Building Guide – Addition to a House

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New requirements for 2024 Building Code

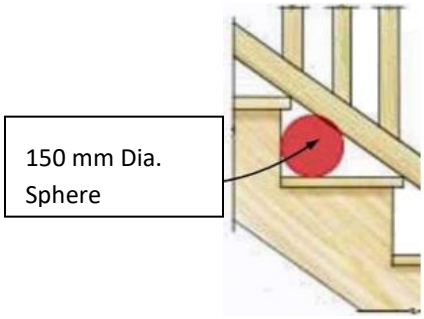
Openable Windows (Div. B Sentence 9.8.8.1.(4) & (5))

All windows located 1.8 m or more above grade require the openable portion

a) to be 900 mm (36”) above the floor
b) opening limited to 100 mm (4”), **OR**
c) a guard installed.

Openings in Guards (Div. B Sentence 9.8.8.5.(2)

The triangular openings formed by stair risers, stair treads and the bottom element of a required *guard* shall be of a size that prevents the passage of a 150 mm diam sphere.

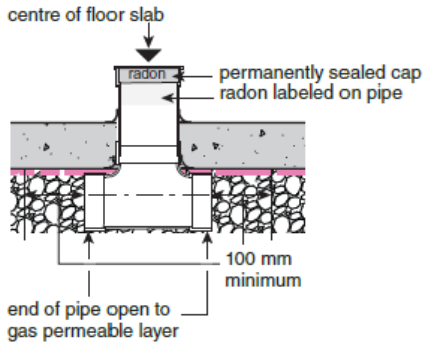


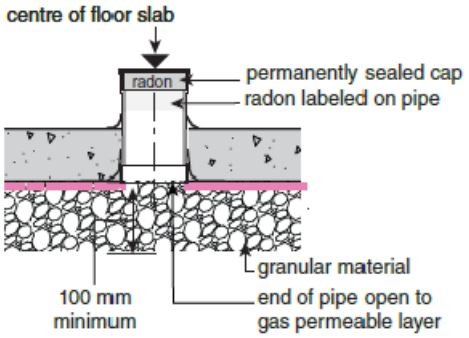
Providing for the Rough-in for a Subfloor Depressurization System (Div. B Article 9.13.4.3.)

a) 4” diameter pipe through the floor
b) Air barrier below slab (6 mil poly vapour barrier or alternative)
c) All penetrations and joints sealed

Additional Required Inspection

Radon Rough - Inspect the air barrier prior to concrete pour to ensure continuity and that all penetrations are sealed.





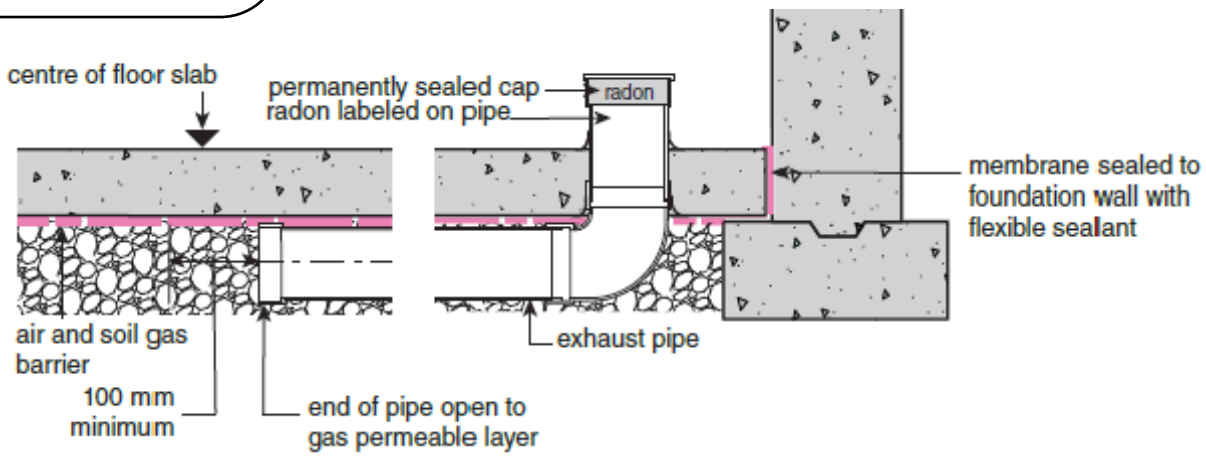
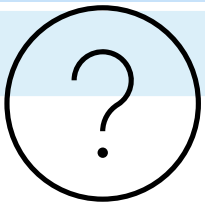


Figure A-9.13.4.3.(2)(b) and (3)(b)(i)
Acceptable Configurations for the Extraction Opening in a Depressurization System

Common Questions:



Planning/Zoning:

During the preliminary planning stage of your project, it is imperative that you determine what Zone applies to your property. If you are unsure, you can reach out to our Planning or Building department to find out.

All building and development proposals must comply with the Town's **Zoning Regulations.**

Zoning requirements regulate the use, size, location, and types of building permitted on a parcel of land.

Some information you will require from the Zoning By-law will include but is not limited to:

- Minimum Building Setbacks
- Building Height restrictions
- Total building area and lot coverage permitted.

Do I need Engineered approvals?

Engineer approval is required for all engineered components e.g., roof trusses, or other items not covered under Part 9 of the Ontario Building Code and must be submitted with your permit application. The information provided in these drawings will be used during plans review to verify such things as footing size, bearing wall locations, lintel sizes, beam spans, point loads and rain/snow/wind loads, etc.

Can I get electrical permits through the Township?

No, please contact the Electrical Safety Authority (ESA) to obtain electrical permits and to arrange for inspections of your electrical system.

Common Questions Continued:

Does my septic system need to be reviewed if I am building an addition?

Yes, if your existing dwelling is serviced by a private septic system, the Ontario Building Code requires that the “performance level” (the ability of the septic system to function properly) of the existing septic system cannot be reduced. It further states the performance level may be reduced where proposed construction will result in exceeding the capacity of any component of the septic system by any of the following:

1. Increase the number of bedrooms in the existing house.
2. Exceed 15% of the existing finished area of the house.
3. Add new plumbing fixtures to the house.

In order to determine possible performance level changes resulting from your plans, we require you to complete a **Septic Change of Use** application with your Building Permit application. During the review process, we will look at the existing septic system design and the proposed changes to confirm that the performance level of the septic system will not be adversely affected because of the changes.

What is a septic use permit?

Following issuance of a septic permit and all related inspections, a Septic Use Permit is provided by the authority (local municipality or health unit) confirming the location, size and capacity of the septic system that is installed on the property.

Do I need to provide a copy of my Septic Use Permit?

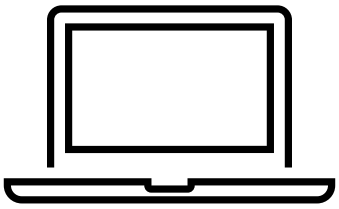
Yes, a Septic Use Permit will confirm the location, size, and capacity of the septic system currently installed on the property. Septic Use Permits are provided at the time of closure of the permit. If you do not have one and would like a copy of your Septic Use Permit, please complete our **Online Form**. Please note this is a paid service, records were previously kept by a different governing body, this means we may or may not have the document. There is a service charge for this request, regardless of if we have the document or not.

Common Questions Continued:

Is a Radon (subfloor depressurization) rough-in required?

New for April 2025, a radon rough-in is required for any newly created floor in contact with the ground. This includes basements, crawlspaces and slab-on-grade. The rough-in is not required for the existing floor area, only the new addition. Additional information is available in the 2024 OBC RADON NOTICE posted our website.

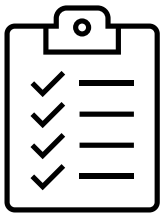
Online Submissions:



All permit applications are to be submitted online via our **Web Portal**. Before you begin, please ensure that all required documents are complete and signed (as applicable). Scan each document separately and give it a recognizable file name and save it to your computer.

For further assistance please see our **Digital Permit Submission Guide.**

Permit Issuance:

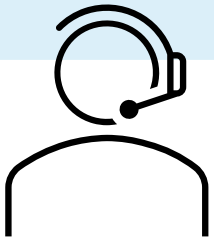


Once the permit has been completely reviewed by all internal and external agencies the applicant will be contacted via email and informed of any action required for the permit to be issued. **Permit fees are payable upon issuance.**

Building permit fees are determined by an established cost per square foot, and/or by established flat fees as detailed in the Township of Springwater

Fees and Charges By-law.

Scheduling Inspections:



After the permit has been issued it is the responsibility of the applicant to schedule inspections throughout the completion of the work. The required inspection(s) will be outlined on the Permit Card provided at the time of issuance.

