

The Uniform Building and Accessibility Standards Regulations

being

Chapter U-1.2 Reg 5 (effective April 10, 1992) as amended by Saskatchewan Regulations 102/92, 81/93, [35/94](#), [23/98](#), [30/2005](#), [87/2009](#), [10/2013](#), [33/2014](#), [55/2016](#), [63/2016](#), [15/2017](#), [128/2017](#), [8/2018](#), [93/2018](#) and [33/2019](#).

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original statutes and regulations should be consulted for all purposes of interpretation and application of the law. In order to preserve the integrity of the original statutes and regulations, errors that may have appeared are reproduced in this consolidation.

Table of Contents

PART I		PART III	
Title and Interpretation		Accessibility Standards	
1	Title	14	Major occupancy change
2	Interpretation	15	Alterations and renovations
PART II		16	Additions
General Standards		PART IV	
3	Code adopted	Repeal and Coming into Force	
4	No relief of obligation to comply with Code	17	R.R.S. c.U-1.2 Reg 1 and U-1.2 Reg 2 repealed
5	Certain facilities exempt	Appendix	
6	Ground elevations	Amendments to The National Building	
7	Property boundaries	Code of Canada 2015	
8	Construction requirements		
9	Local authority and inspector		
10	Availability of plans		
11	Unsafe condition		
12	False information		
13	Service		

CHAPTER U-1.2 REG 5

The Uniform Building and Accessibility Standards Act

PART I

Title and Interpretation

Title

1 These regulations may be cited as *The Uniform Building and Accessibility Standards Regulations*.

Interpretation

2(1) In these regulations:

- (a) **“Act”** means *The Uniform Building and Accessibility Standards Act*;
- (b) **“Code”** means the edition and provisions of The National Building Code of Canada, with the amendments set out in the Appendix to these regulations incorporated into it, that is in force pursuant to section 3;
- (c) **“existing building”** means a building:
 - (i) on which construction was commenced or completed prior to June 6, 1988; or
 - (ii) for which a valid building permit was issued pursuant to a bylaw of the appropriate local authority prior to June 6, 1988;
- (d) **“NECB”** means the edition and provisions of The National Energy Code of Canada for Buildings that is in force pursuant to section 3.

(1.1) For the purposes of subclause 2(1)(k(i) of the Act and in these regulations, **“municipality”** includes the Wascana Centre Authority.

(2) Subject to the Act and these regulations, words, symbols and abbreviations defined in the Code and the NECB apply to these regulations.

(3) For the purpose of interpreting the Code and the NECB for the purposes of these regulations:

- (a) **“authority having jurisdiction”**, when used in the Code and the NECB, means the appropriate local authority or a building official appointed by the appropriate local authority;
- (b) **“building”**, when used in the Code and the NECB, means a building as defined in the Act;
- (c) **“farm building”**, when used in the Code and the NECB, means a farm building as defined in the Act;
- (d) **“occupancy”**, when used in the Code and the NECB, means an occupancy as defined in the Act;

- (e) “owner”, when used in the Code and the NECB, means an owner as defined in the Act.
- (3.1) For the purposes of clause 2(1)(i) of the Act and in these regulations, a building is associated with commercial operations and is not a farm building if:
- (a) the building is classified for assessment purposes in one of the following classes established in the regulations pursuant to *The Cities Act*, *The Municipalities Act* or *The Northern Municipalities Act, 2010*:
 - (i) Commercial and Industrial;
 - (ii) Elevators;
 - (iii) Railway Rights of Way and Pipeline; or
 - (b) the building is used for the production, processing, wholesaling or distribution of cannabis as defined by the *Cannabis Act* (Canada) or *The Cannabis Control (Saskatchewan) Act*.
- (4) Words or phrases used in the Code and the NECB that are not defined in the Act, these regulations, the Code, or the NECB have the meanings that are commonly assigned to them in the context in which they are used in the Code or the NECB, taking into account the specialized use of terms within the various trades and professions to which the words and phrases apply.
- (5) For the purposes of these regulations:
- (a) a building;
 - (b) a building area; or
 - (c) a facility in a building;

is barrier-free if a person with a physical disability that may or may not require the use of a wheelchair is able, without assistance, to approach, enter, pass to and from and make use of the building, building area or facility, as the case may be.

