Township of
Leeds and the
Thousand Islands

Division B Part 9 Housing and Small Buildings Changes

Highlighted Areas

Security Suites

Guards and Door Hardware

Snow Loads

Fire Protection

Soil Gas Control

Drainage and Foundations

Ventilation

Depressurization

Carbon Monoxide

Heating and Air Conditioning

Division B Part 9 – Secondary Suites

1.4.1.2 Definitions - House definition replaced with Secondary Suite throughout code

- **Secondary Suite** means a self-contained dwelling unit located in a building or a portion of a building of only residential occupancy that contains only one other dwelling unit and common spaces, and where both dwelling units constitute a single real estate entity.

Ceiling Heights of Rooms or Spaces (9.5.3.1.(2) and (3), 9.5.5.1.(2) and (9.8.2.2.(4)) serving house with secondary suite

Room or Space	Secondary Suite	Primary Suite
Ceiling Height 9.5.3.1.(2)	1.95m (new)	2.1m to 2.3m (same)
Under beams and ducts 9.5.3.1.(3) **AND** Over stairs located under beams and ducting 9.8.2.2.(4)	1.85m (new)	1.95m (same)
Doorways	1.89m (new)	1.98m (same)

9.9.9.3 Shared Egress Facilities - exception for house with secondary suite in (1) with new egress requirements in (2)

- **New Sentence (2) -** Where a dwelling unit is located above another dwelling unit or common space in a house with a secondary suite, the upper dwelling unit shall be provided with a second and separate means of egress where an egress door from that dwelling unit opens onto an exterior passageway that,
    a. Has a floor assembly with a fire resistance rating less than 45min,
    b. Is served by a single exit stairway or ramp, and
    c. Is located more than 1.5m above adjacent ground

Division B Part 9 – Guards and Door Hardware

9.8.8.1.(5) Required Guards - Revised for residential occupancies

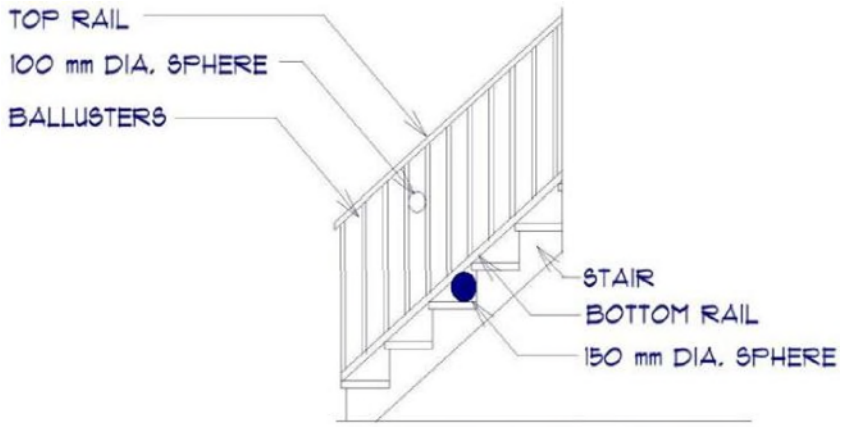
- Required for all dwelling units (removed exemption for a dwelling unit that is not located above another suite)
- Changed top of window sill above the floor from 480mm to 900mm to the bottom edge of the openable portion of the window
- Openable portion of all windows 1.8m or higher above exterior grade will now require a guard, a 100mm limiter or be 900mm above the floor.

9.8.8.2 Loads on Guards – Balusters must resist opening over 100mm under a 0.1kN load

- **New Sentence (2)** The size of the opening between any adjacent vertical elements within a guard shall not exceed the limits required by Sentence 9.8.8.5.(1) when each of these elements is subjected to a specified live load of 0.1kN applies in opposite directions in the in-plane direction of the guard so as to produce the most critical effect

9.8.8.5 Openings in Guards – triangle space between guard and tread defined

- **New Sentence (2)** Except for guards that serve industrial occupancies, the triangular opening formed by the stairs, stair treads, and the bottom element of any guard shall be of a size that prevents the passage of a 150mm diam. Sphere.