Please note although every attempt has been made to provide accurate information throughout this guide, it is subject to change without notice and is provided **as a guide only**. It is not intended to be used instead of the current Municipal By-laws or the current Building Code

Permit Submission Checklist:

1. Completed Building Permit Application:

☐ Application for a Permit to Construct or Demolish & Schedule 1: Designer information

☐ Septic Change of Use Application (if applicable)

☐ Septic Permit Application (if applicable)

2. Required Supporting Documents:

☐ Site Plan; showing the location and dimensions of the proposed addition on the site and the setbacks to the lot lines and tree preservation area if present. The site plan must also show all existing buildings with dimensions. If the lot is serviced by an on-site sewage system, the location of the sewage system components must be identified on the plan. A Septic Use Permit may be requested online.

☐ Lot Grading Plan; may be required if:

- Addition is constructed within 3 m (10 ft) of property line,
- Retaining wall placed within 1.2 m (4 ft) of property line,
- Change in grade more than 300 mm (12 in) within 3 m (10 ft) of property line, or
- Addition alters drainage swale or ditch on the property.

Permit Submission Checklist Continued:

☐ Permit Drawings showing all materials & dimensions including:

- Foundation Plan
- Floor Plan(s)
- Cross Section(s)
- All elevations
- Wall Sections
- Structural Drawings: to scale including footing/foundation or slab details, wall stud sizes, roof rafter/roof joist sizes, lintel sizes, ridge beam if applicable, ceiling joist and beam sizes if applicable.
- Roof Plan: showing conventional framed roof details, ridge beam if applicable, or roof truss layout and stamped engineered truss profiles.
- Engineering Required: Engineered Trusses, Timber Framing, Slabs more than 55 m^2 (592 sq.ft.), point loads on lintels/beams. Lintels bearing trusses more than 9.8 m (32'2") wide. Any construction outside of Part 9.
- Heat loss and duct design layout with ventilation design summary sheet
- A separate permit is required for the sewage system if the proposed construction results in a sewage system upgrade being required or any component of the sewage system needs to be relocated.

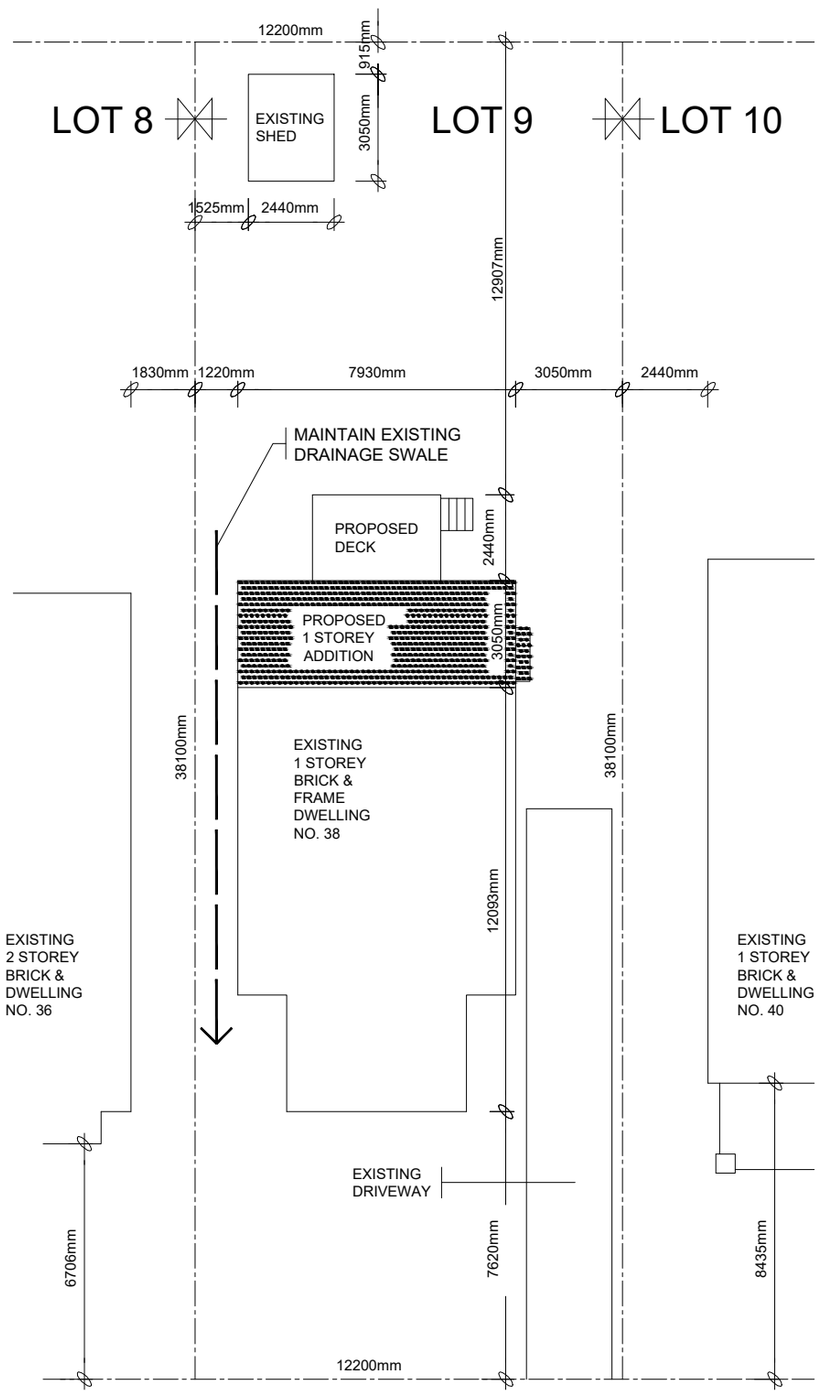
3. Applicable Law:

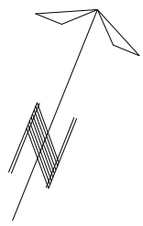
☐ Applicable law approval. Please check using the following links to determine if they apply to your property:

