

City of Steinbach

SECONDARY SUITES

What qualifies as a secondary suite?

- A self-contained dwelling unit with a prescribed floor area located in a building or portion of a building of only residential occupancy that contains only one other dwelling unit and common spaces, and where both dwelling units constitute a single real estate entity.
- Located in one of the following zoning districts- RSF, RLD,R-MX, RR, RR-S, C1
- Secondary Suites are not permitted in a duplex or multi-family buildings.

(As per N.B.C. 1.4.1.2. and the City of Steinbach Zoning Bylaw 2055)

Floor Area Limits for Secondary Suites (As per N.B.C. 9.1.2.1.)

- The total floor area of all storeys of a secondary suite shall be not more than the lesser of
 - a) 80% of the total floor area of all storeys of the other dwelling unit, excluding the garage floor area and common spaces serving both dwelling units, and
 - b) 80m² (861sq.ft)

Fire Separation (As per N.B.C. 9.9.4.2, 9.10.9.16, 9.10.8.3)

- Where an exit is located in a house with a secondary suite including their common spaces, the exit shall be protected by a continuous smoke tight barrier of not less than 12.7mm (1/2") thick gypsum board installed on
 - a) Both sides of walls separating the exit from the remainder of the building, and
 - b) The underside of floor-ceiling framing separating the exit from the remainder of the building.
- Walls and floor-ceiling framing in a house with a secondary suite that separate dwelling units from each other or dwelling units from ancillary spaces and common spaces shall be protected by a continuous smoke tight barrier of not less than 12.7mm (1/2") thick gypsum board installed on
 - a) Both sides of walls, and
 - b) The underside of floor ceiling framing.
- Light frame walls, columns, arches and beams as well as loadbearing steel elements that support floors between dwelling units in a house with a secondary suite including their common spaces shall be protected by not less than 12.7mm (1/2") thick gypsum board.

Fire Resistance Rating @ Attached Garage (As per MB Amendments 9.10.9.18(3))

- A continuous vertical assembly shall separate an attached or built-in garage serving a dwelling unit from the dwelling unit with a fire resistance rating of not less than 45 minutes.
- An assembly shall separate any part of a dwelling unit above a storage garage from the storage garage with a fire resistance rating of not less than 1 hour.

Sound Control (As per N.B.C. 9.11.1.1)

- Where a house contains a Secondary Suite, each dwelling unit shall be separated from every other space in the house in which noise may be transmitted
 - a) By construction
 - i. Whose joist spaces are filled with sound absorbing material of not less than 150mm (6") nominal thickness,
 - ii. Whose stud spaces are filled with sound absorbing material,
 - iii. Have a resilient channel on one side spaced 400 (16") or 600mm (24") on center, and
 - iv. Having 12.7mm (1/2") thick gypsum board on ceilings and on both sides of walls.
 - b) Construction providing a sound transmission class rating of at least 43, or,
 - c) A separating assembly and adjoining constructions, which together provide an ASTC rating of not less than 40.

Alarm systems (As per N.B.C. 9.10.19, 9.10.19.3, 9.10.19.5, 9.32.3.9 and MB Amendments 9.32.3.9, 9.10.19.A)

- All smoke alarms, carbon monoxide alarms and heat detectors shall be hard-wired and interconnected so that the activation of any one alarm causes all alarms within the house including the secondary suite to sound.

Smoke alarms

- Smoke alarms shall be installed in each dwelling unit
- Within dwelling units, sufficient smoke alarms shall be installed so that
 - a) There is at least one smoke alarm installed on each storey, including basements, and
 - b) On any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed
 - i. In each sleeping room, and
 - ii. In a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
- Smoke alarms shall be installed on or near the ceiling but not within 300mm of the ceiling.

Carbon monoxide detectors

- Where a fuel burning appliance is installed in a suite of residential occupancy or there is a storage garage attached to the dwelling, a CO alarm shall be installed
 - a) Inside each bedroom, or
 - b) Outside each bedroom, within 5m of each bedroom door, measured following corridors and doorways.

Heat sensors

- A fixed temperature heat sensor shall be installed in each storage garage that is within, part of or attached to, a dwelling unit.
- A fixed temperature heat sensor shall be installed on the ceiling of the storage garage.

Heating & Ventilation System (As per N.B.C. 9.33.1.1, 9.32.3.11)

- Air duct distribution systems serving one of the dwelling units in a house with a secondary suite shall not be directly interconnected with other parts of the house.
- Ductwork for cooking appliance exhaust fans and bathroom exhaust fans shall lead directly to the outdoors with no connections to other exhaust fans or ducts

Bedroom Egress (As per N.B.C. 9.9.10)

- Each bedroom shall have at least one outside window or exterior door openable from the inside that is openable without the use of keys, tools or special knowledge
- The window shall provide an unobstructed opening of not less than .35m² (3.76sq.ft) in area with no dimension less and 380mm (15")
- Where the window opens into a window well, the window well shall have a clearance of 760mm (30") in front of the window

Doorway Size (As per N.B.C. 9.5.5)

- Doorway openings within dwelling units and within houses with a secondary suite including their common spaces shall be designed to accommodate a swing type door with a minimum width of 810mm (32") and a minimum height of 1980mm (78")

Stairs (As per N.B.C. 9.8.2)

- Exit stairs serving a house with a secondary suite including their common spaces shall have a width of not less than 860mm (34")
- The clear height over stairs serving a house with a secondary suite including their common spaces shall not be less than 1950mm (77")
- The clear height over stairs that are located under beams and ducting in secondary suites shall not be less than 1850mm (73")

Handrails (As per N.B.C. 9.8.7)

- For stairs or ramps serving a house with a secondary suite including their common spaces, at least one required handrail shall be continuous throughout the length of the stair or ramp, except where interrupted by
 - a) Doorways,
 - b) Newel posts at changes in direction.
- The height of handrails on stairs shall be
 - a) Not less than 865mm (34"), and
 - b) Not more than 1070mm (42")
- All handrails shall be constructed so as to be continually graspable along their entire length with no obstruction on or above them to break a handhold, except where the handrail is interrupted by newels at changes in direction.
- The clearance between a handrail and the surface behind it shall be not less than a) 50mm, or b) where said surface is rough or abrasive, 60mm.