9.9.6.7 Door release hardware – reduced height

- **Revised Sentence (3)** Reduced from under 1200 above floor to between 900mm and 1100mm

Division B Part 9 – Snow Loads

9.4.2.2 Snow Loads – Added roof steps – address snow load and drifting

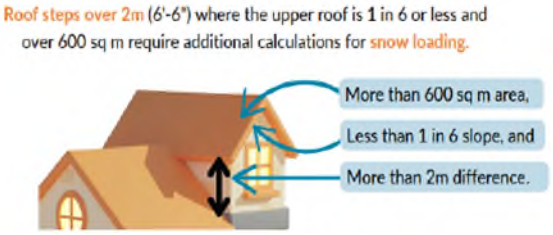
- **New Sentence (4)** Where the height of a step at the intersection of an upper-level roof and a lower-level roof is greater than 2m, and the upper-level roof has a slope less than 1 in 6 and an area greater than 600m2, the specified snow load on the lower roof shall be:
    a. for distances from the roof step that are less than or equal to the drift length, Xd, calculated in accordance with sentence (5) not less than 1.5 times the specified snow load, S, calculated using the formula in Sentence (1) with Cb equal to 0.55 and
    b. for distances from the roof step that are greater than the drift length, Xd, calculated in accordance with sentence (5), as specified in Sentence (1).

- **New Sentence (5)** For the purposes of sentence (4), the drift length, Xd, in m, shall be calculated as follows:

$$x_d = 5\left(h - \frac{0.55S_s}{\gamma}\right)$$

where:

h = height of the roof step, in m, and
y = specific weight of snow as specified in Clause 9.4.2.1.(1)(f)
Ss = 1 in 50-year ground snow load in kPa, MMAH SB-1



9.9.6.4 Door Action - revised to exempt exit doors from swinging on vertical axis in certain occupancies

- **Revised Sentence (5)** Exit doors need not conform to Sentence (1) or (2) where,
    a. The doors serve accessory buildings where life safety is not adversely affected
    b. The doors serve storage garages or other accessory buildings serving not more than one dwelling unit or,
    c. the doors
        (i) Serve storage suites of not more than 28m2 in gross area that are in warehousing buildings of not more than one storey and,
        (ii) Open directly to the exterior at ground level

Division B Part 9.10 Fire Protection

9.10.9.2 Continuous Barrier - Revised sentences 1-6

- Except as permitted in Article 9.10.9.3., a wall or floor assembly required to be a fire separation shall be constructed as a continuous barrier against the spread of fire and retard the passage of smoke
- Added the passage of smoke in addition to the spread of fire

9.10.8.3
9.10.8.10
9.10.9.16.(4)
9.10.9.17.(4)

Smoke Tight Barrier – requires continuous 15.9 type x
A continuous smoke tight barrier of at least 15.9mm type X gypsum board, installed on both sides of walls and the underside of floor-ceiling framing at assemblies that separate suites.

9.10.9.16 Separation of Residential Suites - Removed 30-minute separation requirement

- **Revised Sentence (2) -** sleeping rooms in boarding, lodging and rooming houses where sleeping accommodation is provided for not more than 8 boarders or lodgers need not be ~~shall be~~ separated from the remainder of the floor area as required by sentence (1) ~~by a fire separation having a fire resistance rating of not less than 30 min~~ where the sleeping rooms form part of the proprietor's residence and do not contain cooking facilities.

9.10.9.17 Separation of Public Corridors - exemption for sprinklered area

- **New Sentence (5) -** No fire separation is required in a sprinklered floor area between a public corridor and a space containing plumbing fixtures required by Article 3.7.4.2. and Section 9.31, provided,
  a. The space and the public corridor are separated from the remainder of the storey by a fire separation having a fire resistance rating not less than that required between the public corridor and the remainder of the storey, and
  b. The plumbing fixtures are not located within a dwelling unit or suite

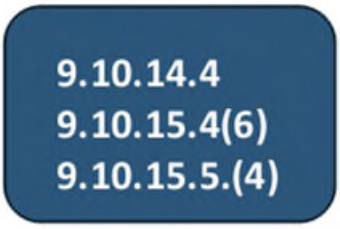
9.10.12.3 Exterior Walls Meeting at an Angle - expanded to include house with secondary suite

- **Revised Sentence (1) –** Except as provided in Article 9.9.4.5., were exterior walls of a building meet at an **external** angle of ~~less than~~ 135 **or less**, the horizontal distance from an **unprotected** opening in one **exterior** wall to an **unprotected** opening in the other **exterior** wall shall be not less than 1.2m where the opening are
  a. In different fire compartments, or
  b. In different dwelling units, ancillary spaces or common spaces in a house with a secondary suite

- **New Sentence (3) –** where interior walls between dwelling units, ancillary spaces or common spaces in a house with a secondary suite are not constructed as fire separations, the exterior wall of each dwelling unit, ancillary space or common space referred to in Sentence (1) within the 1.2m distance shall be finished on the interior with not less than 15.9mm thick Type X gypsum board.