Conservation Authority Approval

Ministry of Transportation Approval

County Of Simcoe Approval





SITE PLAN

SCALE 1:200

SKETCH OF SURVEY OF
LOT 9
REG.'D PLAN 4220
CITY OF TORONTO
B.C. TRANSIT. O.L.S.
DECEMBER 31ST, 2024

KHALMUR CRESCENT

ZONING	*LOT NO:*	*PLAN NO:*	*LOT AREA:*	*LOT FRONTAGE*	*LOT DEPTH*
R2 Z0.6	LOT 9	4220	580.64m²	12200mm	38110mm

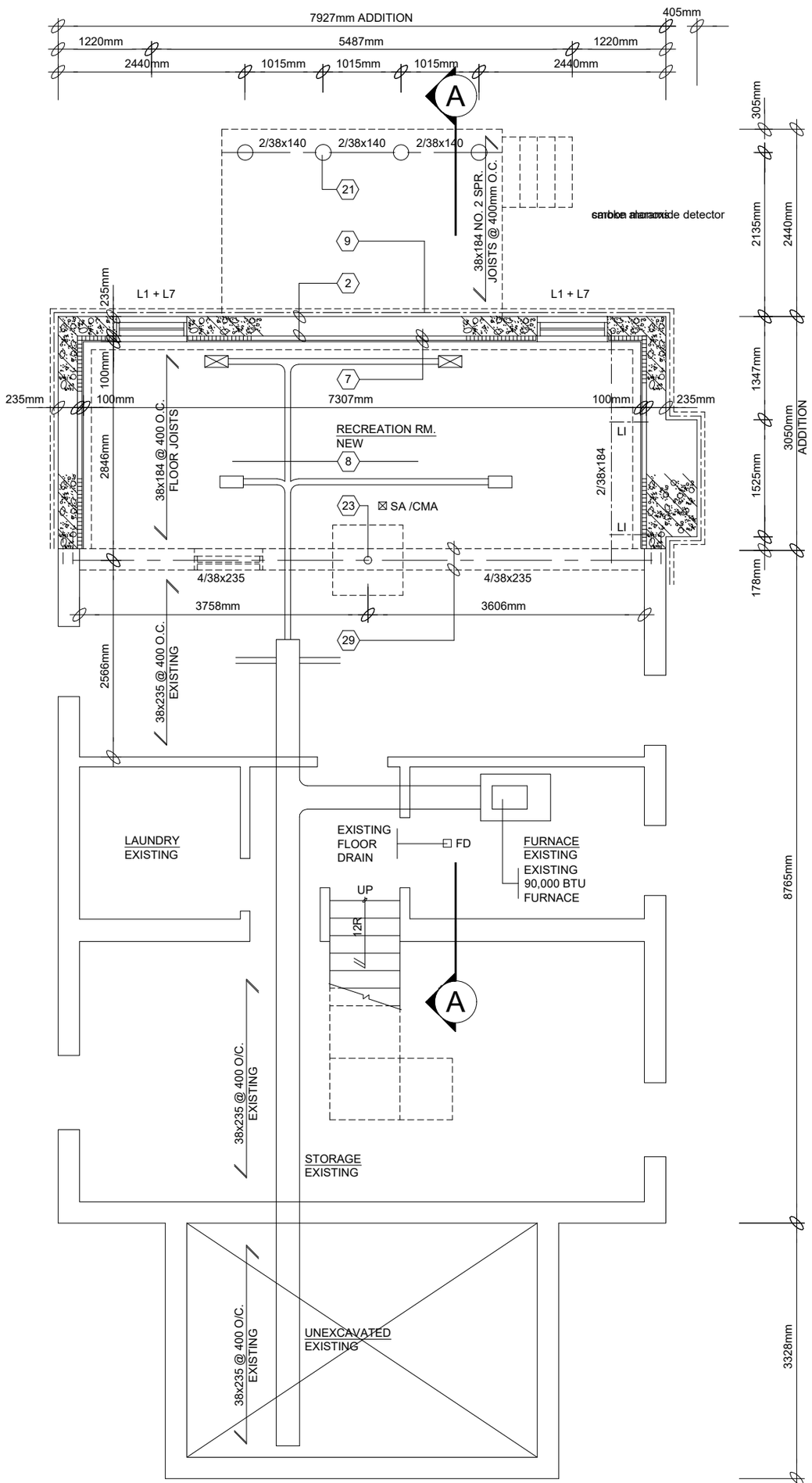
DESCRIPTION	*EXISTING*	*ADDITION*	*TOTAL*	*%*	*ALLOWED*	*%*
LOT COVERAGE	86.52m²	24.15m²	110.65m²	19.0	----------	
GROSS FLOOR AREA	86.52m²	24.15m²	110.65m²	19.0	348.39m²	60.0
LANDSCAPED AREA	----------	----------	----------		----------	
NO. OF STORIES HEIGHT	1 STOREY 4550mm	1 STOREY 4550mm	1 STOREY 4550mm		10000mm	
WIDTH	7930mm	7930mm	7930mm		----------	
DEPTH	12093mm	3050mm	15143mm		17000mm	
PARKING	----------	----------	----------		----------	

SETBACKS	*EXISTING*	*PROPOSED*
FRONT YARD	7620mm	7620mm
REAR YARD	18390mm	12907mm
INTERIOR SIDE (east)	3050mm	3050mm
INTERIOR SIDE (west)	1220mm	1220mm
EXTERIOR	----------	----------

NOTE: ZONING RESTRICTIONS VARY IN EVERY MUNICIPALITY. CONTACT YOUR LOCAL MUNICIPAL OFFICE FOR SPECIFIC SETBACKS AND OTHER LIMITATIONS IN YOUR AREA.

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

Note: Under the Building Code Act, the local municipality is the authority having jurisdiction for enforcing the act and its regulations. It is the responsibility of the owner/designer to ensure that all designs submitted for a permit are in accordance with the Building Code Act, Building Code and any other Applicable Law.



BASEMENT PLAN

SCALE 1:50

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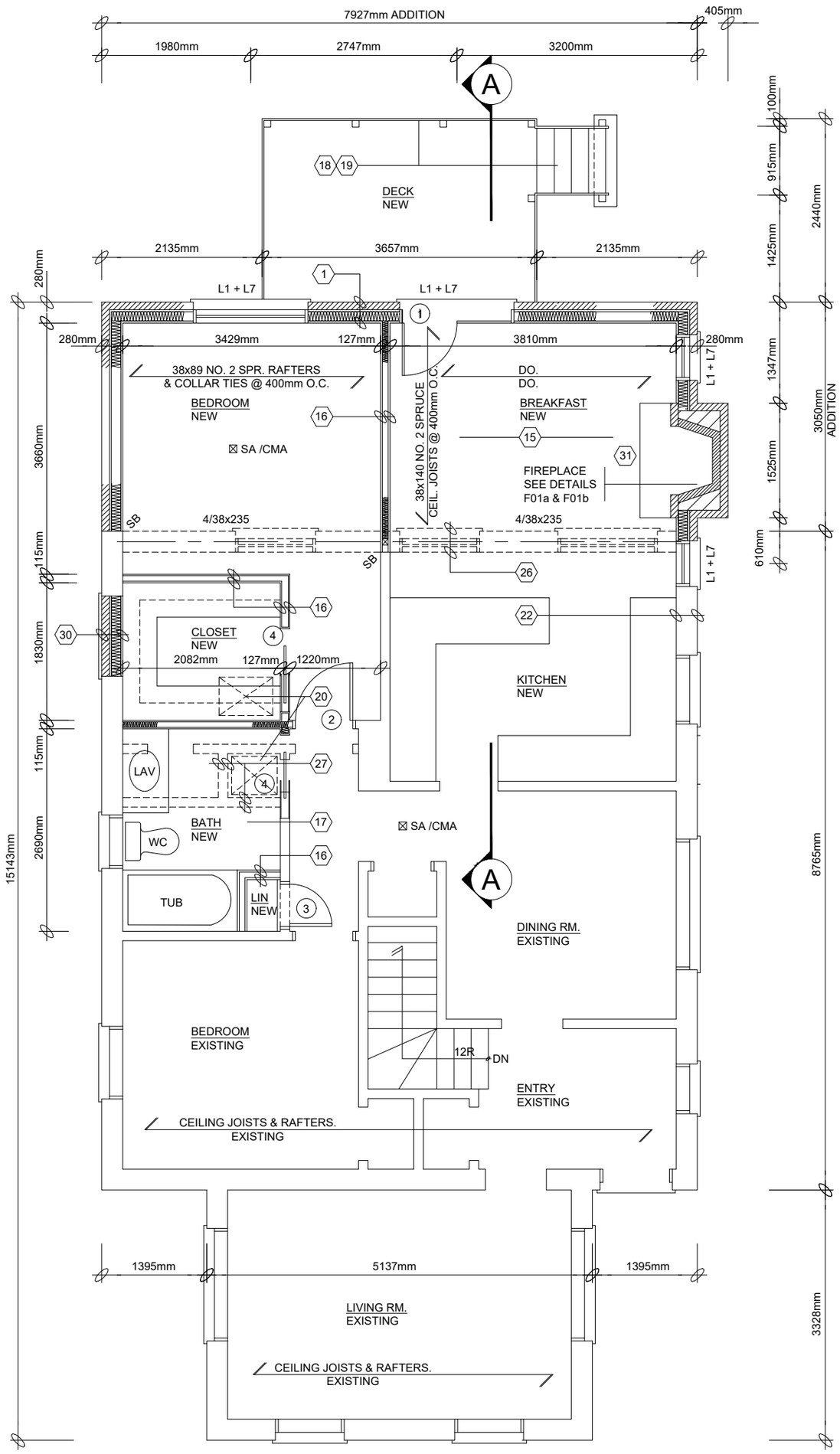

