESSIONAL ENGINEER

1
A-01 SAMPLE PROPOSED BASEMENT PLAN (A1)
DRAW TO SCALE 1/4" - 1'-0" OR SIMILAR IN METRIC



LEGEND:

SYMBOL	DESCRIPTION
	SMOKE ALARMS SHALL BE INSTALLED IN EVERY DWELLING UNIT AND IN COMMON AREAS IN CONFORMANCE WITH SUBSECTION 9.10.19. AND ARE INTERCONNECTED WITH VISUAL SIGNAL (STROBE)
	CARBON MONOXIDE ALARM AND SMOKE ALARM EITHER COMBINED OR SEPARATED.
	WARM-AIR SUPPLY OUTLET.
	RETURN AIR GRILLE PROVIDED IN EVERY FIRE COMPARTMENT, SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN SHALL BE VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL: THE DESIGNER TO PROVIDE ITS SPECIFICATIONS AND DETAILS.
	PROPOSED WALL: THE DESIGNER TO PROVIDE ITS SPECIFICATIONS AND DETAILS.
	CEILING HEIGHT TAG.
	EMERGENCY LIGHTING AS PER OBC 2012, DIV. B.9.9.12.3. APPLICABLE WHERE THE SIDE DOOR IS USED BY THE UPPER FLOORS ALSO.
	SMOKE DUCT-DETECTOR (INSTALLED IN RETURN AIR PLENUM).

EGRESS PATHS:

EGRESS OPTION A1:
MAIN EGRESS BY MEANS OF A BELOW-GRADE ENTRANCE

- PATH TO MAIN ACCESS TO EXIT
- POSSIBLE LOCATIONS OF ESCAPE WINDOW (ONE REQUIRED ON THE FLOOR LEVEL)
- OPTIONAL PATH TO SECOND EXIT

ADDITIONAL REQUIREMENTS FOR EGRESS:

