

Interior Alterations: Project Guide

Applicable to: house alterations other than basement development

The following items must be included in your application package:

- Floor Plans
 - Existing rooms and spaces.
 - New rooms and spaces being created.
 - Location of permanently wired smoke alarm(s) and carbon monoxide alarm(s).
- Submission Details Form (Refer to page 2)
- Construction Drawings
 - Alterations to structural elements of the dwelling unit (e.g. beams, columns, floor joists etc).

Other requirements that may need to be included in your application package:

- Asbestos Removal Notification Form
 - Required if the house was constructed before 1983.

SUBMISSION DETAILS FORM

Complete the form below and submit with your application.

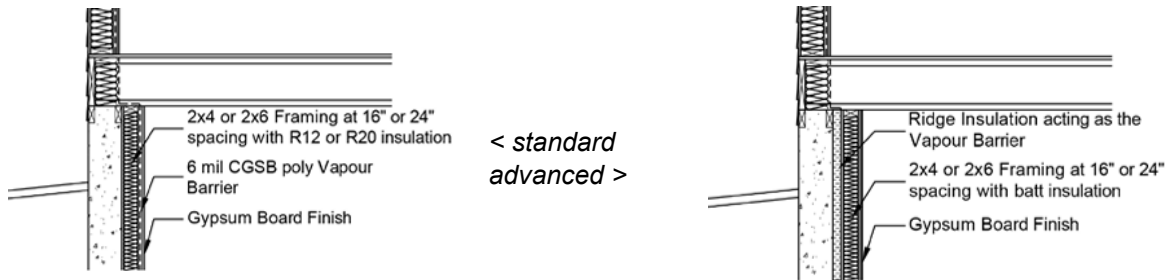
EXTERIOR WALLS

Framing, insulation, and vapor barrier completed under original building permit?

Yes No – please select one of the following options:

Standard Wall Construction (*no additional drawings required*).

Advanced/Complex Wall Construction (*additional detail regarding the construction assemblies is required to be submitted*).



INTERIOR WALLS

Stud Size: 2" x 4" 2" x 6"

Stud Spacing: 16" o.c. 24" o.c.

**Bottom plates are recommended to be treated or otherwise separated from concrete floors.*

WINDOWS

Are you installing new windows, window well, or altering the size of an existing window?

No Yes – please indicate location (bedroom, bathroom, etc) and size (w x h) below:

Window 1 Location: _____ Size: W (mm): _____ H (mm): _____

Window 2 Location: _____ Size: W (mm): _____ H (mm): _____

Window 3 Location: _____ Size: W (mm): _____ H (mm): _____

Bedroom windows must have a minimum opening of 0.35 m² (3.8ft²) with no dimension less than 380mm (15")

Window Well:

A clear path of 760mm (30") is required between the building or window swing for an exit from a bedroom. A window covered by a deck requires a 760mm (30") clearance between grade and bottom of deck for exiting.

SPRAY FOAM

Will you be using spray foam for your project:

No Yes *Exposed Spray Foam must be covered prior to occupancy.

BUILDING CODE REQUIREMENTS

To assist you, we have provided National Building Code (NBC) requirements that must be met and will be inspected. Please note that this is not an exhaustive list and exceptions may apply.

Smoke Alarms (Subsection 9.10.19)

Smoke alarms shall be interconnected, hard-wired and provided with battery backup. They shall be installed so that a smoke alarm is provided in the following locations:

- On each storey (including basements);
- In each sleeping room; and
- Outside the sleeping room (between the sleeping room and remainder of the storey). If the sleeping room is served by a hallway, this smoke alarm must be in the hallway (Subsection 9.10.19).

Carbon Monoxide Detectors (CO) (Article 9.32.3.9)

- CO detectors shall be provided inside each bedroom, or within 5 m (16' 5") outside of each bedroom door, and
- In a room containing a solid fuel-burning appliance (e.g. wood-burning fireplace) shall have a CO detector within the room.

Ceilings

Ceiling heights shall conform to Table 9.5.3.1. In general, the minimum height required is 2.1m (6' 10").

Doors

Width and Height (Article 9.5.5.1)

	Minimum Width	Minimum Height
Entrance to House	810 mm (32")	1980 mm (78")
Doors to Stairs	810 mm (32")	1980 mm (78")
Utility Room	810 mm (32")	1980 mm (78")
Walk-in Closet	810 mm (32")	1980 mm (78")
Bathroom	610 mm (24") <i>(note: access to at least one bathtub/shower and water closet must have doors that are 760mm wide)</i>	1980 mm (78")
Other Rooms	760mm (30")	1980 mm (78")

Hallways

Hallways shall be at least 860 mm (2' 10") wide (Article 9.5.4.1)

Framing

Foundation wall moisture protection of interior finishes (Article 9.13.2.5)

Interior dampproofing is required where wood framing or an interior finish is in contact with concrete basement wall.

