



SECONDARY SUITES

A Development and Building Permit must be obtained prior to construction of a secondary suite.

These guidelines reflect minimum National Building Code, 2015 and City of Moose Jaw Building Bylaw No. 5524 acceptable standards:

- **ACCESS TO EACH SUITE** must be gained without passage through a service room or other suite
- **EVERY DOOR PROVIDING ACCESS** into the suite must be a minimum 45mm solid core door, equipped with a latch and self-closing device
- **DWELLING UNITS MUST BE SEPARATED** from every other space in the house by a construction assembly having a sound transmission class rating of at least 43. This is typically accomplished by installing an absorptive material in the joist space, and sound bar spaced at 600mm o.c.
- **EXITS AND EXIT STAIRS** are to be separated from the remainder by 1/2" Type X gypsum board on each side of the separating wall
- **THE FURNACE ROOM** must be separated from all adjacent areas by a continuous fire separation with a 45-minute fire resistance rating
- **RISE AND RUN, WIDTH AND HEADROOM OF STAIRS** must reasonably conform to NBC and stairs must be provided with handrail/guardrail
- **CEILING HEIGHT** in all rooms of the secondary suite cannot be less than 1.95m over 75% of the area. Projections or obstructions cannot reduce the clearance beyond 1.8m
- **HARDWIRED SMOKE ALARMS AND CARBON MONOXIDE ALARMS** must be installed in each dwelling unit and each sleeping room, and must be interconnected with alarms on other levels
- **THE MINIMUM AREA FOR BEDROOM WINDOWS** is .35m² (3.77ft²) with no dimension less than 380mm (15")
- **EACH SUITE MUST HAVE A MINIMUM 2 EGRESS WINDOWS** openable without the use of tools or special knowledge

- **HEATING & VENTILATION** must be completely separate from the main dwelling unit and the suite. The ventilation from the secondary suite includes a primary exhaust and an intake. The intake must turn on when the primary exhaust is turned on (like a kitchen or bathroom exhaust fan)
- **ALL BATHROOMS** must have mechanical ventilation with exterior exhausts and must be fully enclosed with a lockable door

The following requirements are from the City of Moose Jaw Zoning Bylaw No. 5346:

- **SECONDARY SUITES** may be located only in one-unit dwellings and shall occupy no more than 40% of the gross floor area of a dwelling, including the area of the basement
- **IN ORDER TO ACCOMMODATE A SECONDARY SUITE**, the principal building must have a minimum gross floor area, including the area of the basement, of 100m² (1076ft²)
- **THE MAXIMUM SIZE** of a secondary suite shall be 65m² (700ft²)
- **NOT MORE THAN ONE SECONDARY SUITE** may be located in any one-unit dwelling
- **A SECONDARY SUITE** shall contain no more than two bedrooms
- **ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED** for a secondary suite, in addition to any parking space required by this Bylaw for a one-unit dwelling
- **THE ENTRANCE TO THE SECONDARY SUITE** shall be independent of the entrance to the principal dwelling

Homeowners may be eligible for grant money to development a secondary suite. Contact Saskatchewan Housing Corporation at 1-800-667-7567 for more information.

Please call 306-694-4443 or email planning@moosejaw.ca for further information.