9.10.14.5 Construction of Exposing Building Face and Walls Above Exposing Building Face – soffits protection

- **New Sentence (12) –** Where roof soffits project to less than 1.2m from the property line, the centre line of a public way or imaginary line between two buildings or fire compartments on the same property, they shall
    a. Have no openings, and be protected by:
        - Not less than 0.38 mm thick sheet steel,
        - Unvented aluminum soffit,
        - Not less than 12.7mm thick gypsum soffit board or gypsum ceiling boa,
        - Not Less than 11 mm thick plywood,
        - Not less than 12.5 mm thick OSB or waferboard,
        - Not less than 11mm thick lumber



Openings in exposing building face and construction of exposing building faces for detached garage or accessory building are limited to serving only one dwelling unit - no longer exemption for a house (2 units) limits apply to every accessory serving more than 1 dwelling unit

9.10.15.4.(7) - Doubles area of unprotected openings similar to part 3

- **New Sentence -** The maximum aggregate area of glazed openings in an exposing building face is permitted to be up to twice the area determined in accordance with Sentence (1), where,
    a. the glazed openings consist of glass blocks, as described in Article 9.10.13.7., or
    b. the building is sprinklered, provided all rooms, including closets, bathrooms and attached garages, that are adjacent to the exposing building face and that have glazed openings are sprinklered, notwithstanding any exemptions in the sprinkler standards referenced in Article 3.2.5.12

9.10.15.5.(2)(c) Construction of Exposing Building Face of Houses - additional construction options where limiting distance < 0.6m

- New Exemption for non-combustible cladding where limiting distance is less than 0.6m to include cladding as per Clause 3.1.5.5.(1)(b) when tested in conformance with CAN/ULC-S134 “Standard Method of Fire Test of Exterior Wall Assemblies”

9.10.16.2.(2)(d) Required Fire Blocks in Wall Assemblies - New Exemption for Fire Blocking where the concealed wall space is filled with insulation

9.10.9.5 Interconnection of Smoke Alarms - permits wireless technology for smoke alarms in house with secondary suite

- **New Sentence (2)** – Smoke alarms in a house with a secondary suite shall be wirelessly interconnected or interconnected by hardwiring so that the activation of any one smoke alarm causes all smoke alarms within the house with a secondary suite to sound.

9.10.20.1 Windows or Access Panels Required (For Firefighting) - clarifies access to upper storeys in unsprinklered buildings

- **Revised Sentence (3) –** Access panels required in Sentence (1) need not be provided in ~~houses~~
    a. Buildings containing only dwelling units where there is no dwelling unit over another dwelling unit, or
    b. Houses with a secondary suite

9.10.20.3 Fire Department Access to Buildings - refers to part 3 for fire access route design

- **Revised Sentence (1) –** Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard (see Notes A-9.10.20.3.(1) **and A-3.2.5.6.(1))**

9.13.4.1 Application and Scope – Soil Gas Control - Clarifies Scope in accordance with SB-9 for Soil Gas Control

- **Revised Sentence (1)** – Applies to
  a. Wall, roof and floor assemblies separating conditioned space from the ground, and
  b. The rough-in to allow the future protection of conditioned space that is separated from the ground by a wall, roof or floor assembly
- **New Sentence (2) –** Addresses the leakage of soil gas from the ground into the building.
- **New Sentence (3)** – In area of the province where radon gases are known to be a problem, the building shall be designed and constructed to meet the radon limitations in Article 9.1.1.7.

9.13.4.2 Protection from Soil Gas Ingress - Revised to limit when not required

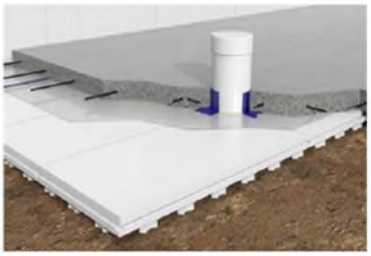
- **Revised Sentence (1.1)** – Construction to resist leakage of soil gas into the building is not required for garages and unenclosed portions of buildings only

Division B Part 9.13.4 Soil Gas Control

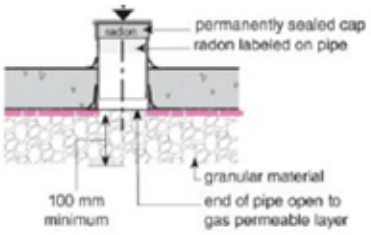
- **New Sentence (2**) – Unless the space between the air barrier system and the ground is designed to be accessible for the future installation of a subfloor depressurization system, dwelling units and buildings containing residential occupancies shall be provided with the rough-in for a radon extraction system conforming to Article 9.13.4.3.