- (6) Notwithstanding any other provision of these regulations:
- (a) a building;
 - (b) a building area; or
 - (c) a facility in a building;

that, in the opinion of the appropriate local authority, complies with subsection (5) is deemed to comply with the accessibility standards.

10 Apr 92 cU-1.2 Reg 5 s2; 16 Oct 92
SR 102/92 s3; 13 Mar 98 SR 23/98 s3; 15 Mar
2013 SR 10/2013 s3; 8 Jly 2016 SR 63/2016 s2;
10 Mar 2017 SR 15/2017 s2; 15 Dec 2017
SR 128/2017 s30; 14 Dec 2018 SR 93/2018 s3.

PART II
General Standards

Codes adopted

3(1) In this section, “**work**” means any construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, occupancy or change of occupancy of a building.

(2) Subject to subsections (4) to (7), The National Building Code of Canada, 2015, including the errata and revisions issued by the Canadian Commission on Building and Fire Codes from time to time and with the amendments set out in the Appendix, is declared in force except for:

- (a) subject to subsection (3), Clause d) of Sentence 3.1.2.5(2) of Division B; and
- (b) subject to subsection (4), Section 9.36 of Division B.

(3) Notwithstanding subsection (2), with respect to work:

- (a) for which a permit is issued before the day on which an edition of The National Building Code of Canada is declared to be in force or any amendment to subsection (2) comes into force; and
- (b) that is not completed on the day on which that edition is declared to be in force;

the edition of The National Building Code of Canada that was in force on the day on which the permit was issued is deemed to be in force.

(4) For the purposes of these regulations:

- (a) each of the subsequent editions of The National Building Code of Canada is deemed to be adopted on the date that is one year after the date of its being issued; and
- (b) subject to the other provisions of these regulations, any previous edition of The National Building Code of Canada does not apply to any work for which a permit is issued on or after the date mentioned in clause (a).

(5) No person shall fail to comply with the edition of The National Building Code of Canada that is in force at the time the permit for the work to be undertaken was issued.

(6) Clause d) of Sentence 3.1.2.5.(2) of Division B of The National Building Code of Canada, 2015 is declared to be in force on April 1, 2019.

(7) Subject to subsection (11), Section 9.36 of Division B of The National Building Code of Canada, 2015 is declared to be in force on January 1, 2019.

(8) Subject to subsections (8.1), (9) and (11), The National Energy Code of Canada for Buildings, 2017, including the errata and revisions issued by the Canadian Commission on Building and Fire Codes from time to time, is declared to be in force on January 1, 2019.

(8.1) Notwithstanding subsection (8), the edition of The National Energy Code of Canada for Buildings that was in force on the day on which a permit was issued is deemed to be in force with respect to work:

(a) for which the permit is issued before the day on which an edition of The National Energy Code of Canada for Buildings is declared to be in force or any amendment to subsection (8) comes into force; and

(b) that is not completed on the day on which that edition is declared to be in force.

(9) No person who is required to comply with the Act and these regulations shall fail to comply with The National Energy Code of Canada for Buildings that is in force at the time the permit for the work to be undertaken was issued.

(10) With respect to the editions of The National Building Code of Canada and The National Energy Code of Canada for Buildings that are adopted pursuant to this section, the minister shall cause information respecting the editions of the Code and the NECB that are in force, the periods for which they are in force and where those editions may be accessed:

(a) to be posted on the website of the ministry; and

(b) to be made public in any other manner that the minister considers appropriate.

(11) Notwithstanding any other provision of this section, Section 9.36 of Division B of The National Building Code of Canada, 2015 and The National Energy Code of Canada for Buildings, 2017 do not apply to the alteration, repair, renovation, or relocation of a building to which building standards apply and for which construction began before January 1, 2019.

