

TOWN OF ST. MARYS

ACCESSORY APARTMENTS



September 2018

Do I need a building permit?

Any construction within your house requires a building permit, including the construction of a new “accessory apartment.”

Things to keep in mind:

Accessory units have some restrictions.

Q: What are the size restrictions for a unit?

A: Zoning restricts you to 40% of the gross floor area of the existing house, to a maximum of 1076 square feet. The Ontario Building Code requires a minimum of 300 square feet to meet the requirements of the code for a unit.

Q: Do I need a separate entrance to the unit?

A: Yes, a separate entrance is needed for the new accessory apartment.

Q: Do I need a separate furnace for the separate apartment?

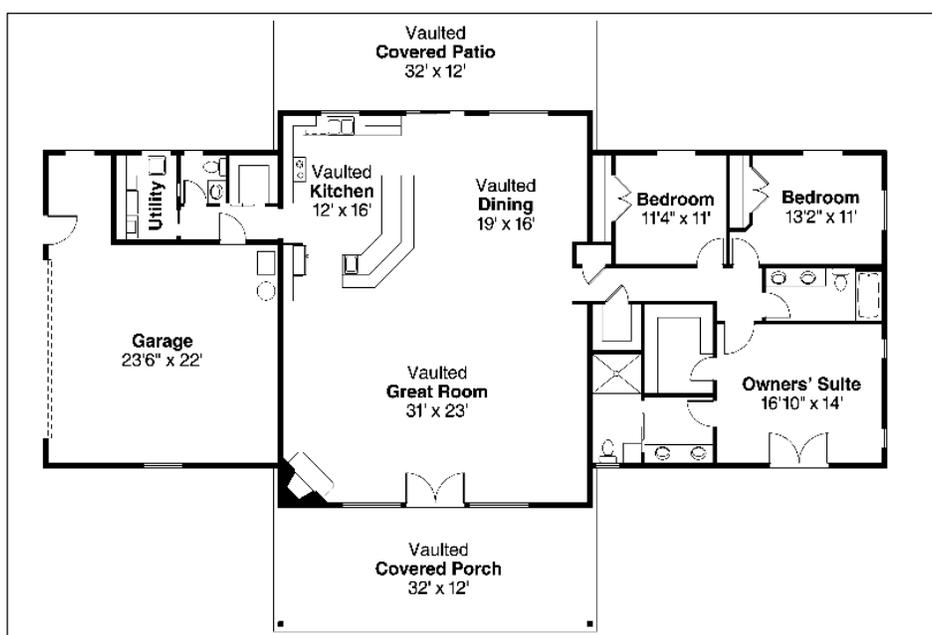
A: It depends on the age of your house.

Q: Can I build an addition to create an accessory apartment?

A: Yes.

“You can design and create, and build the most wonderful place in the world. But it takes people to make the dream a reality.”

- Walt Disney



Floor Plan

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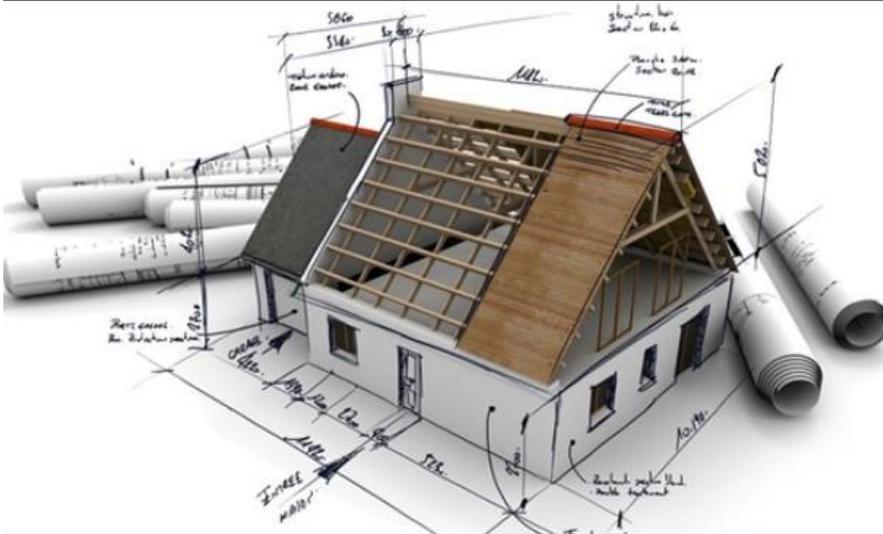
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Accessory Apartments

Requirements for accessory apartments in houses that are less than five years old

When creating an accessory apartment in a house that is less than five years old, the Ontario Building Code requires you to meet all the requirements as if you were building it new.