9.13.4.2. FOR ALL OTHER BUILDINGS:	Sentence (3) a. 9.13.4.3 or b. Parts 5 and 6

9.13.4.3 Providing for the Rough-in for a Subfloor Depressurization System



- **New Sentence (1**) – Floors-on-ground shall be provided with a rough-in for subfloor depressurization consisting of
  a. A gas-permeable layer, an inlet and an outlet as described in Sentence (2), or
  b. Clean granular material and a pipe as described in Sentence (3)
- **New Sentence (2**) – the rough-in for gas permeable layer:
  a. Installed in the space between the air barrier and the ground,
  b. An inlet that allows for effective depressurization of the gas-permeable layer, and
  c. An outlet in the conditioned space that i. Permits connection to depressurization equipment, ii. Is sealed to maintain the integrity



- **New Sentence (3)** – the rough-in referred to in Clause (1)(b) shall include:
  a. Clean granular material installed below the floor-on-ground, and
  b. 100mm in diameter pipe installed so that its bottom end opens into the granular layer at or near the centre of the floor and not less than 100mm of granular material projects beyond the terminus of the pipe, top end permits connection to an airtight cap, and the Pipe is clearly labeled every 1.8m and at every change in direction.

Division B Part 9.14 Drainage and 9.15 Foundations

9.14.5.2.(1) Sump Pumps - New Sump sizes provided

a. Not less than 750mm(30") deep
b. Not less than .25m2(2.7sqft or approx. 20" diam) in area, and
c. Provided with a cover

9.15.1.1 General - ICF design expanded to include all buildings that are:

- light-frame or flat ICF construction
- not more than 2 storeys in building height, and
- max floor-to-floor height of 3 m

9.15.4.2 Foundation walls thickness and required lateral support

- **Revised Sentence (1)** to include "concrete core in flat wall insulating concrete forms" as an additional foundation wall type.
- **Revised Clause (2)(a)** by increasing the concrete core size in flat insulating concrete form foundation walls from 140 mm to 150 mm.

9.15.4.3. Foundation walls considered laterally supported at the top

- **New Sentence (2) (d**) If they extend from the footing to no more than 300 mm above the finished ground level and are backfilled on both sides such that the difference in elevation between the finished ground levels on either side of the wall is no more than 150 mm

9.15.4.4 Foundation walls considered laterally supported at the bottom

- **New Sentence (1)(c)(ii)** Where doweled to the footing with not less than
  i) 15M bars spaced not more than 1.2 m o.c., or
  ii) 10M bars spaced not more than 600 mm o.c

Division B Part 9.32 Ventilation

9.32.1.1.(1) Ventilation - Specific to ventilation of rooms and spaces in residential Occupancies

- Ventilation of all other occupancies shall conform to Part 6
- A storage garage for up to 4 motor vehicles that serves a residential occupancy may be considered to be part of that occupancy.

Reduced from 5 motor vehicles previously

9.32.1.2 Mechanical Ventilation for Dwelling Units - all residential as per 9.32.2. and part 6 (except self-contained unit)

- **Revised Sentence (1) –** Every residential occupancy shall incorporate ~~dwelling unit that is supplied with electrical power shall be provided with a mechanical ventilation system in accordance with Subsection 9.32.2~~
  a. Provisions for non-heating-season ventilation in accordance with Subsection 9.32.2., and
  b. Except as required by Sentence (2) and (3), if supplied with electrical power and a heating system, provisions for heating-season ventilation in accordance with Part 6
- **New Sentence (2) –** A self-contained heating-season ventilation system serving a single dwelling unit shall comply with Sub 9.32.3.
- **New Sentence (3**) – In houses that contain a secondary suite, heating-season ventilation (mechanical ventilation) need not be provided for
  a. Exits
  b. Public corridors, and
  c. Ancillary spaces that are not within a dwelling unit, except as provided in Sentence (4).

- **New Sentence (4) –** Where ancillary spaces described in Clause (3)(c) contain exhaust devices, these spaces shall be provided with make-up air in accordance with Article 9.32.8.

