

GENERAL REGULATIONS

- ⚙ A Building Permit is **required** for any alterations or construction in a dwelling unit.
- ⚙ A Building Permit is required for any work involving the plumbing system. For plumbing information, pick up a copy of "*A Guide To Residential Building and Plumbing Inspections*"
- ⚙ Except as noted, * permanently wired and interconnected smoke alarms are required on each floor level near the stairs connecting the levels.
* *Smoke alarms are required between sleeping areas and the remainder of the floor area.*
- ⚙ Any floor level with a sleeping room must have at least one window that:
 - Can easily be opened from the inside without the use of tools, and
 - Shall have an individual, unobstructed open portion having a minimum area of 3.8 ft² with no dimension less than 15".
- ⚙ Bedroom windows must have a minimum glass area equivalent to 5% of the bedroom floor area.
- ⚙ *Bathroom Ventilation:* A supplementary exhaust fan is required for a bathroom (*i.e. fan to the exterior, or an HRV system*).
- ⚙ *Electrical Work:* Contact **Ontario Hydro** (1-800-636-7107) for information and inspections.

GENERAL REGULATIONS (continued)

Minimum Door Sizes:

Bedrooms	30" X 78"
Bathrooms	24" X 78"
Utility Rooms	32" X 78"
Doors to the Basement	32" X 78"
Walk-In Closets	24" X 78"
Other Rooms	30" X 78"

Additional Building Code standards which will apply include, but are not limited to, the following:

- **Room area,**
- **Room dimensions,**
- **Room height,**
- **Room use.**

Basement Development involving the installation of a solid fuel burning appliance (eg. woodstove) will require additional information. For details, pick up a copy of "*A Guide To Solid Fuel Fired Appliances*".

APPLICATION REQUIREMENTS

Provide the following:

- ⚙ Completed Building Permit Application Form
- ⚙ Authorization from owner.
- ⚙ Proof of Ownership (i.e. either a Property Deed or Tax Notice)
- ⚙ Current Site Plan or Survey (*where applicable, eg. to show new chimney location*).
- ⚙ Two sets of working drawings, consisting of:
 - A Floor Plan, and
 - A Basement Wall Section (*if exterior wall insulation work is being proposed*).**These are described in this brochure.**
- ⚙ Permit Fee , based on \$7 per \$1,000 of construction value. *Minimum fee is \$25.*)

PLEASE NOTE: The drawings must provide enough information to verify Zoning By-law and Building Code requirements are met.

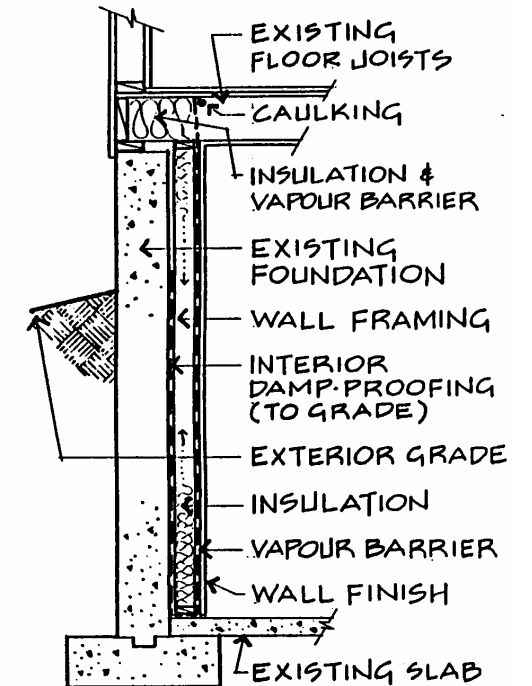
ZONING REQUIREMENTS

When a basement is being developed or finished:

- in a legally existing single detached dwelling,
- with no exterior work involved,
- and no change of use,

it is not necessary to check for zoning compliance.