GROUND FLOOR PLAN

SCALE 1:50

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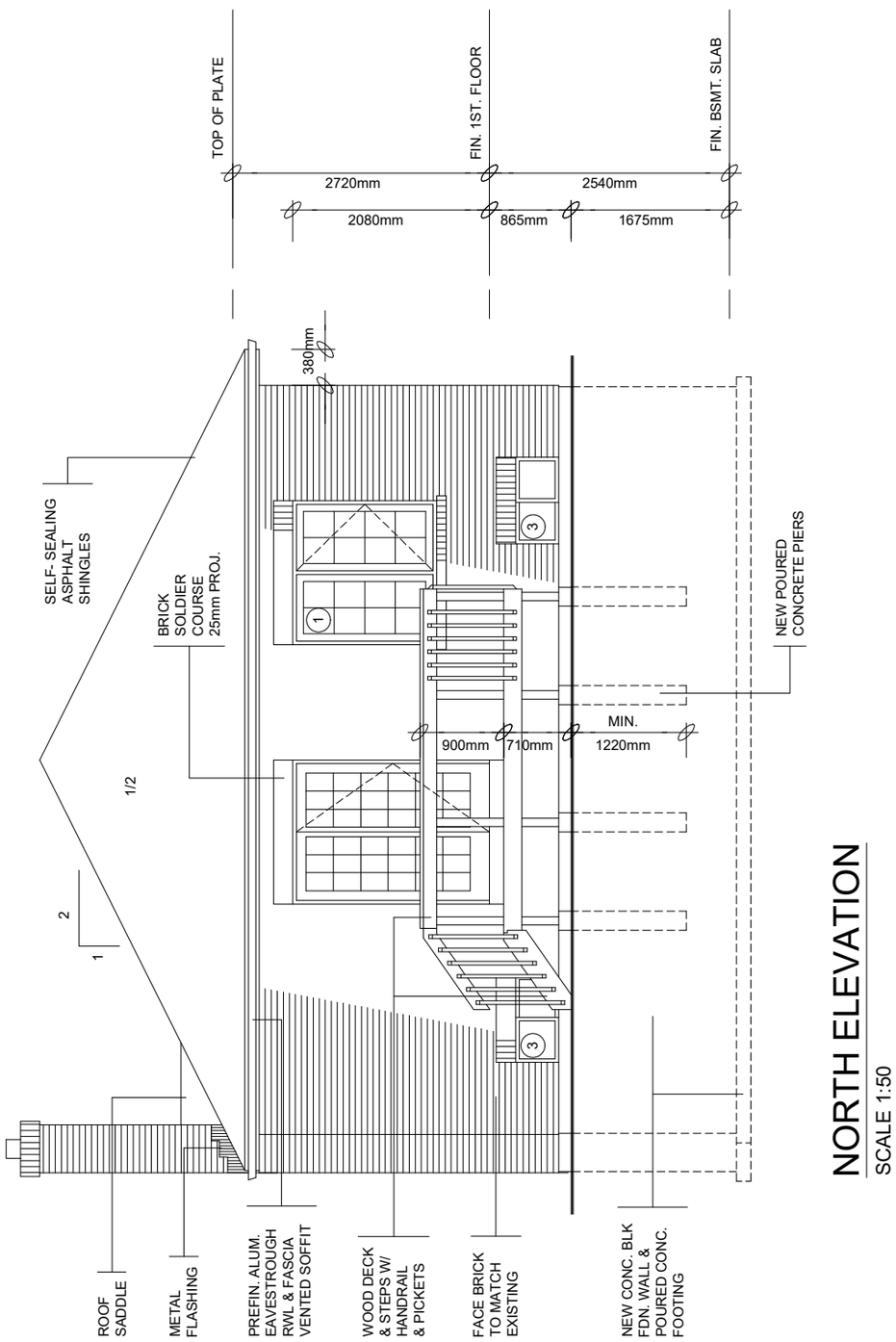

NORTH ELEVATION
SCALE 1:50

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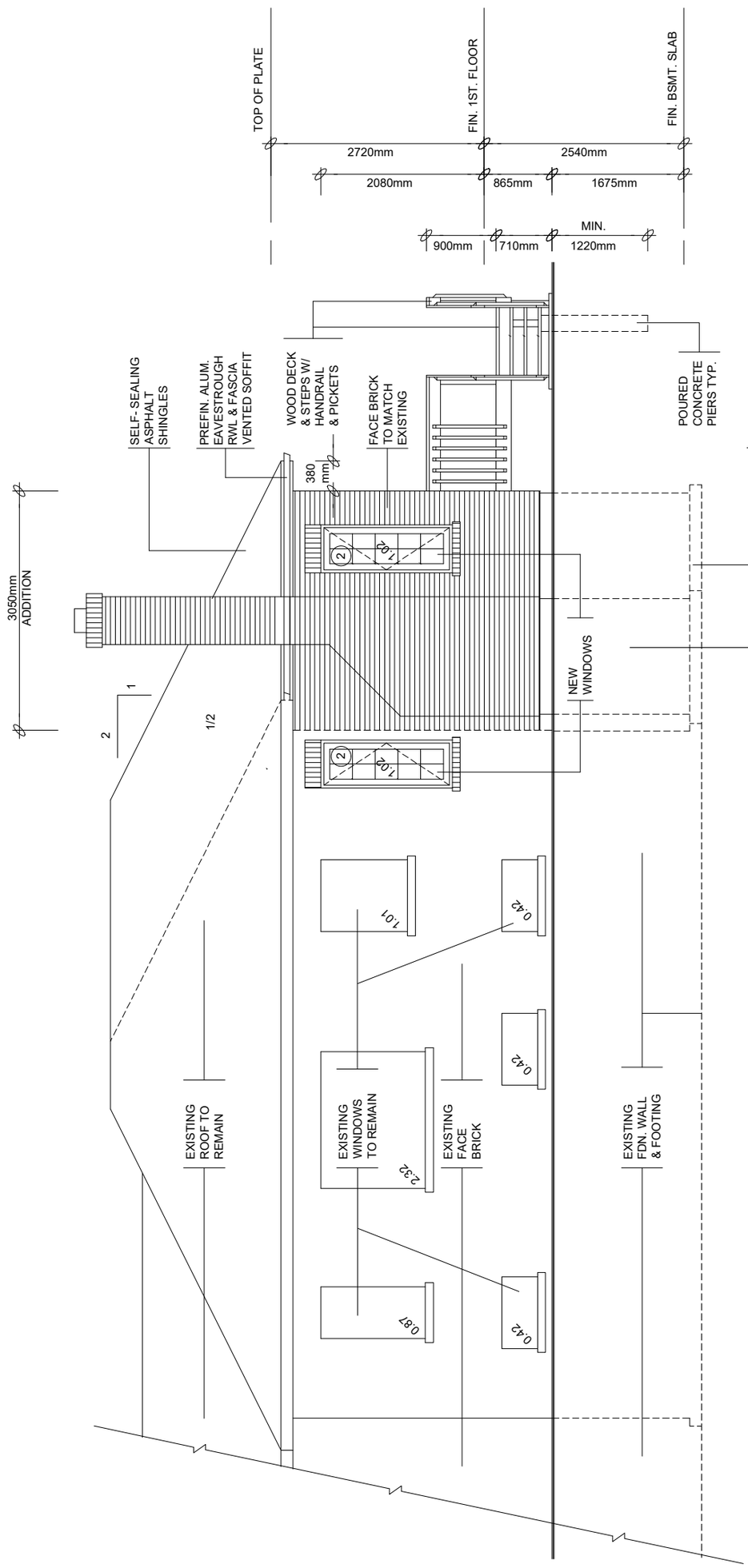

EAST ELEVATION

SCALE 1:50

UNPROTECTED OPENINGS

WALL AREA	42.36m²
LIMITING DISTANCE	3050mm @ 18.00%
MAX. ALLOWABLE OPENINGS	7.62m²
TOTAL OPENINGS PROVIDED	7.50m²

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

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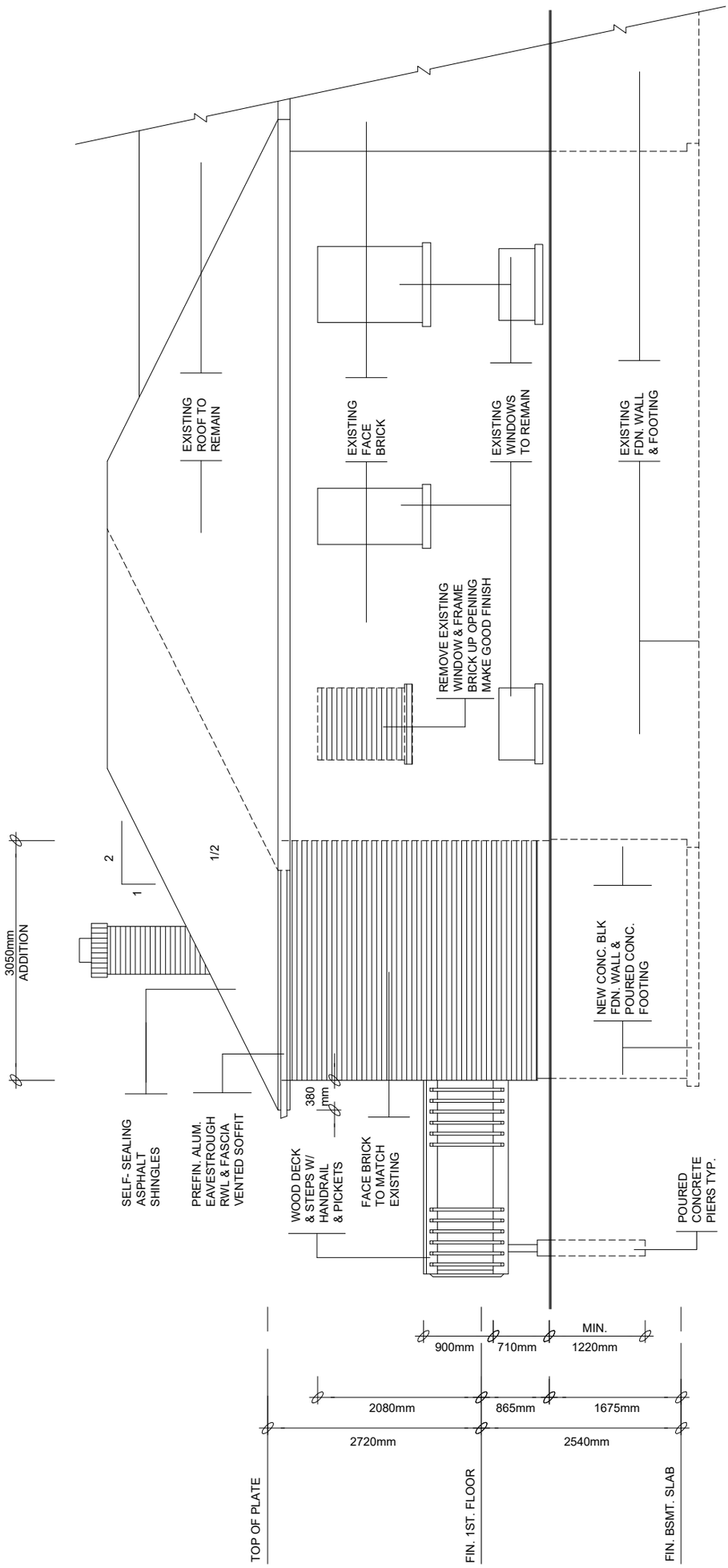