9.32.2.1 Non-Heating-Season Ventilation, Required Ventilation – New sentence

- **New Sentence (1)** – The non-heating-season ventilation required by Clause 9.32.1.2.(1)(a) shall be supplied by
    a. Natural ventilation in accordance with Article 9.32.2.2., or
    b. A mechanical ventilation system in accordance with Article 9.32.2.3.

9.32.2.3 Non-Heating-Season Mechanical Ventilation - revised from sum of individual room capacities given in table 9.32.3.2

- **Revised Sentence (1**) – Where a habitable room or space is not provided with natural ventilation (no operable windows) as described in Article 9.32.2.2. and is mechanically cooled, its non-heating-season mechanical ventilation system shall
    a. Have the capacity to exhaust air from inside the room or space, or to introduce outdoor air into that room or space, at a rate (air changes) conforming with Table 9.32.2.3., or
    b. Comply with Subsection 9.32.3.

9.32.3.3.(2) Principal Ventilation System

- New minimum and maximum range for principal ventilation based on bedrooms

Non-Heating Season = Natural or Mechanical Ventilation
Heating Season = Mechanical Ventilation

Normal Operating Exhaust Capacity of Principal Ventilation Fan			
Number of Bedrooms in Dwelling Unit	Normal Operating Exhaust Capacity of Principal Ventilation Fan, L/s		
	Minimum (2024)	Maximum (2024)	~~Capacity, L/s~~
1	16	24	~~15~~
2	18	28	~~22.5~~
3	22	32	~~30~~
4	26	38	~~37.5~~
5	30	45	~~45~~
More than 5	System must comply with Clause 9.32.3.1.(1)(a)		~~Comply with 6.2.1.1.(1)~~

Division B Part 9.32 Depressurization

9.32.3.8 Protection Against Depressurization - applies where fuel fired appliances other than direct or mechanically vented

- **New Sentence (1)** - This Article applies to
    a. Dwelling units that contain a fuel-fired space-heating appliance or fuel-fired water-heating appliance of other than direct-vented or mechanically vented types, and
    b. Ancillary spaces that contain an exhaust device, where the space is not within a dwelling unit in a house with a secondary suite 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 types.
- **New Sentence (2)** - Except as provided in Sentences (6) to (8), any mechanical air exhausting device, other than the principal ventilation fan operating at a rate not greater than the maximum permitted by Table 9.32.3.3., shall be provided with outdoor makeup air supplied by a fan rated to deliver outdoor air to the dwelling unit at a rate
    a. Not less than the exhaust capacity of the device, and
    b. Not greater than that exhaust capacity plus 10%.
- **New Sentence (3)** - An outdoor makeup air supply fan required by Sentence (2) shall be wired so that it is activated whenever the device for which it supplies outdoor makeup air is activated. – Interconnection between outdoor air and exhaust device
- **New Sentence (4)** - The outdoor makeup air required by Sentence (2) shall be

a. Introduced to a normally unoccupied area in the dwelling unit, or
b. Tempered to at least 12°C before being introduced to occupied areas or to a supply duct system.

Division B Part 9.32 Carbon Monoxide

9.32.3.9.(1) Application of Carbon Monoxide Alarms - Expanded to additional spaces within residential occupancies

- Article 9.32.3.9.A. applies to every building containing a residential occupancy and:
  a. contains a fuel-burning appliance or a storage garage, **or**
  b. is served by a forced-air fuel-burning appliance not contained within the building
- Articles 9.32.3.9.B and 9.32.3.9.C. apply to every building – with fuel burning appliance and/or fuel burning laundry equipment.

9.32.3.9.A and 9.32.3.9.B Location of Carbon Monoxide Alarms and 9.32.3.9.C Installation Conformance to Standards

Residential (9.32.3.9.A) sentences 1-6 where required	Every Building (9.32.3.9.B and 9.32.3.9.C) sentences 1-5
Adjacent to each sleeping room in the suite and on each storey without a sleeping room in a suite (same)	Service Rooms or other areas that contain a fuel burning appliance or fuel burning clothes dryers (9.32.3.9.B)
In a combined living/sleeping area (same)	Visual signalling component with synchronized flash rates
Each sleeping room containing a fuel-burning appliance or a flue	Luminous intensity min 175cd (sleeping rooms)
Sleeping room adjacent to: • a room, suite or area that is located outside the suite and contains a fuel-burning appliance or a flue, • a storage garage, or an attic or crawl space to which the storage garage is also adjacent.	Permanently connected to electrical circuit with backup power source that can continue to provide power to the CO alarm for not less than 8 h in the standby condition, followed by the operation of the carbon monoxide alarm for an alarm signal for at least 12 hours
Public Corridors heated by forced air fuel burning appliance • At least 1 CO alarm in each portion of a divided corridor, and • Each CO alarm in undivided corridor spaced not more than 25m	Interconnected in a house with a secondary suite, including common spaces and public corridors serving residential occupancies