WHERE THERE ARE NO OPENINGS WITHIN 3m HORIZONTALLY OR 5m ABOVE THE WALK-OUT STAIR

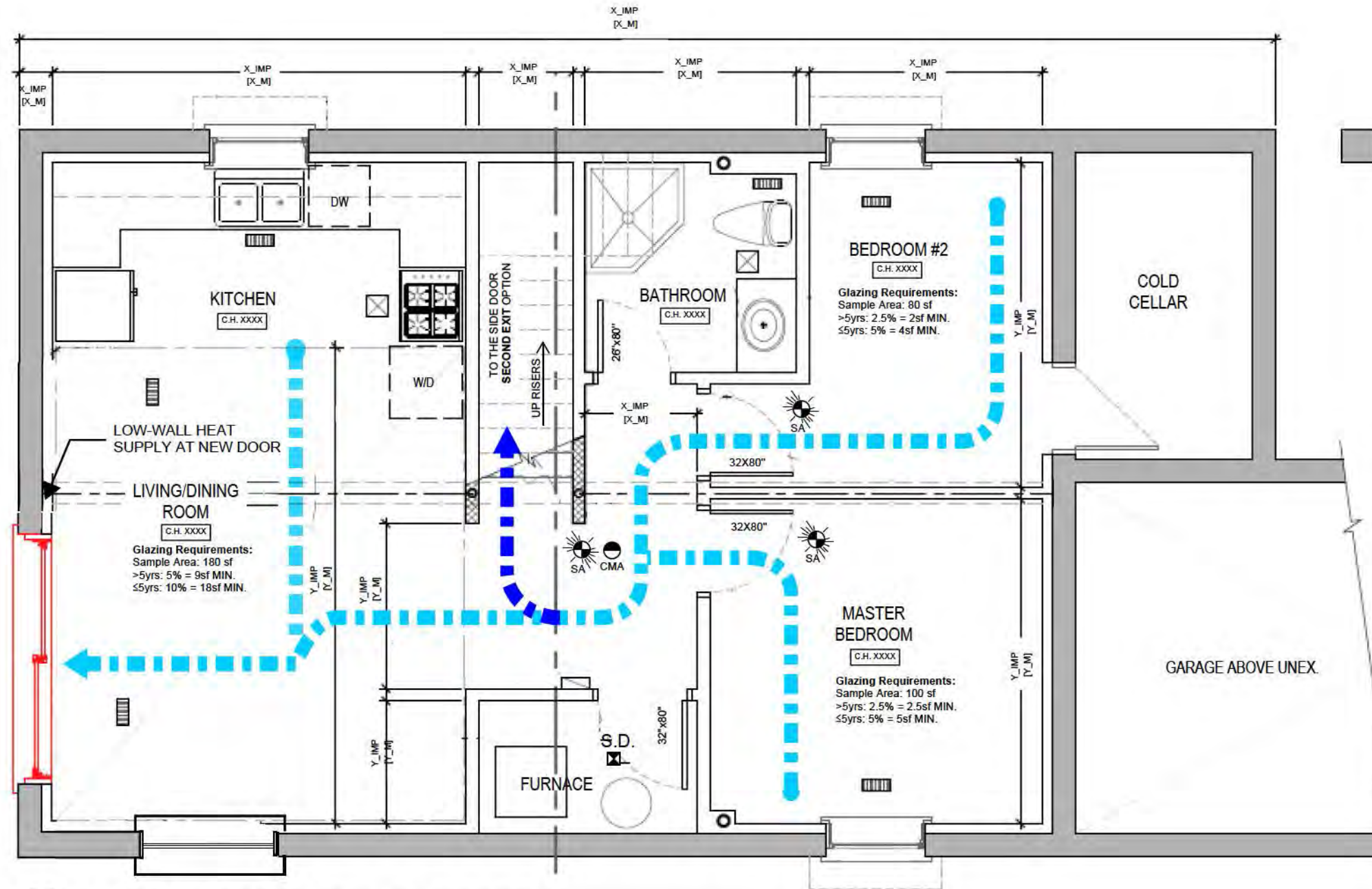
NO OTHER EXITS ARE REQUIRED

WHERE THERE ARE OPENINGS WITHIN 3m HORIZONTALLY OR 5m ABOVE THE WALK-OUT STAIR

ONE OF THE FOLLOWING MUST BE PROVIDED IN THE SECOND UNIT:

- AN ESCAPE WINDOW MUST BE PROVIDED (A MINIMUM 3m FROM THE STAIR IS SUGGESTED)
- AN EGRESS PATH LEADING TO A SIDE DOOR MUST BE PROVIDED

PROJECT: SECONDARY SUITES: HOMEOWNER GUIDELINE PACKAGE ADDRESS FOR PROPOSED CONSTRUCTION www.milton.ca TOWN OF MILTON, ON 150MARY STREET, 2D FLOOR, PLANNING AND DEVELOPMENT	BASEMENT PLAN, OPTION A1
	BELOW-GRADE ENTRANCE
DRAWN BY PLANS EXAMINATION TEAM BUILDING DIVISION	PAGE A-01



1
A-02 **SAMPLE PROPOSED BASEMENT PLAN (A2)**
DRAW TO SCALE 1/4" = 1'-0" OR SIMILAR IN METRIC

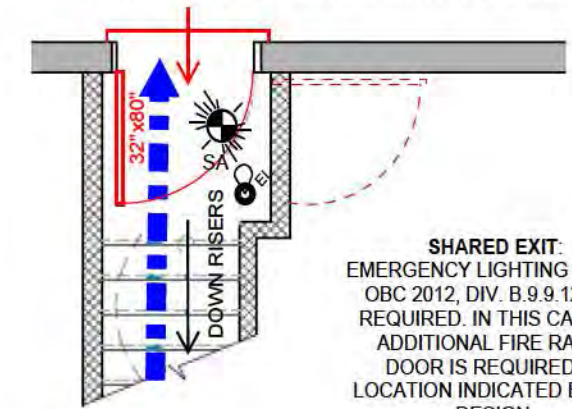
EGRESS PATHS:

EGRESS OPTION A2:
MAIN EGRESS BY MEANS OF A WALK-OUT BASEMENT

← PATH TO MAIN ACCESS TO EXIT

← OPTIONAL PATH TO SECOND EXIT

COMBINED CONDITION:
SECONDARY EXIT THROUGH THE SIDE ENTRANCE
(EITHER SHARED OR NOT WITH THE UPPER SUITE)



SHARED EXIT:
EMERGENCY LIGHTING AS PER
OBC 2012, DIV. B.9.9.12.3. IS
REQUIRED. IN THIS CASE AN
ADDITIONAL FIRE RATED
DOOR IS REQUIRED AT
LOCATION INDICATED BY THE
DESIGN.

*IF THE EXIT IS SHARED, THE SPACE MUST BE SEPARATED FROM BOTH UNITS BY A 30min. FIRE SEPARATION

*SEE ADDITIONAL REQUIREMENTS FOR EGRESS

LEGEND:

SYMBOL	DESCRIPTION
	SMOKE ALARMS SHALL BE INSTALLED IN EVERY DWELLING UNIT IN CONFORMANCE WITH SUBSECTION 9.10.19. WITH VISUAL SIGNAL (STROBE)
	CARBON MONOXIDE ALARM AND SMOKE ALARM EITHER COMBINED OR SEPARATED.
	WARM-AIR SUPPLY OUTLET.
	RETURN AIR GRILLE PROVIDED IN EVERY FIRE COMPARTMENT, SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN SHALL BE VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL: THE DESIGNER TO PROVIDE ITS SPECIFICATIONS AND DETAILS.
	PROPOSED WALL: THE DESIGNER TO PROVIDE ITS SPECIFICATIONS AND DETAILS.
	CEILING HEIGHT TAG.
	EMERGENCY LIGHTING AS PER OBC 2012, DIV. B.9.9.12.3 APPLICABLE WHERE THE SIDE DOOR IS USED BY THE UPPER FLOORS ALSO.
	SMOKE DUCT-DETECTOR (INSTALLED IN RETURN AIR PLENUM).