10 Apr 92 cU-1.2 Reg 5 s3; 16 Oct 92 SR 102/92 s4; 22 Oct 93 SR 81/93 s3; 27 May 94 SR 35/94 s2; 13 Mar 98 SR 23/98 s4; 2 Oct 2009 SR 87/2009 s3; 15 Mar 2013 SR 10/2013 s4; 23 May 2014 SR 33/2014 s2; 30 Jne 2016 SR 55/2016 s3; 15 Dec 2017 SR 128/2017 s40; 14 Dec 2018 SR 93/2018 s4; 26 Apr 2019 SR 33/2019 s2.

No relief of obligation to comply with Code

4 An owner of a building or an owner's contractor or employee is not relieved from the obligation to carry out any work that is within the scope of sections 7 and 10 of the Act in accordance with the Code, or in accordance with both the Code and the NECB, as the case may be, by reason only of:

(a) the granting of a permit;

(b) the review of drawings and specifications;

(c) the making of inspections; or

(d) the absence or omission of any of the things mentioned in clauses (a) to (c).

10 Apr 92 cU-1.2 Reg 5 s4; 14 Dec 2018 SR 93/2018 s5.

Certain facilities exempt

5 Notwithstanding any other provision of these regulations, a facility in a building is not required to comply with these regulations if the facility:

- (a) existed prior to the coming into force of these regulations;
- (b) complied with *The Accessibility Standards Regulations* and *The Building Standards Regulations*, as those regulations existed on the day before these regulations come into force; and
- (c) does not constitute an unsafe condition.

10 Apr 92 cU-1.2 Reg 5 s5.

Ground elevations

6 No owner of a building or an owner's contractor or employee shall cause or permit the ground elevations of a building to be changed so as to place:

- (a) the building or part of the building; or
- (b) an adjacent building;

in contravention of the Code.

10 Apr 92 cU-1.2 Reg 5 s6.

Property boundaries

7 If the property boundaries of a building lot are changed so as to place a building or part of a building in contravention of the Code, the owner shall immediately alter the building or part of the building to bring it into compliance with the Code.

10 Apr 92 cU-1.2 Reg 5 s7.

Construction requirements

8(1) An owner who undertakes to construct or have constructed a building within the scope of Parts 3 to 7 of the Code shall have an architect or engineer complete the design or design review of:

- (a) the building; and
- (b) all building systems.

(2) An owner who undertakes to construct or have constructed a building with a structure within the scope of Part 4 of the Code shall have an architect or engineer complete:

- (a) the design or design review of the structure;
- (b) an inspection of construction of the structure to ensure compliance with the design; and
- (c) the reviews required by the Code.

(3) An owner who undertakes to construct or have constructed a building within the scope of Part 9 of the Code shall ensure that a competent person acceptable to the appropriate local authority has designed or reviewed the design of the building.

(3.1) An owner who undertakes to construct or have constructed a building with a structure within the scope of the NECB shall have an architect or engineer complete:

- (a) the design or design review of the structure;
- (a) an inspection of construction of the structure to ensure compliance with the design; and
- (b) the reviews required by the NECB.

(4) An owner shall ensure that copies of any inspection or review reports made pursuant to this section are made available to a building official or the appropriate local authority on the request of the building official or appropriate local authority, as the case may be.

10 Apr 92 cU-1.2 Reg 5 s8; 13 Mar 98 SR 23/98
s5; 14 Dec 2018 SR 93/2018 s6.

Local authority and inspector

9(1) No local authority or building official shall:

- (a) assist in the laying out of any work;
- (b) assist in any construction work; or
- (c) act in the capacity of an engineering or architectural consultant;

in relation to a building that is, or will be, under the jurisdiction of the local authority or building official, as the case may be.

(2) Notwithstanding subsection (1), a local authority or building official may answer questions that are relevant to the Code and the NECB to the extent that is reasonably necessary for the administration of these regulations.

