

# Building Code Assessment

## Garden Suite Conversion from Accessory Building



**Civic Address:** \_\_\_\_\_

**Owner:** \_\_\_\_\_

**Note: Where existing construction assemblies are covered and cannot be confirmed visually, sufficient investigation is required to confirm that the Building Code requirements have been met.**

**Egress Requirements** (Subsection 9.9.10.)

Confirm that the egress requirements of 9.9.10.1. will be met in each room that is intended to be a bedroom.

	Is there an existing Code-compliant egress window or door?	Unobstructed opening dimensions and area (existing or proposed)
Bedroom 1	<input type="checkbox"/> Yes <input type="checkbox"/> No, it will be added	
Bedroom 2	<input type="checkbox"/> Yes <input type="checkbox"/> No, it will be added	
Bedroom 3	<input type="checkbox"/> Yes <input type="checkbox"/> No, it will be added	

**Spatial Separation of Houses** (Subsection 9.10.15)

Please take note that spatial separation requirements must be met between the Garden Suite and the house on the same property. The limiting distance is measured to an imaginary line between the two buildings.

	Actual Limiting Distance	Area of Exposing Building Face	Area of Glazed Openings (including any new required egress windows)	% Allowed Glazed Openings	% Actual Glazed Openings
North					
South					
East					
West					

**Smoke Alarms** (Subsection 9.10.19)

Hardwired and interconnected smoke alarms are required in all of the following locations:

- At least one on each storey
- One in each sleeping room
- One in the hallway serving the sleeping rooms (or, if no hallway, in a location between the sleeping rooms and the remainder of the storey)

**Carbon Monoxide (CO) Alarms** (Article 9.32.4.2)

If the Garden Suite will have an attached garage or a fuel-burning appliance, carbon monoxide alarms are required in either one of the following locations:

- Inside each bedroom, or
- Outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways

If any of the required smoke and CO alarms are missing, they will need to be installed in the Garden Suite as part of the Building Permit application.

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### Existing Foundations and Drainage (Sections 9.12, 9.13., 9.14., 9.15.)

**Footing Depth Below Finished Grade (9.12.2.):**

- > 18" (Below frost line)    < 18" (Above frost line)

**Foundation Dampproofing (9.13):**

- Yes    No    N/A

**Code-Compliant Footings (9.15.2.):**

- Yes    No

**Foundation Drain Tile (9.14.):**

- Yes    No

**Additional Comments on Condition of Existing Foundation/Drainage System:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Existing Construction Assemblies (Sections 9.25, 9.27, 9.36.)

#### Floor Construction

- Slab on Grade   Slab Insulation / Vapour Barrier: \_\_\_\_\_
- Crawlspace
- Heated   Foundation Wall Insul. / V.B.: \_\_\_\_\_
- Unheated   Floor Over Crawlspace Insul. / V.B.: \_\_\_\_\_
- Other (describe): \_\_\_\_\_

#### Exterior Wall Assembly

- Cladding Type \_\_\_\_\_
- Rainscreen (9.27.2.) \_\_\_\_\_
- Head/Sill Flashing (9.27.3.) \_\_\_\_\_
- Moisture Barrier (9.27.3.) \_\_\_\_\_
- Insulation \_\_\_\_\_
- Air Barrier (9.25.3.) \_\_\_\_\_
- Vapour Barrier (9.25.4.) \_\_\_\_\_
- Assembly Effective RSI:** \_\_\_\_\_

#### Roof Assembly

- Roofing Type \_\_\_\_\_
- Insulation \_\_\_\_\_
- Air Barrier (9.25.3.) \_\_\_\_\_
- Vapour Barrier (9.25.4.) \_\_\_\_\_
- Assembly Effective RSI:** \_\_\_\_\_
- Ceiling Type:    Attic    Vaulted

**Additional Comments on Existing Construction Assemblies:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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### Crawl Space Venting (Subsection 9.18.3.) – if applicable

Unheated Crawl Space (9.18.3.1.)     Heated Crawl Space (9.32.3.7.)    Crawl Space Area \_\_\_\_\_

Describe method of venting (existing / proposed) \_\_\_\_\_

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### Roof Venting (Subsection 9.19.1.)

Required Vent Area (9.19.1.2.):

1/300     1/150

Venting Requirements Met

Yes     No, roof vents will be added

Vent Types:    Top of Roof Space \_\_\_\_\_    Bottom of Roof Space \_\_\_\_\_

Purlins Installed for Cross-Ventilation (9.19.1.2.):

Yes     No     Not Applicable

### Ventilation (Section 9.32.)

- Existing ventilation system complies with BCBC 2018 requirements for a dwelling unit (note: passive air inlets are not permitted – one of the system types below must be selected)
- New ventilation system will be installed

**Ventilation system type:**

- Ducted forced-air heating system (9.32.3.4.(2))
- Heat-recovery ventilator (HRV) system (9.32.3.4.(3) and (4))
- Ducted central-recirculation ventilation (CRV) system (9.32.3.4.(5))

### Energy Step Code (Subsection 9.36.6)

Garden Suites must comply with Step 2 of the Energy Step Code. A BC Energy Compliance Report, prepared by an Energy Advisor or Professional Engineer, will be required at the time of Building Permit Application.

**Energy Compliance Report Attached:**     Yes     No (not required at this stage, but strongly encouraged)

**Required/Proposed Upgrades to Building Based On Energy Compliance Report:** \_\_\_\_\_

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