PROJECT:
SECONDARY SUITES:
HOMEOWNER GUIDELINE PACKAGE

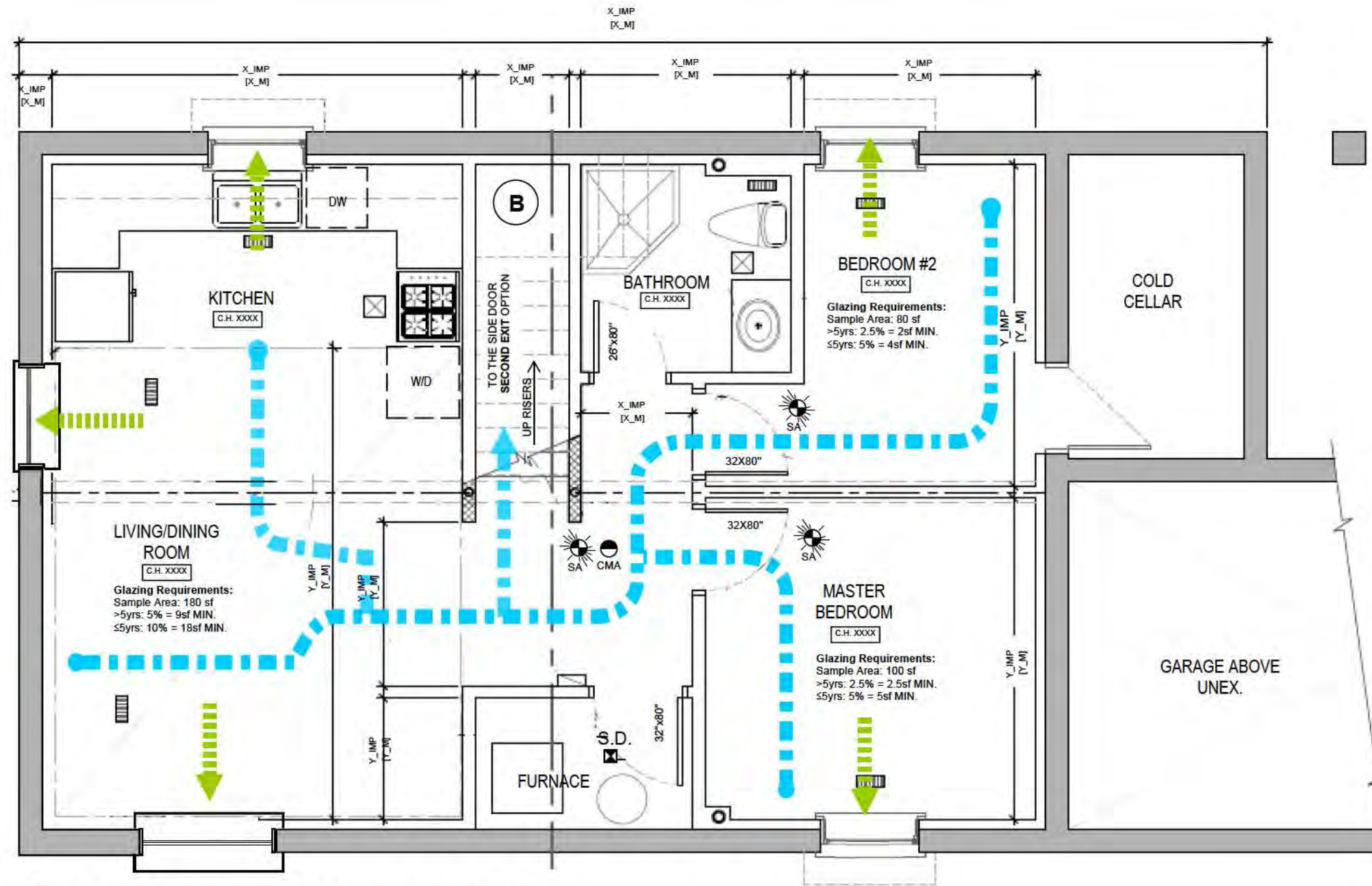
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**BASEMENT PLAN,
OPTION A2**

BASEMENT WALK-OUT

DRAWN BY
**PLANS EXAMINATION
TEAM**
BUILDING DIVISION

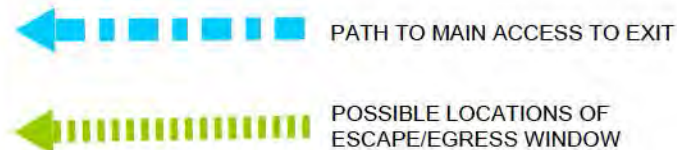
PAGE **A-02**



1
A-03 SAMPLE PROPOSED BASEMENT PLAN (B)

EGRESS PATHS:

