

Chapter 9:

RESIDENTIAL STANDARDS:

This is the outline version of the Powerpoint presentation used in class.

RESIDENTIAL CODE REQUIREMENTS:

The Ontario Building Code:

- ◆ legal criteria which defines a set of **MINIMUM standards** for the construction of buildings
- ◆ these are standards which reflect on **issues of life safety or fire safety**
- ◆ **NO VARIANCES ARE PERMITTED**

RESIDENTIAL DEFINITIONS:

- ◆ Part 9 of the Code has jurisdiction over residential construction (low density, detached, semi detached)
- ◆ medium density residential buildings are classed as Group C Occupancy: these include apartments, residential colleges, hotels, motels, dorms, residential schools...

MINIMUM ROOM AND SPACE DIMENSIONS:

- ◆ the OBC sets out minimum room and space dimensions in an effort to set MINIMUM standards to ensure that spaces are (just) ADEQUATE for inhabitation
- ◆ calculated in terms of space per person, minimum dimensions for furniture, headroom clearance

a. Living Areas:

- ◆ shall have at least 13.5 m² of floor area and no dimension less than 3.0 m
- ◆ a minimum of 10% of the floor area must be provided in unobstructed glazing
- ◆ natural ventilation shall be provided

b. Dining Areas:

- ◆ shall have at least 3.25 m² of floor space when combined with other rooms, and at least 7.0 m² of area when not combined
- ◆ minimum dimension of 2.3 m
- ◆ minimum of 10% of the floor area must be provided as unobstructed glazing
- ◆ natural ventilation shall be provided

c. Kitchen Areas:

- ◆ shall have at least 4.2 m² of floor area including the area occupied by base cabinets
- ◆ windows are not legally required
- ◆ if operable windows are not provided, mechanical ventilation must be provided (exhaust fan)

d. Living, Dining and Kitchen Height Requirements:

- ◆ 2.3 m over at least 75% of the required floor area with a clear height of at least 2.1 m at any point over the required area

e. Primary Bedrooms:

- ◆ one bedroom shall have at least 9.8 m² of floor area where built in cabinets are not provided and 8.8 m² where built in closets are provided
- ◆ minimum dimension is 2.7 m
- ◆ at least 5% of the floor area shall be provided as unobstructed glazing
- ◆ natural ventilation must be provided

f. Secondary Bedrooms:

- ◆ other bedrooms shall have at least 7.0 m² of floor area where built in cabinets are not provided, and 6.0 m² where built in closets are provided
- ◆ minimum dimension is 2.0 m
- ◆ at least 5% of the floor area shall be provided as unobstructed glazing
- ◆ natural ventilation must be provided

g. Bedroom Height Restrictions:

- ◆ 2.3 m over at least 50% of the required floor area OR 2.1 m over 100% of the required floor area
- ◆ any part of the floor area having a height of less than 1.4 m shall not count when calculating required floor area

h. Bedroom Fire Exits:

- ◆ bedroom windows in houses must be of an operable type such as a casement or slider that allows for egress in case of fire
- ◆ sills should be no more than 1.0m above the floor
- ◆ bedrooms must be not more than 1 storey above an adjacent grade

i. Hallways:

- ◆ shall have a width of at least 860 mm except where the overall width of the building is less than 4.3 m, and this may be reduced to 710 mm
- ◆ minimum height 2.1 m

j. Bathrooms:

- ◆ every dwelling shall have a bathtub, a toilet and a sink (showers are extras)
- ◆ windows are not legally required, but if not provided, mechanical ventilation is required (exhaust fan)
- ◆ minimum height of 2.1 m in any area where a person would be in a standing position

EGRESS AND ACCESS:

- ◆ every dwelling shall have a sufficient number of exits or egress doors so that it is not necessary to travel up or down more than one storey to reach a level served by an exit or egress door to a public corridor or exterior passageway
- ◆ where egress is onto a corridor, two exits shall be provided in opposite directions

CONSTRUCTION TYPE:

- ◆ up to 3 storeys, combustible construction is allowed (wood frame)
- ◆ 4 to 6 storeys, NON combustible construction, with fire separations of 1 or 2 hours (concrete block, light steel framing)
- ◆ over 6 storeys, NON combustible construction with a 2 hour fire separation on floor assemblies (reinforced concrete with concrete block)