WEST ELEVATION

SCALE 1:50

UNPROTECTED OPENINGS

NO NEW OPENINGS
EXISTING TO REMAIN

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

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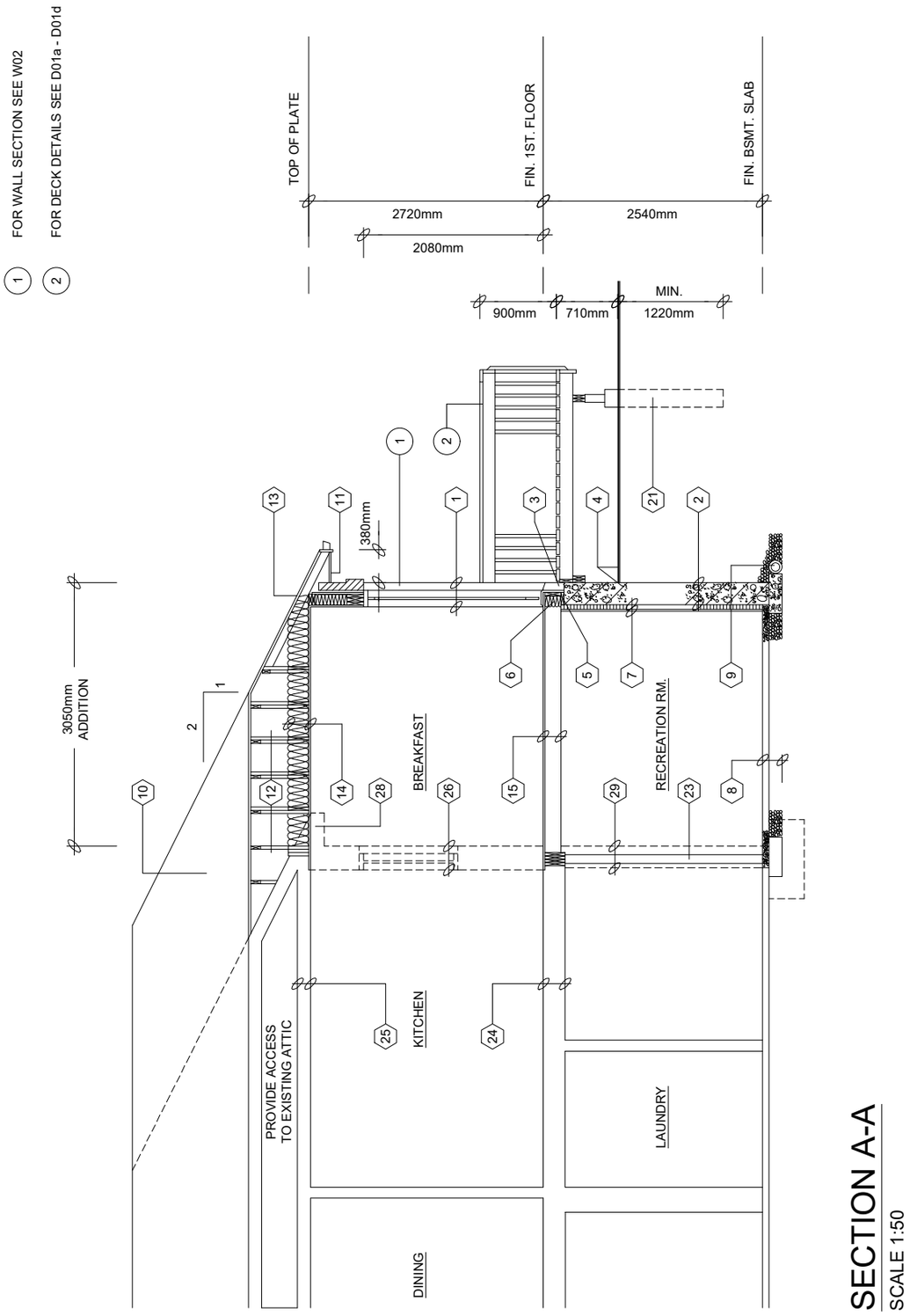

SECTION A-A
SCALE 1:50

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

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CONSTRUCTION SPECIFICATIONS

1 BRICK VENEER WALL

90mm FACE BRICK, 25mm AIR SPACE
0.76mm THICK x 22mm WIDE GALVANIZED
METAL TIES INSTALLED W/ GALVANIZED
SPIRAL NAILS OR SCREWS
400mm O.C. HORIZ., 600mm O.C. VERT.
AIR BARRIERS, LAYERS
TO OVERLAP EACH OTHER
RSI 0.88 RIDGE INSULATION
EXTERIOR TYPE SHEATHING
38x140 WOOD STUDS @ 400 O.C.
RSI 3.34 BATT INSUL. IN CONTINUOUS
CONTACT W/ EXTERIOR SHEATHING
CONTINUOUS AIR / VAPOUR BARRIER
12.7mm INTERIOR DRYWALL FINISH
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM

2 FOUNDATION WALL

BITUMINOUS DAMPPROOFING ON
MINIMUM 6mm PARGING ON
CONCRETE BLOCK FDN. WALL
TOP BLOCK COURSE FILLED
W/ MORTAR OR CONCRETE
PROVIDE PARGING COVED OVER
450mmx150mm POURED CONC. FOOTING
TO BEAR ON UNDISTURBED SOIL
PROVIDE DRAINAGE LAYER

- MIN. 19mm MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 57kg/m3. OR
- MIN. 100mm OF FREE DRAINING GRANULAR MATERIAL OR
- A B.M.E.C.APPROVED DRAINAGE LAYER MATERIAL

3 BRICK VENEER @ FDN. WALL

0.5mm POLY FLASHING MINIMUM
150mm UP BEHIND SHEATHING PAPER
WEEP HOLES @ MIN. 800mm APART

4 GRADE

SLOPE GRADE AWAY FROM
BUILDING FACE & PROVIDE
SEMI-SOLID BLOCK COURSE
AT OR BELOW GRADE LEVEL

5 SILL PLATE

38x140 SILL PLATE FASTENED
TO FOUNDATION WALL WITH
MIN. 12.7mm DIA. ANCHOR BOLTS
EMBEDDED MIN, 100mm IN CONCRETE
@ 2400mm O.C. MAX. & PROVIDE A
CONTINUOUS AIR BARRIER BETWEEN
THE FOUNDATION WALL & WOOD
FRAME CONSTRUCTION

6 FLOOR INSULATION

CONTINUOUS HEADER JOIST WITH
RSI 5.46 BATT INSULATION, EXTEND
VAPOUR / AIR BARRIER & SEAL
TO JOIST AND SUBFLOOR

7 FOUNDATION INSULATION

12.7mm INTERIOR FRYWALL FINISH
38x89 WOOD STRAPPING @ 400mm O.C.
MIN. RSI 3.52 INSULATION W/ 0.15mm POLY
VAPOUR BARRIER FULL HEIGHT.
MOISTURE BARRIER TO HEIGHT OF
EXTERIOR GRADE BETWEEN
FOUNDATION WALL & WOOD FRAMING

8 BASEMENT SLAB

75mm POURED CONCRETE SLAB
(25MPa CONC. STRENGTH)
100mm CRUSHED STONE BELOW

9 DRAINAGE

100mm DIA. WEEPING TILE W/
150mm CRUSHED STONE COVER

10 ROOF CONSTRUCTION

20 YEAR ASPHALT SHINGLES W/
EAVES PROTECTION ON MIN. 9.5mm
EXTERIOR PLYWOOD SHEATHING
ON APPROVED ROOF TRUSSES OR
CONVENTIONAL FRAMING (SEE PLANS)
USE 'H' CLIPS IF 600mm O.C. SPACING

11 OVERHANG CONSTRUCTION

PREFINISHED ALUMINUM FASCIA,
EAVESTROUGH & RAIN WATER LEADERS
TO MATCH EXISTING FINISHES. PROVIDE
DRIP EDGE AT FASCIA & VENTED SOFFIT
EXTEND DOWNSPOUTS TO GRADE LEVEL

12 ROOF VENTILATION

1:300 OF THE INSULATED CEILING
AREA UNIFORMLY DISTRIBUTED.