EGRESS OPTION B:
MAIN EGRESS BY MEANS OF SIDE-DOOR ENTRANCE



ADDITIONAL REQUIREMENTS FOR EGRESS:

WHERE THE HOUSE IS LESS THAN 5 YEARS OLD:

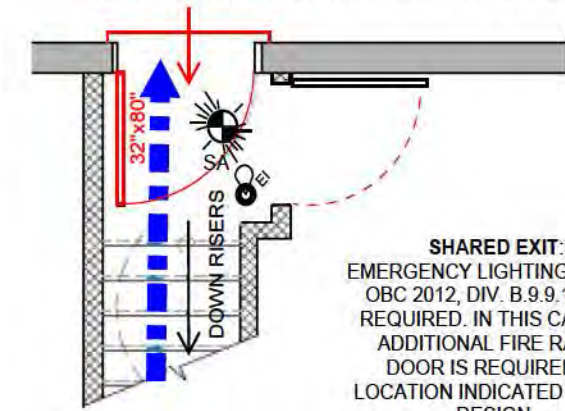
AN ESCAPE WINDOW SHALL BE PROVIDED

WHERE THE HOUSE IS 5 YEARS OLD OR GREATER:

AN EGRESS WINDOW SHALL BE PROVIDED

*SEE A-05 FOR EGRESS AND ESCAPE WINDOW REQUIREMENTS

COMBINED CONDITION: SECONDARY EXIT THROUGH THE SIDE ENTRANCE (EITHER SHARED OR NOT WITH THE UPPER SUITE)



SHARED EXIT:
EMERGENCY LIGHTING AS PER
OBC 2012, DIV. B.9.9.12.3. IS
REQUIRED. IN THIS CASE AN
ADDITIONAL FIRE RATED
DOOR IS REQUIRED AT
LOCATION INDICATED BY THE
DESIGN.

*IF THE EXIT IS SHARED, THE SPACE MUST BE SEPARATED FROM BOTH UNITS BY A 30min. FIRE SEPARATION

*SEE ADDITIONAL REQUIREMENTS FOR EGRESS

LEGEND:

SYMBOL	DESCRIPTION
	SMOKE ALARMS SHALL BE INSTALLED IN EVERY DWELLING UNIT AND IN COMMON AREAS IN CONFORMANCE WITH SUBSECTION 9.10.19. AND ARE INTERCONNECTED WITH VISUAL SIGNAL (STROBE)
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	WARM-AIR SUPPLY OUTLET.
	RETURN AIR GRILLE PROVIDED IN EVERY FIRE COMPARTMENT, SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN SHALL BE VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL: THE DESIGNER TO PROVIDE ITS SPECIFICATIONS AND DETAILS.
	PROPOSED WALL: THE DESIGNER TO PROVIDE ITS SPECIFICATIONS AND DETAILS.
	CEILING HEIGHT TAG.
	EMERGENCY LIGHTING AS PER OBC 2012, DIV. B.9.9.12.3. APPLICABLE WHERE THE SIDE DOOR IS USED BY THE UPPER FLOORS ALSO.
	SMOKE DUCT-DETECTOR (INSTALLED IN RETURN AIR PLENUM).

