

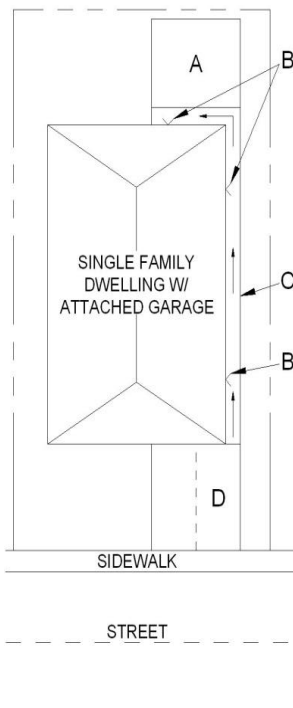


# Bulletin: Secondary suite Within a single-family dwelling

## New or Unfinished buildings

Bulletin # 19-02  
**Updated: Feb 6, 2020**  
Created: Sept. 10, 2012

*This bulletin is for informational purposes only and can change at any time.*



- A. 30m<sup>2</sup> Private Open Space
- B. Lights for Pathway
- C. Pathway to Suite
- D. Designated Suite Parking

**Building & Permitting**  
1435 Water Street  
Kelowna, BC V1Y 1J4  
TEL 250-469-8960  
FAX 250-862-3314

1. Secondary Suite means an additional dwelling unit that has been issued an Occupancy Permit, located within a residential building that has a total floor space of no more than 90m<sup>2</sup> in area, having a floor space less than 40% of the total habitable floor space of that building, and is subordinate to the principal dwelling unit and is a single real estate entity. (Zoning Bylaw)
2. Not more than one secondary suite is permitted in a single-family residence.
3. A building permit is required for the creation of a secondary suite. The cost of the permit is \$510.00 exclusive of construction value.
4. A \$300 sewer development fee applies that will be charged at building permit application and collected prior to issuance.
5. It is the owner's responsibility to contact their local water district and Fortis BC prior to construction of a secondary suite to determine if any additional utility costs may be applicable.
6. Secondary suite off street parking shall conform to Bylaw 8000;
  - a. designated as being solely for the use of the secondary suite;
7. A lit pathway with hard surfaced material is required from the on-site secondary suite parking stall to the suite entrance with a minimum width of 860mm (34.4")
8. A minimum of 30m<sup>2</sup> of private open space shall be provided for the secondary suite. The space shall have a direct connection to the secondary suite entrance and be defined with the use of landscaping.
9. No secondary suite will be allowed without connection to sewer with lots less than 830m<sup>2</sup>. Where lot size permits, it is the owners' responsibility to obtain confirmation from a Registered Onsite Wastewater Practitioner that the existing sewage disposal system can accommodate the suite.
10. The suite address is to be prominently displayed at the front of the premises clearly identifying where the access to the suite occurs.
11. Smoke alarms shall be hard wired for power, must be interconnected through hard-wire or wireless in dwelling and common space.
12. Carbon monoxide (CO) alarms conforming to CAN/CSA-6.19 are to be installed if the building contains a fuel-burning appliance or an attached garage. The CO alarms shall be hard wired for power, must be interconnected through hard-wire or wireless in each unit.
13. An interconnected, 20 min fire rated door and closure that is free-flowing between the suites is required; and must be lockable to secure access in both directions. This can be achieved by a 45mm solid core wood door.
14. The minimum ceiling height shall be 2.1m (6'-9") for the required area of a given room type.

- 15 Every bedroom shall have at least one outside window or exterior door openable from the inside. The window shall provide an unobstructed opening of not less than 0.35m<sup>2</sup> (3.75sq.ft.) in area with no dimension less than 380mm (15"). *(unless sprinkler system is installed)*
- 16 Fire separations for exits shall conform to BCBC 2018 Article 9.9.4.2
- 17 If the heating system is shared, it must be separately controlled.
- 18 If the forced air systems serve both units, a duct-type smoke detector is required. The installation shall be designed to shut down the circulation fan upon a signal from the duct-type smoke detector in the return air duct in order to minimize the circulation of smoke between dwelling units.
- 19 Ventilation requirements as per current edition of BCBC are required as primary ventilation.

**New Construction Suite recommended requirements (as of Dec 12,2019)**

Fire Resistance Rating	Type of smoke alarm & interconnections	Demising wall & ceiling assemblies (STC 43)
30 min	An additional photoelectric smoke alarm required in each unit & be interconnected	<u>Floors/Ceilings &amp; Walls:</u> <ul style="list-style-type: none"> <li>· Filled with sound absorbing material</li> <li>· Resilient metal channel spaced at 400 or 600mm o.c on one side of the separation.</li> <li>· 12.7mm (1/2") gypsum board on ceiling and both sides of walls</li> </ul>
45 min	NO additional smoke alarm required NOT required to be interconnected to the main dwelling unit; but must be interconnected within the suites	<u>Floors/Ceilings &amp; Walls:</u> <ul style="list-style-type: none"> <li>· Filled with sound absorbing material (min 150mm in floors)</li> <li>· Resilient metal channel spaced at 400 or 600mm o.c on one side of the separation</li> <li>· 15.9mm (5/8") Type X gypsum board on ceiling and both sides of walls</li> </ul>
0 min	NO additional smoke detectors required <i>(with fire suppression system)</i>	<u>Floors/Ceilings &amp; Walls:</u> <ul style="list-style-type: none"> <li>· Filled with sound absorbing material (min 150mm in floors)</li> <li>· Resilient metal channel spaced at 400 or 600mm o.c on one side of separation</li> <li>· 12.7mm (1/2") gypsum board on ceiling and both sides of walls</li> </ul>

*\*This bulletin is a summary of requirements for convenience only, please refer to current edition of BC Building Code for complete information.*