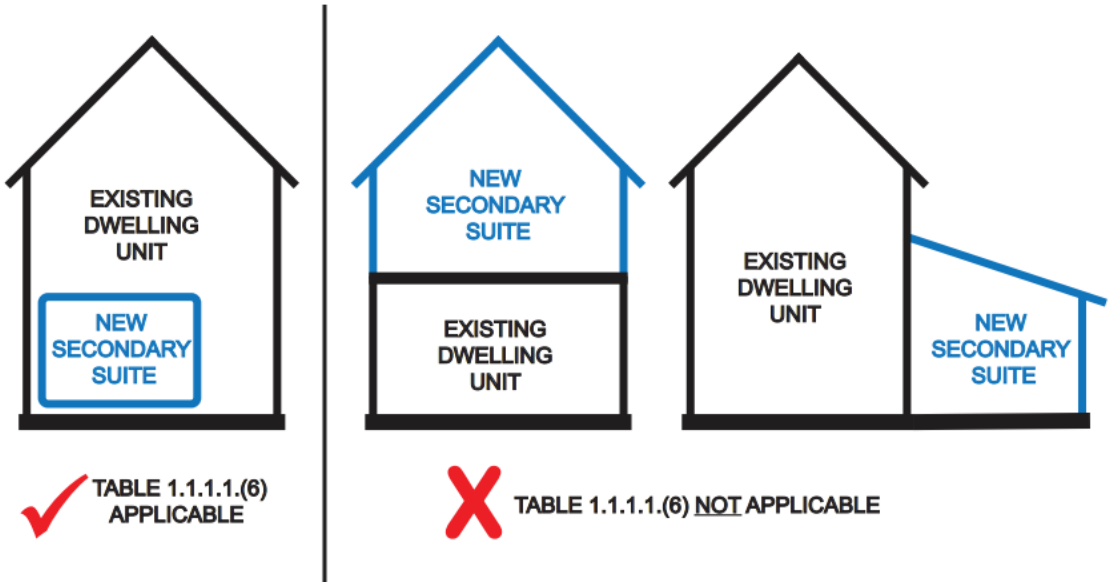
TOWN OF CRESTON BUILDING DEPARTMENT

BUILDING ADVISORY #2 June 6, 2023

Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite

BCBC Division A 1.1.1.1.(6) - For the design and construction of alterations to existing buildings to add a secondary suite, not including the design and construction of new additions or new buildings, the Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite in Table 1.1.1.1.(6) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(6).) [see note below]

A-1.1.1.1.(6) *Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite. The requirements in Division B for the construction of secondary suites [seen in Advisory #1] was written primarily for new construction and provides for a performance level that is higher than what may exist in existing buildings. To apply present Code provisions to existing buildings is in many cases impractical. The Table of Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite was developed to provide alternate methods, when dealing with existing construction, without compromising the objectives of the Code. Table 1.1.1.1.(6) [found within this document] may be considered when assessing an existing additional dwelling unit located in a single family dwelling building (house), however is not intended to be applied as a retroactive code to these existing units, nor be applied to buildings of new construction where there are no existing assemblies to act as practical barriers to compliance with Division B of this Code. Figure A-1.1.1.1.(6) illustrates the application of Table 1.1.1.1.(6) to existing buildings.*



Application of Alternative Compliance Methods in Table 1.1.1.1.(6)

Table A-1.1.1.1.(6) [shown below] is not mandatory, and an owner may choose to

- apply acceptable solutions in Division B,
- apply alternative solutions under Clause 1.2.1.1.(1)(b),
- apply alternate compliance methods in Table A-1.1.1.1.(6), or
- combine these options

Table 1.1.1.1.(6)
Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite
Forming part of Sentence 1.1.1.1.(6)