PROJECT:
SECONDARY SUITES:
HOMEOWNER GUIDELINE PACKAGE

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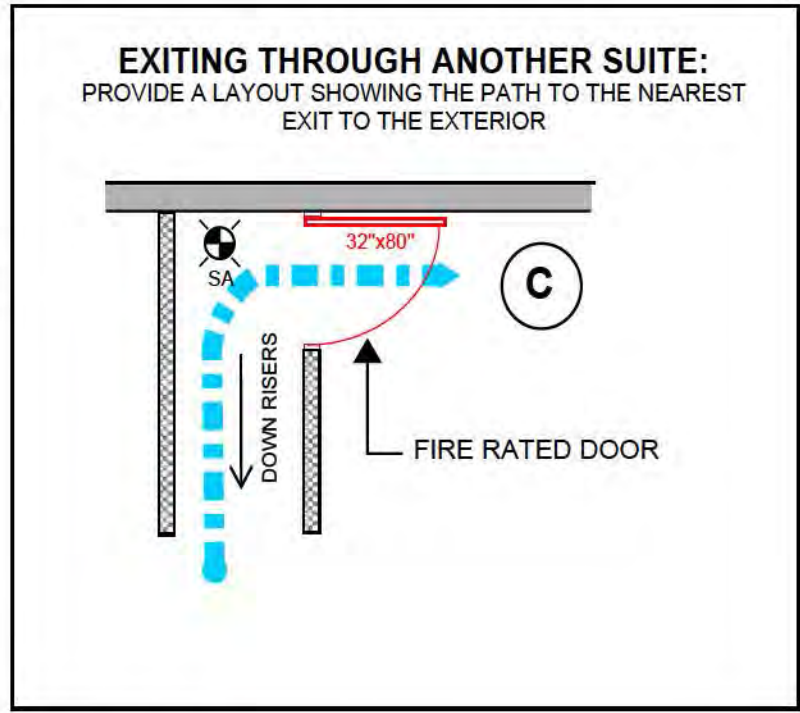
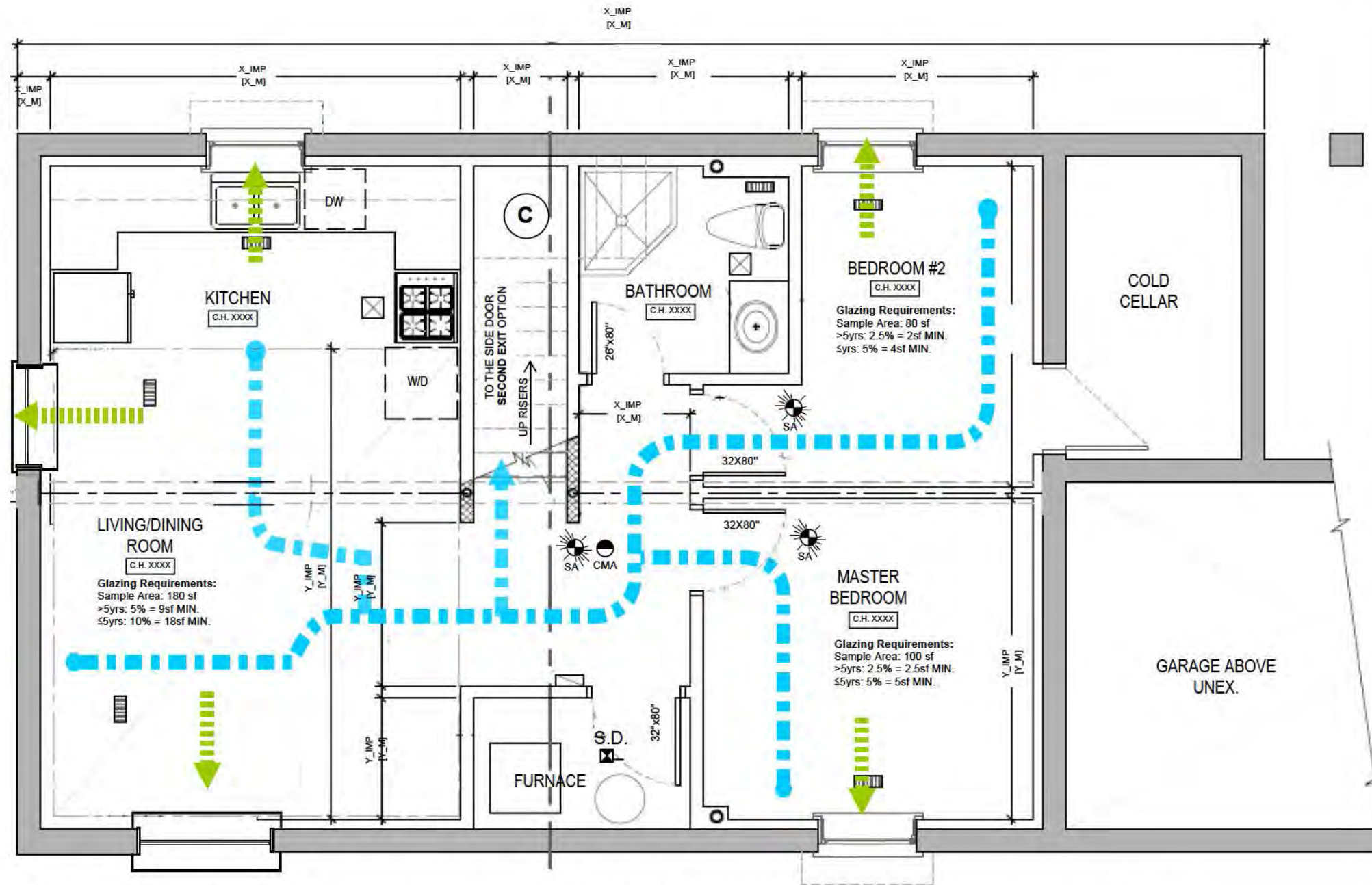
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**BASEMENT PLAN,
OPTION B.**

SIDE DOOR ENTRANCE

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PAGE **A-03**



LEGEND:

SYMBOL	DESCRIPTION
	SMOKE ALARMS SHALL BE INSTALLED IN EVERY DWELLING UNIT AND IN COMMON AREAS IN CONFORMANCE WITH SUBSECTION 9.10.19. AND ARE INTERCONNECTED WITH VISUAL SIGNAL (STROBE)
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	PROPOSED WALL: THE DESIGNER TO PROVIDE ITS SPECIFICATIONS AND DETAILS.
	CEILING HEIGHT TAG.
	EMERGENCY LIGHTING AS PER OBC 2012, DIV. B.9.9.12.3. APPLICABLE WHERE THE SIDE DOOR IS USED BY THE UPPER FLOORS ALSO.
	SMOKE DUCT-DETECTOR (INSTALLED IN RETURN AIR PLENUM).