10 Apr 92 cU-1.2 Reg 5 s9; 13 Mar 98 SR 23/98
s6; 14 Dec 2018 SR 93/2018 s7.

Availability of plans

10 The owner or the owner's contractor shall ensure that the plans, specifications and related construction documents and drawings for a building under construction are available at the work site during working hours for inspection by:

- (a) a building official;
- (b) the person who or firm that is to review the work pursuant to the Code, or pursuant to both the Code and the NECB, as the case may be.

10 Apr 92 cU-1.2 Reg 5 s10; 13 Mar 98
SR 23/98 s7; 14 Dec 2018 SR 93/2018 s8.

Unsafe condition**11(1)** No:

- (a) owner of a building;
- (b) agent, contractor, employee, successor or assignee of an owner of a building; or
- (c) registered owner of land on which a building is situated;

shall cause, permit or maintain any unsafe condition in the construction, reconstruction, demolition, alteration, removal, relocation, occupancy or change of occupancy of a building or part of a building.

(2) If a building or part of a building:

- (a) is in an unsafe condition; or
- (b) for any reason or at any time develops or acquires an unsafe condition;

the owner shall immediately take all necessary steps to put the building or part of the building in a safe condition.

(3) If occupancy of a building or part of a building occurs prior to the completion of any work being carried out in, on or about the building or part of the building, the owner shall ensure that no occupant is exposed to an unsafe condition resulting from the work being carried out.

10 Apr 92 cU-1.2 Reg 5 s11.

False information**12** No person shall knowingly submit false or misleading information to:

- (a) a building official;
- (b) a local authority;
- (c) the minister; or
- (d) any person employed by the minister or a local authority to administer or enforce the Act or these regulations.

10 Apr 92 cU-1.2 Reg 5 s12; 13 Mar 98
SR 23/98 s8.**Service****13(1)** Where service of a document or notice in writing is to be given pursuant to the Act or the regulations, service may be effected or notice given by:

- (a) personal service;
- (b) registered mail addressed to the person to be served or given notice at his or her last known address;

- (c) posting the document or notice in a conspicuous location at the site of a building or excavation that is described or identified in the document or notice and that forms part of the subject matter of the document or notice;
 - (d) leaving the document or notice with any person:
 - (i) at the site of a building or excavation that is described or identified in the document or notice and that forms a part of the subject matter of the document or notice; or
 - (ii) at any place of business owned or operated by the person to be served or to whom the notice is addressed;
 who appears to be in control or management of the site or place;
 - (e) leaving the document or notice with any person over 16 years of age at the place of residence of the person to be served; or
 - (f) any of the methods of service provided in the Queen's Bench Rules of Court.
- (2) A document or notice served by registered mail is deemed to have been received on the fifth day following the day of its mailing, unless the person to whom it was mailed establishes that, through no fault of that person:
- (a) he or she did not receive the document or notice; or
 - (b) he or she received the document or notice at a later date.

10 Apr 92 cU-1.2 Reg 5 s13.

PART III Accessibility Standards

Major occupancy change

- 14** If there is a change in the major occupancy of an existing building that:
- (a) has a building area in excess of 600 m²; and
 - (b) is not barrier-free;

the owner of the existing building shall ensure that the existing building is made barrier-free in conformance with the Code.

10 Apr 92 cU-1.2 Reg 5 s14.

Alterations and renovations

- 15** If an existing building or part of an existing building that is barrier-free is altered or renovated, the owner of the existing building shall ensure that:
- (a) the existing building or part of the existing building remains barrier-free; and
 - (b) the alterations or renovations are made barrier-free in compliance with the Code.

10 Apr 92 cU-1.2 Reg 5 s15.

Additions

16(1) Subject to subsection (2), the owner of an existing building to which an addition is made shall ensure that:

- (a) the addition; and
- (b) the existing building, if the addition has internal pedestrian connections with the existing building;

is barrier-free in conformance with the Code.