13 EAVES PROTECTION

EAVES PROTECTION MEMBRANE TO
EXTEND FROM THE EDGE OF THE
ROOF, 900mm UP THE SLOPE BUT NOT
LESS THAN 300mm BEYOND THE
INTERIOR FACE OF THE EXTERIOR WALL

14 CEILING CONSTRUCTION

15.9mm INTERIOR DRYWALL FINISH
CONTINUOUS AIR/ VAPOUR BARRIER
W/ MIN. RSI 10.56 BATT INSULATION

15 FLOOR CONSTRUCTION

15.5mm T&G PLYWOOD SUBFLOOR
38x184 FLOOR JOISTS @ 400mm O.C.
FLOOR JOISTS BRIDGED W/
CONTINUOUS 19mmx64mm STRIPPING
OR 2 ROWS OF 38mmx38mm CROSS
BRIDGING OR SOLID BLOCKING

16 INTERIOR STUD PARTITION

12.7mm DRYWALL FINISH BOTH SIDES OF
38x89 WOOD STUDS @ 400mm O.C.
2 TOP PLATES & 1 BOTTOM PLATE
PROVIDE REINFORCEMENT FOR FUTURE
GRAB BAR INSTALLATION IN BATHROOM

17 MECHANICAL VENTILATION

PROVIDE MIN. 5.0 L/S IN KITCHENS
AND BATHROOMS, 37.5 L/S FOR
PRINCIPAL EXHAUST FAN

18 STAIRS INTERIOR / EXTERIOR

MAXIMUM RISE	=	200mm
MINIMUM RISE	=	125mm
MINIMUM RUN	=	255mm
MAXIMUM RUN	=	355mm
MINIMUM TREAD	=	255mm
MAXIMUM TREAD	=	380mm
MAXIMUM NOSING	=	25mm
MINIMUM WIDTH	=	860mm
MINIMUM HEADROOM	=	1950mm

19 GUARDS

INTERIOR LANDINGS	=	900mm
EXTERIOR BALCONY	=	1070mm
INTERIOR STAIRS	=	900mm
EXTERIOR STAIRS	=	900mm
MAX. BETWEEN PICKETS	=	<100mm

GUARD HEIGHT IF
DECK TO GRADE IS:

GREATER THAN 1800mm	=	1070mm
1800mm OR LESS	=	900mm

NO MEMBER OR ATTACHMENT
BETWEEN 140mm & 900mm HIGH
SHALL FACILITATE CLIMBING

20 ATTIC ACCESS

PROVIDE ATTIC ACCESS
MIN. 545mmx588mm W/ INSULATION
& WEATHER STRIPPING

21 PIERS

PROVIDE 200mm SIA. SONO TUBE
FOR POURED CONCRETE PIERS
MINIMUM 1200mm BELOW GRADE

22 EXISTING SOLID MASONRY
EXTERIOR WALL TO REMAIN

23 73mm DIA. PIPE COLUMN W/
100mmx100mmx6.35mm
TOP & BOTTOM PLATE
1mx1mx450mm CONCRETE FOOTING

24 EXISTING FLOOR STRUCTURE
TO REMAIN

25 EXISTING CEILING STRUCTURE
TO REMAIN

26 REMOVE EXISTING EXTERIOR WALL
AS SHOWN DOTTED

27 REMOVE EXISTING INTERIOR STUD
PARTITIONS AS SHOWN DOTTED

28 REMOVE EXISTING ROOF OVERHANG
AS SHOWN DOTTED

29 REMOVE EXISTING FOUNDATION WALL
AS SHOWN DOTTED

30 REMOVE EXISTING WINDOW & FRAME
MAKE GOOD OPENING W/ BRICK TO
MATCH EXISTING ON THE EXTERIOR

31 INSTALL A CARBON MONOXIDE
DETECTOR CONFORMING TO
CAN/CGA-6.19 OR UL 2034

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

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ROOM FINISH SCHEDULE

RM NO.	ROOM NAME	FLOOR		BASE		WALLS		CEILING			REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
	FIRST FLOOR										
1.	KITCHEN	CERAMIC TILE	----------	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	
2.	BREAKFAST	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	MAPLE TO MATCH EXISTING
3.	BEDROOM	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	MAPLE TO MATCH EXISTING
4.	CLOSET	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	MAPLE TO MATCH EXISTING
5.	BATH	CERAMIC TILE	----------	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	
	BASEMENT										
6.	REC. ROOM	CONC.	CERAMIC TILE	WOOD	PAINT	DRYWALL	PAINT			2340mm	

DOOR SCHEDULE

NO.	TYPE	SIZE	QTY.	REMARKS
1.	EXTERIOR	1525mm x 2030mm	1.	FRENCH DOOR
2.	SLAB	760mm x 2030mm	1.	800 SERIES
3.	SLAB	610mm x 2030mm	1.	800 SERIES
4.	POCKET DOOR	610mm x 2030mm	2.	

LINTEL SCHEDULE

NO.	DESCRIPTION
L1	2-38x184 SPRUCE
L2	3-38x184 SPRUCE
L3	2-38x235 SPRUCE
L4	3-38x235 SPRUCE
L5	2-38x286 SPRUCE
L6	3-38x286 SPRUCE
L7	90mm x 90mm x 6mm L
L8	90mm x 90mm x 8mm L
L9	100mm x 90mm x 6mm L

LEGEND

- WP — DUPLEX OUTLET (WEATHERPROOF)
- 1050 — DUPLEX OUTLET (HGT. ABOVE FLR.)
- DUPLEX OUTLET (300mm ABOVE FLR.)
- EXHAUST FAN
- SWITCH
- HB — HOSE BIB
- SA — SMOKE ALARM
- CMA — CARBON MONOXIDE ALARM
- HEAVY DUTY OUTLET
- LIGHT FIXTURE (WALL MOUNTED)
- LIGHT FIXTURE (CEILING MOUNTED)
- P — POT LIGHT FIXTURE
- R — LIGHT FIXTURE (WATER RESISTANT)
- LIGHT FIXTURE (CAPPED)
- FL — FLUORESCENT LIGHT FIXTURE
- SOLID WOOD BEARING
- FD — FLOOR DRAIN
- TV CABLE OUTLET
- TELEPHONE OUTLET
- C — COMPUTER OUTLET
- DE — DRYER EXHAUST

WINDOW SCHEDULE

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/ A MIN. AREA OF 0.35m2 W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1M ABOVE FLOOR