1
A-04 SAMPLE PROPOSED BASEMENT PLAN (C) - PERMITTED ONLY FOR BUILDINGS 5 YEARS AND OLDER
 DRAW TO SCALE 1/4" = 1'-0" OR SIMILAR IN METRIC

EGRESS PATHS:

EGRESS OPTION C:
 MAIN EGRESS BY EXITING THROUGH ANOTHER SUITE

PATH TO MAIN ACCESS TO EXIT

POSSIBLE LOCATIONS OF ESCAPE/EGRESS WINDOW

ADDITIONAL REQUIREMENTS FOR EGRESS:

A LAYOUT OF THE MAIN FLOOR SHOWING THE EGRESS PATH FROM THE STAIR TO THE CLOSEST EXIT MUST BE PROVIDED.

AN ESCAPE WINDOW MUST BE PROVIDED

*SEE A-05 FOR ESCAPE WINDOW REQUIREMENTS

PROJECT:
 SECONDARY SUITES:
 HOMEOWNER GUIDELINE PACKAGE

BASEMENT PLAN,
 OPTION C

EXIT THROUGH THE UPPER UNIT

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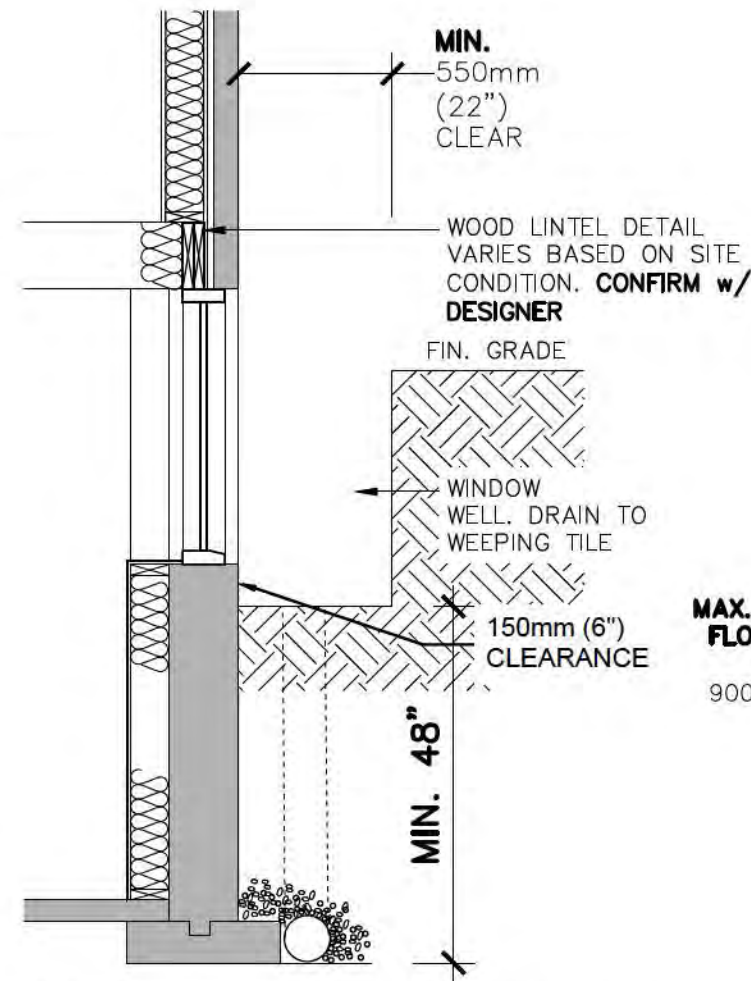
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 150 MARY STREET, 2D FLOOR,
 PLANNING AND DEVELOPMENT

ADDRESS FOR PROPOSED CONSTRUCTION

PAGE A-04

	A (MIN. CLEARANCE)	B (MIN. AREA)
EGRESS WINDOW	380 mm (15")	0.35 m ² (3.8 sf)
ESCAPE WINDOW	460 mm (18")	0.38 m ² (4.1 sf)

WINDOW TYPE	ELEVATION VIEW	PLAN OR SECTION VIEW
SINGLE OR DOUBLE SLIDER - FOR SLIDING WINDOWS THE CLEAR OPENING ONLY INCLUDES THE PORTION OF THE WINDOW THAT SLIDES. IT DOES NOT INCLUDE LIFTING A SASH AND REMOVING IT		
CASEMENT - THE HINGES ON A CASEMENT WINDOW MUST ALLOW THE SASH TO SWING OUT A MINIMUM 15°. THIS MAY REQUIRE THE WINDOW TO HAVE SPECIAL EGRESS HINGES		
AWNING - CENTRE SUPPORT (IF APPLICABLE) CANNOT INTERFERE WITH MIN. REQUIRED CLEAR OPENING - CLEAR OPENING MUST BE MAINTAINED WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SASH MUST BE SELF SUPPORTING IN OPEN POSITION)		
SINGLE OR DOUBLE HUNG - CLEAR OPENING MUST BE MAINTAINED WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SASH MUST BE SELF SUPPORTING IN OPEN POSITION)		