No.	Code Requirements in Division B	Alternate Compliance Method (References to Div B)
1	**Ceiling Heights of Rooms or Spaces** Sentence 9.5.3.1.(1) and Table 9.5.3.1. Ceiling height shall be not less than 2.1 m over the minimum area required in Table 9.5.3.1.	Except as required by Sentence 9.9.3.4.(3), the minimum ceiling heights in a secondary suite over the required area as indicated in Table 9.5.3.1. shall be not less than 1.95 m. It shall be possible to travel from the required area of one room to the required areas of all other rooms within the secondary suite without reduction of the ceiling height to less than 1.95 m. Except as required by Sentence 9.9.3.4.(3), the minimum clear height under beams and ducting, including where located over stairs, in a secondary suite shall be not less than 1.85 m.
2	**Doorway Opening Sizes** Sentence 9.5.5.1.(1) and Table 9.5.5.1. Doorway openings shall be designed to accommodate swing-type and folding doors not less than 1 980 mm high.	Except for exit doors and for doors serving public corridors and exit corridors that serve a house with a secondary suite, doorway openings within a secondary suite shall be designed to accommodate swing-type and folding doors not less than 1 890 mm high.
3	**Height over Stairs** Sentence 9.8.2.2.(3) The clear height over stairs shall be not less than 1 950 mm.	Except for stairs in a public corridor or exit corridor that serve a house with a secondary suite, the clear height over stairs that are located under existing beams and existing ducting in a house with a secondary suite shall be not less than 1 850 mm.
4	**Openings Near Unenclosed Exterior Exit Stairs and Ramps** Sentence 9.9.4.4.(1) Unprotected openings in exterior walls that are within 3 m horizontally and less than 10 m below or less than 5 m above an unenclosed exterior exit stair or ramp of a house with a secondary suite shall be protected where the unenclosed exterior exit stair or ramp provides the only means of egress from a suite and is exposed to fire from unprotected openings in the exterior walls of another dwelling unit, ancillary space or common space	Protection of the unprotected openings as described in Sentence 9.9.4.4.(1) is not required when all smoke alarms within a house with a secondary suite are of photo-electric type and interconnected as described in Clause 9.10.19.5.(2)(a)

5	**Openings Near Exit Doors** Sentence 9.9.4.6.(1) Where an exterior exit door in one fire compartment is within 3 m horizontally of an unprotected opening in another fire compartment and the exterior walls of these fire compartments intersect at an exterior angle of less than 135°, the opening shall be protected.	Protection of the unprotected openings as described in Sentence 9.9.4.6.(1) is not required when all smoke alarms within a house with a secondary suite are of photo-electric type and interconnected as described in Clause 9.10.19.5.(2)(a)
6	**Fire-Resistance and Fire-Protection Ratings** Sentence 9.10.3.1.(3) In a house with a secondary suite, where a minimum fire-resistance rating of 30 min is permitted, it is permitted to use wood-frame construction where stud and joist spaces are filled with absorptive material, resilient metal channel spaced 400 or 600 mm o.c. is on one side and not less than 12.7 mm thick gypsum board is installed on ceilings and on both sides of walls.	Adding resilient metal channel spaced 400 or 600 mm o.c. and an additional layer of not less than 12.7 mm gypsum board to one side of an existing finished wall assembly that has not less than 12.7 mm gypsum board on each side or an existing finished floor-ceiling assembly that has not less than 12.7 mm gypsum on the ceiling side is permitted to be used where a 30 min fire-resistance rating is required.
	Fire-Resistance Ratings for Walls, Columns and Arches Sentence 9.10.8.3.(1) Loadbearing walls, columns and arches in the storey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly	Except for heavy timber elements and those of masonry or concrete construction, light frame walls, columns, arches and beams as well as loadbearing steel elements that support floors between dwelling units in a house with a secondary suite including their common spaces shall be protected by not less than 12.7 mm thick gypsum board.
	Sound Transmission Sentence 9.11.1.1.(2) Each dwelling unit shall be separated from every other space in a house with a secondary suite in which noise may be transmitted by construction having joist and stud spaces filled with sound-absorbing material, resilient channel on one side of the separation, and 12.7 mm thick gypsum board on ceilings and on both sides of walls, or by either construction providing an STC rating of not less than 43, or by using a separating assembly and adjoining construction providing an ASTC rating of not less than 40.	The assemblies and adjoining constructions that separate the dwelling units in a house with a secondary suite including their common spaces need not comply with Clause 9.11.1.1.(2)(a) where resilient metal channel spaced 400 or 600 mm o.c. and an additional layer of not less than 12.7 mm gypsum board is added to one side of an existing finished assembly
*Please refer to BCBC Division A 1.4.1.2.(1) for defined terms		