The top items to consider are:

- € A full kitchen and bathroom will be required in the new unit.
- € All bedrooms will require windows for ventilation and escape.
- € All new apartments will need a fire separation of a minimum of 45 minutes between units.
- € A separate entrance will be required to the new unit.
- € A separate furnace will be required for the new unit. The Ontario Building Code does allow for the interconnection of the existing furnace, but you will need to install a smoke detector in the return plenum that will be able to shut down the furnace upon activation.
- € You will need to meet the sound resistance requirements of the Ontario Building Code.
- € All new penetrations through the fire separation will need to be fire stopped.
- € All other standard requirements of the Ontario Building Code still apply to the new construction.

Designers make easy sense of Building Code requirements

When thinking of adding an accessory apartment to your home, you need a qualified designer to complete drawings that will be submitted for the building permit application.

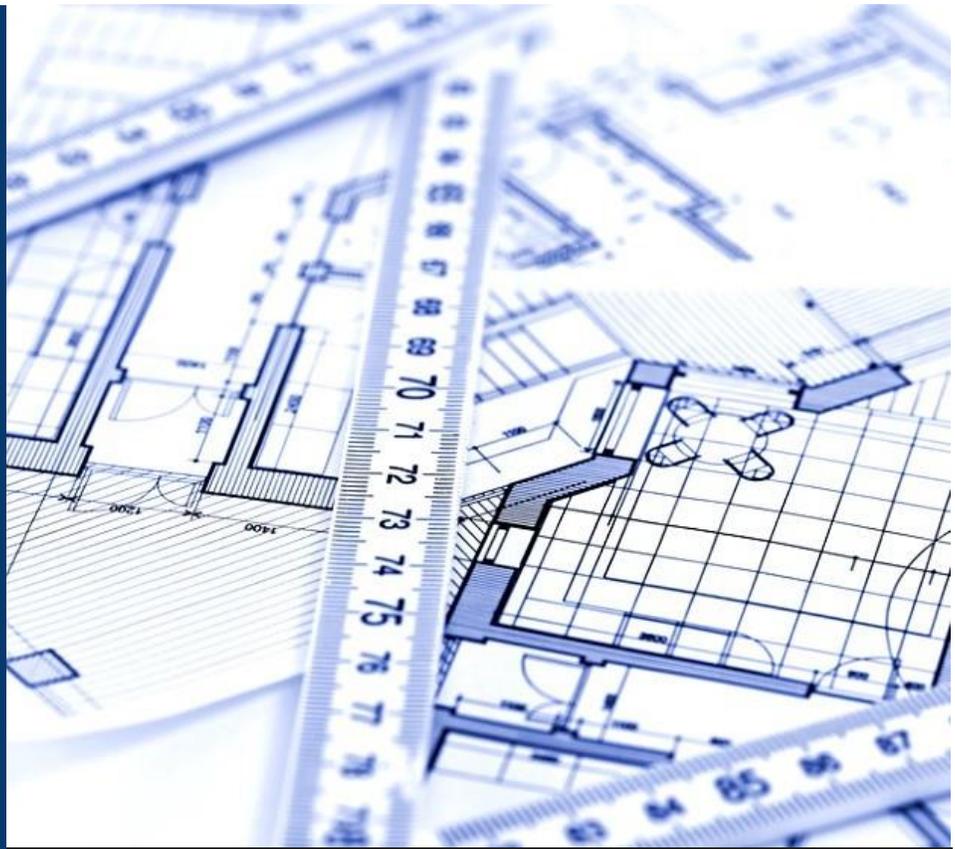


Building Inspection

Shared furnace for both units

There are a few things that need to be kept in mind when thinking of interconnecting furnaces to both units:

- One unit will have no control over the settings of the thermostat
- Noise will travel through the ductwork
- Smell tends to travel between units



Requirements for accessory apartments in houses that are more than five years old

When creating an accessory apartment in a house that is more than five years old, the Ontario Building Code allows for some reductions in the requirements.

The top items to consider are:

- The fire separation between units is required to be a minimum of 30 minutes. It can be further reduced to 15 minutes if both units have hardwired smoke detectors and both units are also interconnected. You can waive the fire separation if the total building is sprinklered.
- You will need a separate entrance.
- You will need to meet the requirements for bedroom windows for escape and ventilation.
- You are able to have an interconnected furnace system, but the Ontario Building Code requires that you have a smoke detector in the return plenum that will be able to shut down the furnace upon activation.