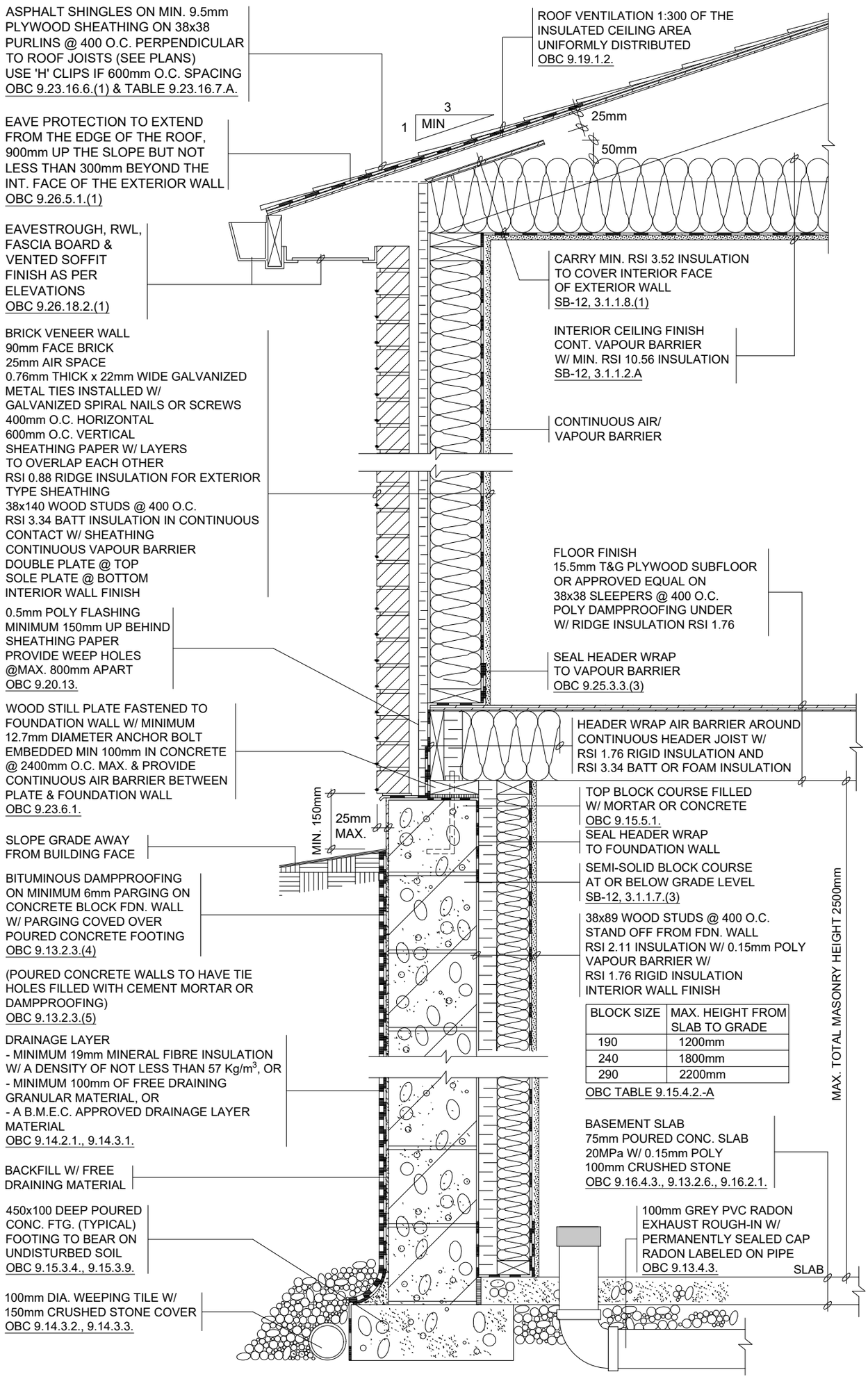
NO.	TYPE	SIZE	QTY.	REMARKS
1.	CASEMENT	1525mm x 1525mm	1.	MAXIMUM U-VALUE 1.8
2.	CASEMENT	610mmx 1525mm	2.	MAXIMUM U-VALUE 1.8
3.	SLIDER	915mmx 450mm	2.	MAXIMUM U-VALUE 1.8

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

Note: Under the Building Code Act, the local municipality is the authority having jurisdiction for enforcing the act and its regulations. It is the responsibility of the owner/designer to ensure that all designs submitted for a permit are in accordance with the Building Code Act, Building Code and any other Applicable Law.

BRICK VENEER WALL SECTION | W02a

FULL BASEMENT | OBC 2024



BLOCK SIZE	MAX. HEIGHT FROM SLAB TO GRADE
190	1200mm
240	1800mm
290	2200mm

OBC TABLE 9.15.4.2.-A

Energy Efficiency Compliance: SB-12: Zone 1 - Package A2

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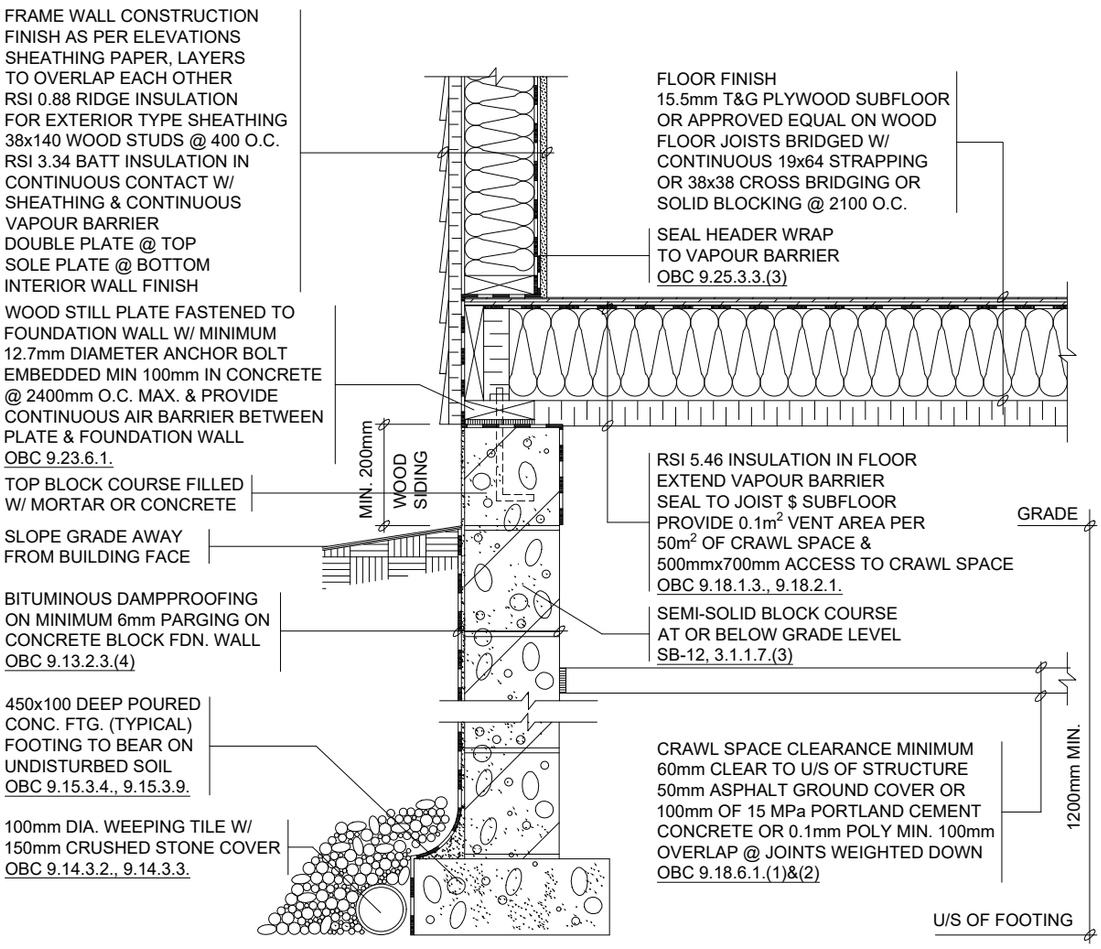
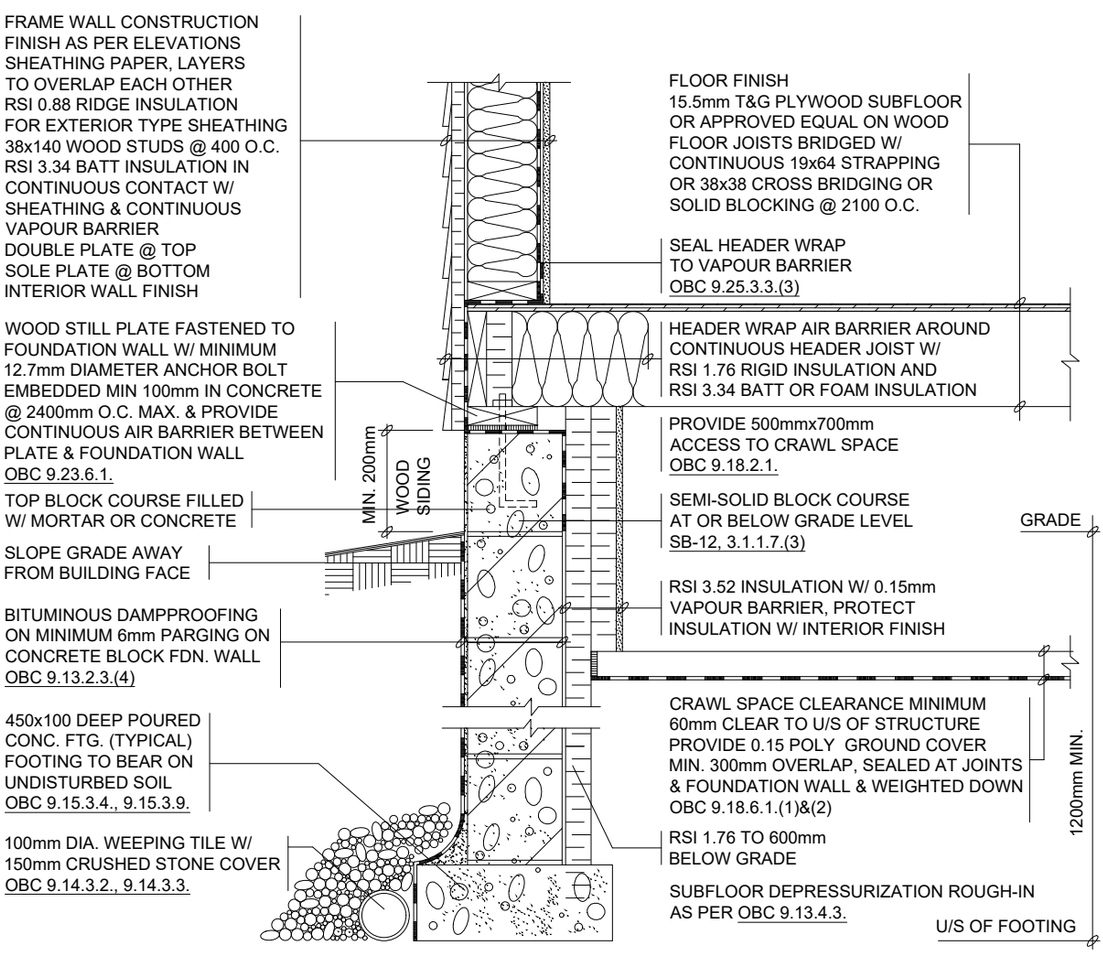