9.32.3.13 Outdoor Intake and Exhaust Openings - 1800mm clearance from exhaust outlets to air intakes

- **Revised Sentence (3)** - The distance separating air intakes for mechanical ventilation from exhaust outlets that are potential sources of contaminants, such as gas vents or oil fill pipes, shall be not less than 1 800 mm ~~900mm.~~
- **New Sentence (4)** - Except as provided in Sentences (5) and (6), exhaust outlets that discharge air containing moisture, such as bathroom ventilation and clothes dryer exhaust outlets, shall be located at least 1 800 mm from air intakes and vented soffits**.**
- **New Sentence (5)** - Where an exhaust outlet referred to in Sentence (4) is located within a soffit, the soffit shall either be unvented, or if vented, the full depth of the soffit shall be blocked for a distance of 1 800 mm on each side of the exhaust outlet.
- **New Sentence (6)** - Where an exhaust outlet referred to in Sentence (4) is located in a side wall less than 1 800 mm from a soffit, a section of the soffit above the exhaust outlet shall be unvented, or if vented, the full depth of the soffit shall be blocked in accordance with the widths stipulated in Table 9.32.3.13.-A, centred over the location of the outlet.

Table 9.32.3.13.-A
Widths of Unvented or Blocked Soffits Where Exhaust Outlets Are Less Than 1 800 mm from a Soffit
Forming Part of Sentence 9.32.3.13.(6)

Distance Between Exhaust Outlet and Soffit, mm	Total Width of Unvented or Blocked Soffit Centred Over Location of Exhaust Outlet, mm
1 to 300	3 600
301 to 600	3 400
601 to 900	3 100
901 to 1 200	2 700
1 201 to 1 500	2 000
1 501 to 1 799	1 000

Division B Part 9.33 Heating and Air Conditioning

9.33.1.1 Heating and Air Conditioning – applicable to houses and houses with secondary suites

- **Revised Sentence (1) -** This Section applies to the design and installation of
  a. Heating systems, including requirements for combustion air**,** and air-conditioning systems serving only one dwelling unit, and
  b. Radiant heating systems in houses with a secondary suite including their common spaces.
- **Revised Sentence (2) -** The design and installation of heating systems, including requirements for combustion air, and air-conditioning systems other than those described in Sentence (1) shall conform to Part 6.
- **New Sentence (3)** - Air duct distribution systems serving one of the dwelling units in a house with a secondary suite shall not be directly interconnected with other parts of the house.

9.33.3.1 Indoor Design Temperatures temperature in unfinished basements lowered from 22 to 18 degrees and new other Revised Sentence (1)(c) - outside design temperature, required heating facilities shall be capable of maintaining an indoor air temperature of not less than:

Room	2024	2012
All living spaces	22 C	22 C
Unfinished basements	18 C	22 C
Common service rooms, ancillary spaces, exits in houses with a secondary suite	18 C	N/A
Heated crawl space	15 C	15 C

9.33.4.3 Heating System Control – Each dwelling unit to have a thermostat

- **New Sentence (1) -** Each dwelling unit shall be provided with a temperature control in accordance with Article 12.3.1.3.

9.33.4.4 Access - Requires access for inspection, maintenance and repair for all components of heating and air conditioning

- **New Sentence (1) -** Equipment forming part of a heating or air-conditioning system, with the exception of embedded pipes or ducts, shall be installed with provision for access for inspection, maintenance, repair and cleaning.

9.33.6.13 Return-Air System – removed exemption for a house with a secondary suite and in-duct smoke detector (6.2.4.7.(14))

- **Revised Sentence (7.1)** Return-air from a dwelling unit shall not be recirculated to any other dwelling unit

9.33.8.2 Insulation and Coverings - Revised temperature similar to part 3

- **Revised Sentence (5)** Pipes that are exposed to human contact shall be insulated so that the exposed surface does not exceed ~~70~~ **52** degrees Celsius

9.35.1.1 Application - removed serving a house or individual dwelling unit

- **Revised Sentence (1)** This Section applies to garages and carports serving ~~a house or an individual dwelling unit~~ not more than one dwelling unit.