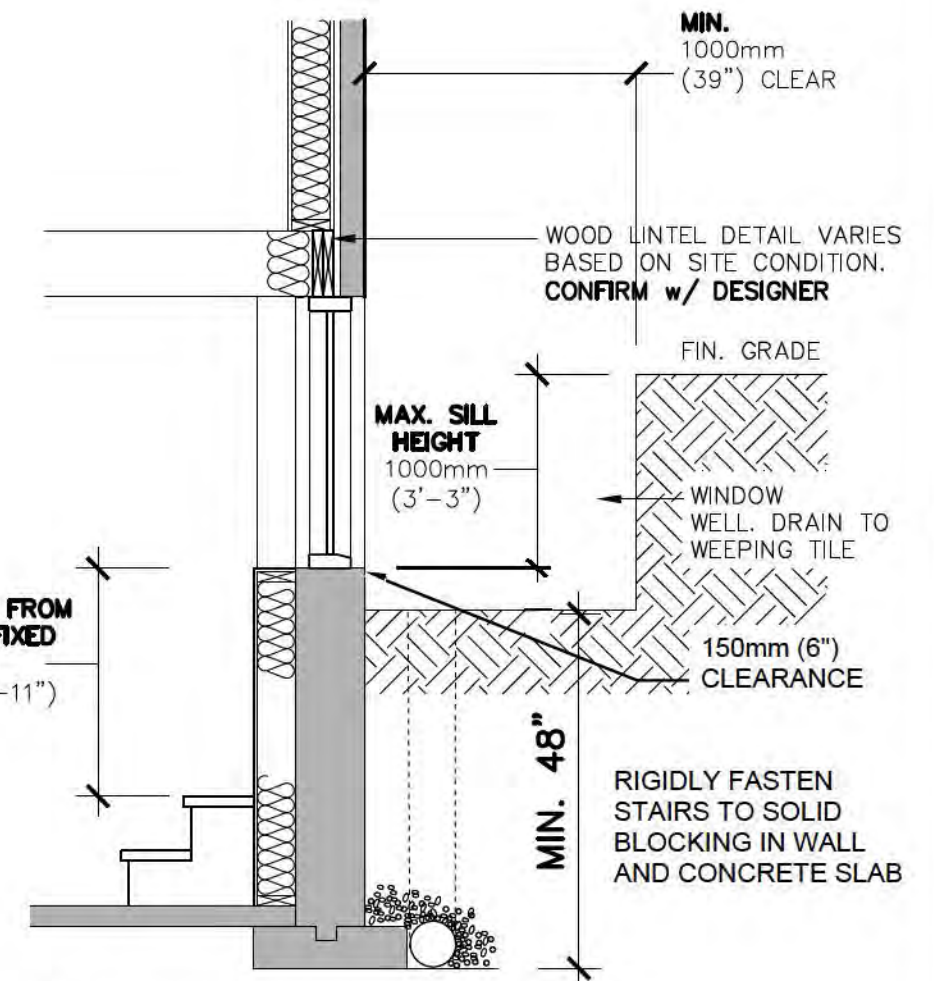
1 EGRESS WINDOW
 A-05 3/8" = 1'-0"

ESCAPE WINDOW NOTES:

1. SILL HEIGHT CANNOT EXCEED 1000mm (3'-3") ABOVE OR BELOW ADJACENT GROUND LEVEL ON THE EXTERIOR
2. SILL HEIGHT CANNOT EXCEED 900mm (2'-11") BELOW THE FLOOR LEVEL OF THE INTERIOR
3. SMOKE ALARMS ARE INSTALLED IN EVERY DWELLING UNIT AND IN COMMON AREAS IN CONFORMANCE WITH SUBSECTION 9.10.19. AND ARE INTERCONNECTED WITH STROBE LIGHT

GENERAL WINDOW NOTES:

1. WINDOWS MUST BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS OR SPECIAL KNOWLEDGE
2. WHERE THE WINDOW OPENS INTO THE WINDOW WELL, AS IN THE CASE OF AN AWNING WINDOW, THE MINIMUM CLEARANCES OF 550mm (22") and 1000mm (29") MUST BE MEASURED FROM THE EDGE OF THE OPENED WINDOW
3. WHERE THE WINDOW WELL EXCEEDS 600mm (24") IN DEPTH, PROTECTION MAY BE REQUIRED



