

# Requirements for Secondary Suites

CITY OF MOOSE JAW



A Building/Development 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 each other (vertically and horizontally) by a continuous fire separation with a 45 minute fire resistance rating.
- **DWELLING UNITS SHALL 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 a ½" 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 1.80m.
- **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 0.35 sq m (3.77 ft<sup>2</sup>) with no dimension less than 380 mm (15 in).
- **EACH SUITE MUST HAVE A MINIMUM 2 EGRESS WINDOWS** openable without the use of tools or special knowledge.

- **HEATING AND 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.
- **ALL BATHROOMS** must be fully enclosed and have a lockable door.

**These 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 100 sq m (1076 ft<sup>2</sup>).
- **THE MAXIMUM SIZE** of a secondary suite shall be 65 m<sup>2</sup> (700 ft<sup>2</sup>).
- **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 develop a secondary suite. Contact Saskatchewan Housing Corporation at 1-800-667-7567 for more information.

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