TYPICAL FOUNDATION WALL DETAIL



WALL SECTION
SCALE : 1/2" = 1'-0" (MINIMUM)

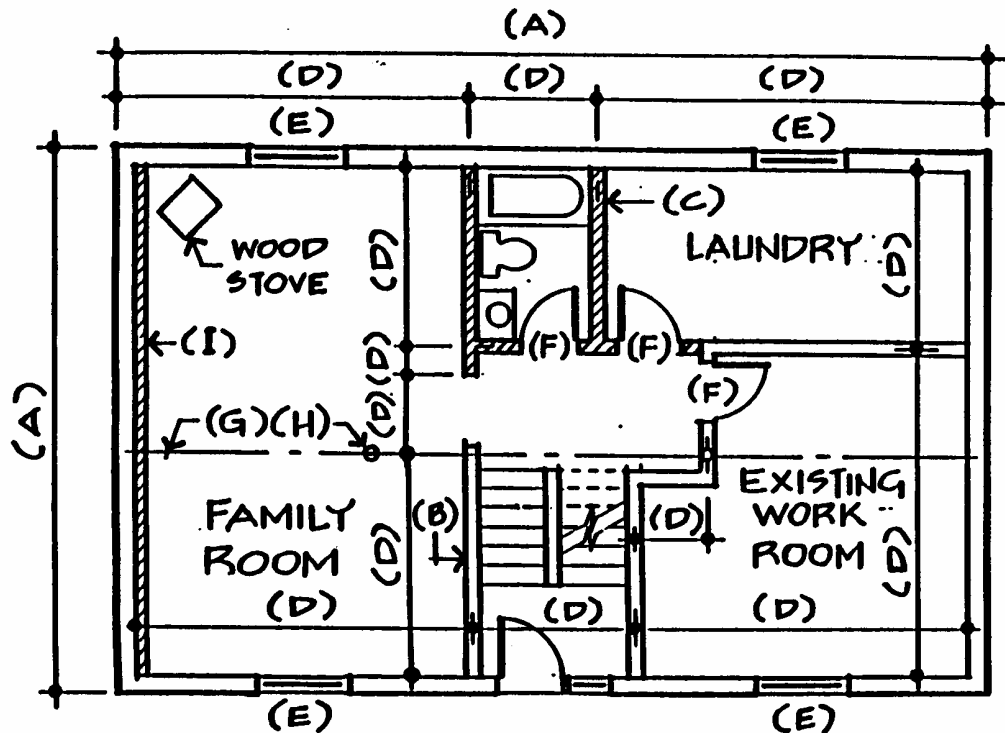
GENERAL CONSTRUCTION INFORMATION

- ⚙ *Wood Studs* - 2" x 4" @ 16" or 24" on centre.
- ⚙ *Batt Insulation* - R12 (minimum) to within 15" of basement floor
- ⚙ *Vapour Barrier* - 6mil poly. to CAN/CGSB 51.34
- ⚙ *Gypsum Board* - 1/2" thickness (typical); stud spacing and drywall direction affect thickness.

DRAWING REQUIREMENTS

☼ The minimum requirements are indicated below:

☼ A Basement Floor Plan Drawing



BASEMENT PLAN: SCALE 1/4" = 1'-0" (MINIMUM)

Indicate the following:

- a) Building Size
- b) Existing Interior Partitions
- c) New Interior Partitions*
- d) Room Dimensions
- e) Window locations & sizes
- f) Door locations & sizes
- g) Beam locations & sizes
- h) Post location & sizes
- i) Exterior wall insulation upgrading (where applicable)

* Identify wall finish, stud spacing, and stud size.

Also, show the following:

- New & existing room use
- Plumbing fixture location(s)
- Furnace location
- Solid Fuel Appliance location (eg. woodstove), if applicable
- Smoke alarm location(s)
- Stair location

Clearly Identify Room Use, as well as Existing and New Construction

INSPECTIONS

- ☼ Once a permit has been issued and construction commences, inspections will be required.
- ☼ Inspections will, in most cases, be limited to the following:
 - * Framing Inspection;
 - * Insulation Inspection;
 - * Vapour Barrier/HVAC Inspection;
 - * Final Inspection.
- ☼ **Plumbing work requires additional inspections.** For more information, read our "Guide To: Building/Plumbing Inspections".
- ☼ **Inspections do not happen automatically.** It is your responsibility to arrange an inspection at least 48 hours in advance by calling the following number:

(807) 825-3315

You can call the township office and leave a message. **Appointment times must be confirmed with a Building Inspector.**

FOR MORE INFORMATION

The Township of Terrace Bay

Township Office

12 Simcoe Plaza

P.O. Box 40

Terrace Bay, Ontario

P0T 2W0

Telephone: (807) 825-3315

Fax: (807) 825-9576

Office Hours:

Monday - Friday

10:00 a.m. - 5:00 p.m.



A Guide To:

Residential Basement Development

(Single detached dwellings with no additional dwelling units or change of use)

This pamphlet 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 Township Office and reference the Ontario Building Code and the Township of Terrace Bay Zoning By-law, for assistance and information.

A Building Permit Is Required Prior To Construction And Inspection.

Regulations and Permit Information