2 ESCAPE WINDOW
 A-05

NOTE FOR FOUNDATION WALL: TOTAL WIDTH OF OPENING(S) SHALL NOT EXCEED 25% OF TOTAL WALL LENGTH, INDIVIDUAL OPENINGS SHALL NOT EXCEED 1.2M (48") UNLESS SUITABLY REINFORCED

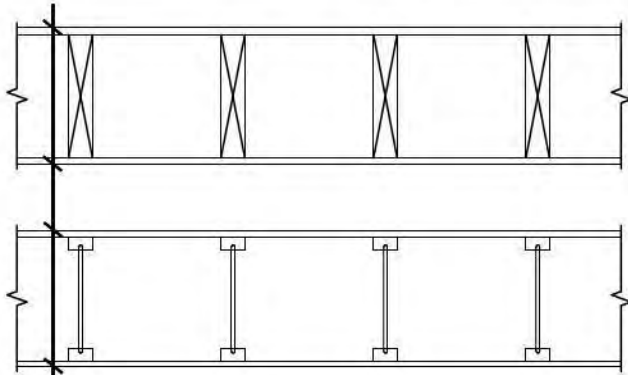
PROJECT:
 SECONDARY SUITES:
 HOMEOWNER GUIDELINE PACKAGE

ADDRESS FOR PROPOSED CONSTRUCTION

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 150 MARY STREET, 2D FLOOR,
 PLANNING AND DEVELOPMENT

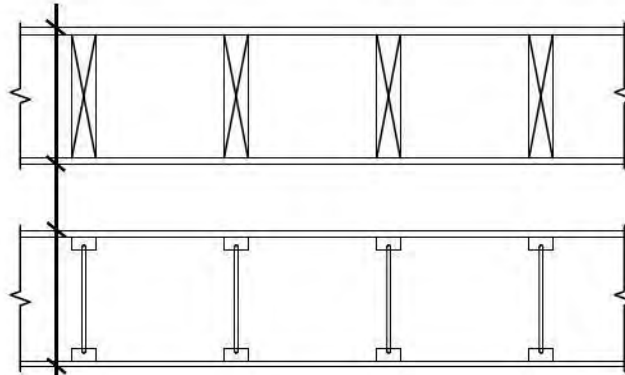
DETAILS
 ESCAPE AND EGRESS WINDOWS
 DRAWN BY
 PLANS EXAMINATION TEAM
 BUILDING DIVISION
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FLOOR ASSEMBLY
30 MIN. FRR.



- EXISTING PLYWOOD, OSB, OR WAFERBOARD SUBFLOOR
- WOOD JOISTS OR WOOD I-JOISTS SPACED NOT MORE THAN 610 mm O.C.
- SOUND INSULATION (OPTIONAL)
- RESILIENT METAL CHANNELS SPACED 610 mm O.C.
- ONE LAYER 12.7mm TYPE X/C GYPSUM BOARD

FLOOR ASSEMBLY
15 MIN. FRR.



- EXISTING PLYWOOD, OSB, OR WAFERBOARD SUBFLOOR
- WOOD JOISTS OR WOOD I-JOISTS
- ONE LAYER 12.7mm TYPE X/C GYPSUM BOARD

NOTE: WHERE A 15-MIN. FIRE SEPARATION IS USED, BOTH UNITS MUST HAVE THEIR SMOKE ALARMS UPDATED TO MEET DIV-B. 9.10.19.

THE FOLLOWING IS REQUIRED:

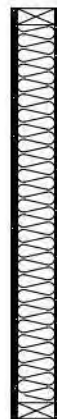
- A SMOKE ALARM IS TO BE INSTALLED:
- a) ON EACH STOREY, INCLUDING BASEMENTS
 - b) IN EACH SLEEPING ROOM
 - c) IN THE HALLWAY(S) ADJACENT TO THE SLEEPING ROOMS
 - d) IN ALL COMMON AREAS

ALL SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT (STROBE) AS PART OF THE SYSTEM (EITHER COMBINED OR SEPARATE)


ALL SMOKE ALARMS IN BOTH SUITES MUST BE INTERCONNECTED

A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITES (EITHER COMBINED OR SEPARATE)

INT. PARTITION WALL
30 MIN. FIRE SEPARATION



- ONE LAYER OF 12.7 mm GYPSUM BOARD
- 2"X4" @ 16" O.C. WOOD STUDS W/ 6 MIL POLY UNDER BOTTOM PLATE
- SOUND INSULATION TO FILL STUD CAVITY
- ONE LAYER 12.7mm GYPSUM BOARD

PROJECT: SECONDARY SUITES: HOMEOWNER GUIDELINE PACKAGE  MILTON www.milton.ca TOWN OF MILTON, ON 150 MARY STREET, 2D FLOOR, PLANNING AND DEVELOPMENT	ADDRESS FOR PROPOSED CONSTRUCTION	DETAILS
	WALL AND FLOOR ASSEMBLIES	DRAWN BY PLANS EXAMINATION TEAM BUILDING DIVISION
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