- This moisture protection shall extend from the basement floor to the exterior ground level (on the cold side)

Insulation (Subsection 9.25.2)

Sufficient insulation shall be provided as part of the building envelope to ensure condensation does not occur during the winter and to ensure occupant comfort.

Foamed plastic insulation protection (Article 9.10.17.10)

Where foamed plastics are used in wall or ceiling assemblies (e.g. foam insulation boards, spray foam, etc.), they must be covered by:

- an interior finish from Subsections 9.29.4 to 9.29.9 (see wall/ceiling finishes for details), or
- a thermal barrier meeting Sentence 3.1.5.15.(2).

Air barrier (Subsection 9.25.3) and Vapour Barrier (Subsection 9.25.4)

Insulated assemblies shall have a vapour barrier. Vapour barriers shall be installed on the warm side of the assembly, shall have a permeance not greater than $60\text{ng}/(\text{Pa s m}^2)$ and shall comply with the appropriate standard for the material being used.

Wall stud height and spacing (Article 9.23.10.1)

- Wall stud height and spacing shall conform to Table 9.23.10.1
- Commonly, non-load-bearing basement walls are framed with 2" x 4" studs at 400 mm (16") or 600 mm (24") on center.

Wood decay protection (Article 9.23.2.3)

If wood members are not pressure treated and are supported by concrete that is in contact with the ground, they shall have a 0.05 mm (2 mil) polyethylene film or Type S roll roofing in between the wood and the concrete support.

Finishing

Ceiling/Wall Finish (Section 9.29)

- Ceiling and wall finishes can include gypsum board, plywood, plaster hardboard, insulating fireboard, particle board, OSB, waferboard and wall tile.
- Dropped or t-bar ceilings are also commonly used for ceilings.
- Waterproof finish is required to be provided to a height not less than
 - 1.8 m (6') above floor in shower stalls
 - 1.2 m (3' 11") above the rims of bathtubs equipped with showers, and
 - 0.4 m (16") above the rims of bathtubs not equipped with showers.

Windows

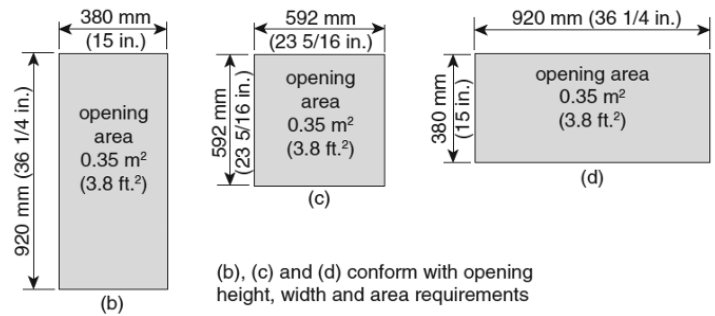
New windows or changes to window rough-openings

If a new window is being cut into the foundation, or if an existing window rough-opening in the foundation is being enlarged, engineering may be required. Details shall be provided on drawings.

Bedroom window(s) sized for egress (Article 9.9.10.1)

Each bedroom without an exterior door shall have a window that is:

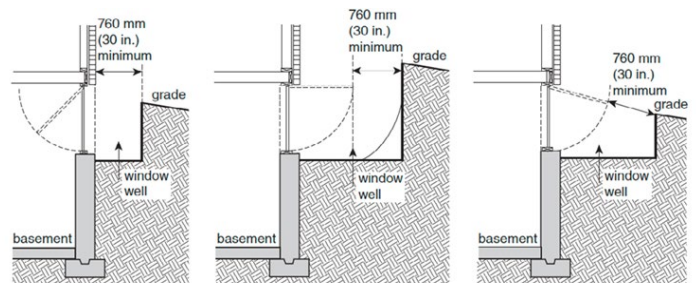
- Openable from the inside without the need for special tools or knowledge (e.g. windows or security bars that are unlocked by a key are not permitted).
- The window shall provide a clear opening of at least 0.35m² (3.8 ft²) with no dimension less than 380 mm (15”).
- The window shall remain in the opened position without the need for additional support (e.g. using a stick to hold a window open is not permitted).



Bedroom window well sized for egress (Article 9.9.10.1) and drained (Article 9.16.6.3)

When an egress window opens into a window well, the window well must provide a clearance of at least 760mm (30”).

Window wells are to be drained to the footing level.



Energy Efficiency Standards

Energy Efficiency Standards from Section 9.36 of the NBC are required if both of the following two items apply to your project.

- The building was constructed after January 1, 2019.
- The alterations include the building envelope, windows or mechanical equipment.

Note: if the original construction was designed through a performance report, the building may already meet energy efficiency standards.

This project guide has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Municipal Office for assistance, as the Rural Municipality of Arborfield No. 456 accepts no responsibility for persons relying solely on this information.

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