UNHEATED CRAWL SPACE



HEATED CRAWL SPACE

Energy Efficiency Compliance: SB-12: Zone 1 - Package A2

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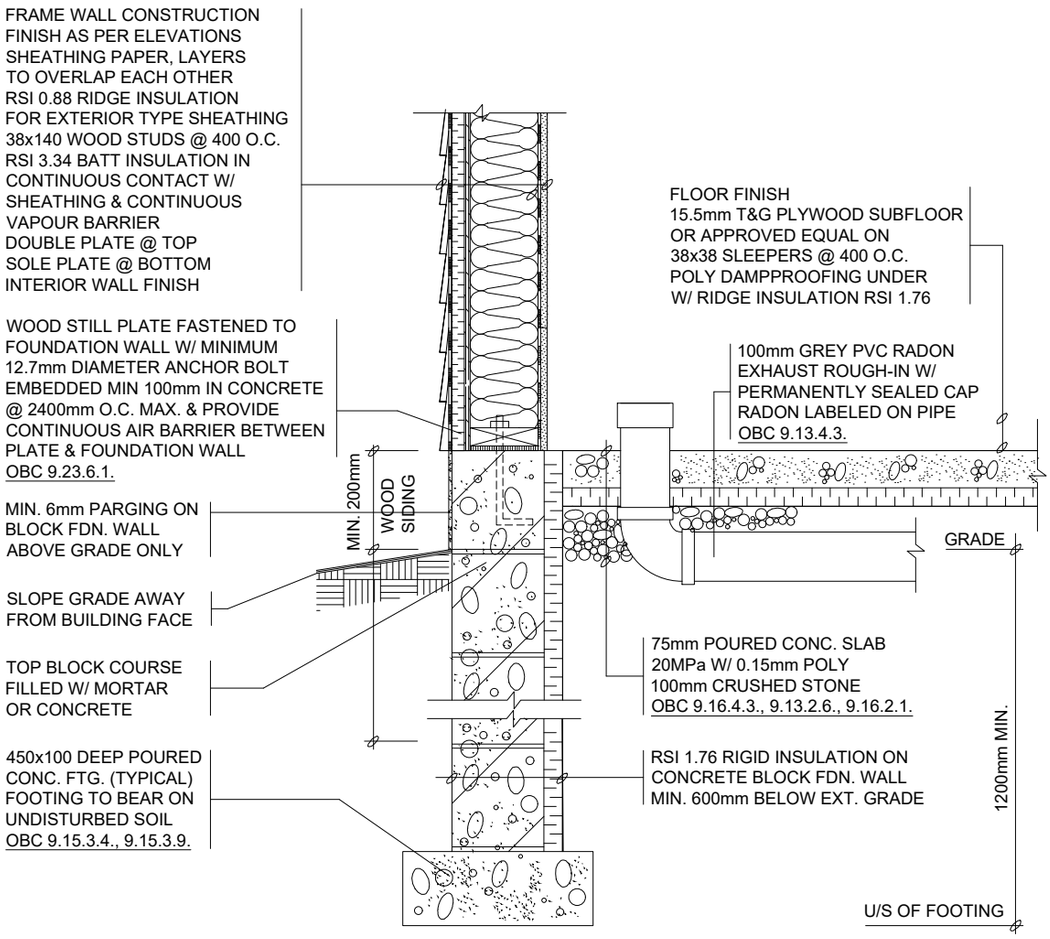

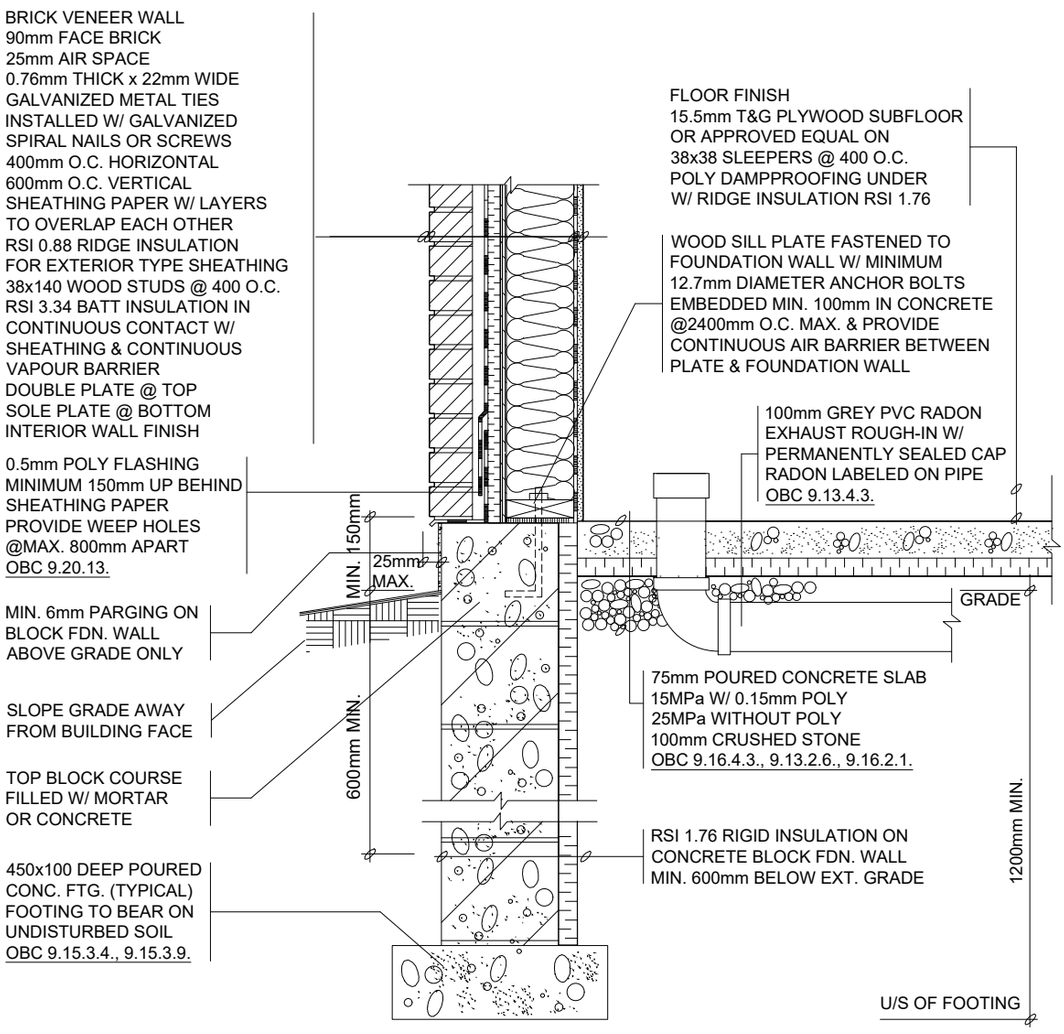

Energy Efficiency Compliance: SB-12: Zone 1 - Package A2

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