(2) Subsection (1) does not apply to an existing building:

- (a) that is not barrier-free; and
- (b) to which an addition is being made, if the addition is:
 - (i) a vertical addition to a building that has not more than 600 m² in a building area and the addition is:
 - (A) one storey; and
 - (B) not more than 600 m² in floor area;
 - (ii) a horizontal or vertical addition that is to be used as:
 - (A) an apartment building, boarding house, dormitory, convent, lodging house or monastery;
 - (B) a shop, store or supermarket with a total retail floor space of less than 50 m²;
 - (C) a high hazard industrial occupancy; or
 - (D) a subsidiary occupancy to an existing building that has a major occupancy described in paragraph (A), (B) or (C); or
 - (iii) a horizontal addition where the resulting total building area would be less than 600 m².

(3) Unless a barrier-free path of travel is provided to an addition required by these regulations to be barrier-free from a barrier-free entrance to the existing building, the owner shall ensure that a barrier-free entrance which conforms to the Code is provided to the addition.

(4) Where an existing building has a residential occupancy and an addition to the existing building is made to provide more residential suites:

- (a) the number of suites that are required to be barrier-free pursuant to the Code is to be based on the sum of suites in the existing building and the addition; and
- (b) the suites that are required to be barrier-free may be located in the existing building, the addition or both.

- (5) The owner of an existing building shall ensure that facilities which:
- (a) are located in an existing building to which an addition governed by this section is made; and
 - (b) are necessary to use the addition;
- are barrier-free.

10 Apr 92 cU-1.2 Reg 5 s16; 22 Oct 93
SR 81/93 s4.

PART IV Repeal and Coming into Force

R.R.S. c.U-1.2 Reg 1 and U-1.2 Reg 2 repealed

17(1) *The Accessibility Standards Regulations* are repealed.

(2) *The Building Standards Regulations* are repealed.

10 Apr 92 cU-1.2 Reg 5 s17.

Appendix

Amendments to the National Building Code of Canada 2015

[Subsection 3(1)]

1 The National Building Code of Canada 2015 is amended in the manner set forth in this Appendix.

2 Sentence 1.1.1.1.(3) of Division A is repealed.

3 Article 1.4.1.2. of Division A is amended:

(a) by adding the following definition after the definition of *Alteration*:

“Alternative family care home means a dwelling unit used as a single housekeeping unit where care is provided to the residents,

- that provides sleeping accommodation for not more than 10 occupants, and

- that is in a *building* where:

- the occupancy of the building is either *residential occupancy* or *care occupancy*, and

- there is not more than one other *dwelling unit* (See Note A-1.4.1.2.(1))”; and

(b) by adding the following definition after the definition of *Caisson*:

“Capable of self-preservation means that a person is capable of recognizing and responding to an emergency given his or her physical, cognitive and behavioural abilities, and is able to arise and walk, or transfer from a bed or chair to a means of mobility, and leave the building or move to a safe location on his or her own without the assistance of another person”.

4 Sentence A-1.4.1.2.(1) of the Notes to Part 1 of Division A is amended by adding the following information after the second paragraph of the definition of Care Occupancy:

“Care occupancies include occupancies within the following:

- the following buildings that are governed by *The Mental Health Services Act*:

- an approved home
- an approved facility providing care service without treatment
- an in-patient facility providing care service without treatment

- the following buildings that are governed by *The Personal Care Homes Act*:

- a convalescent home
- a hospice home
- a personal care home

- the following buildings that are governed by *The Residential Services Act*:

- an approved private-service home
- an approved home
- a boarding home
- a custodial residence
- a detoxification home without treatment
- an emergency shelter
- a group home
- a group living home
- a maternity home
- the North View Home
- a nursing home
- a palliative care facility
- the South View Home
- a private-service home
- a residential service facility
- a respite home
- a special-care home
- a transition house

- the following buildings that are governed by *The Youth Justice Administration Act*:

- a custodial home
- a place of open custody

• the following buildings that are governed by *The Youth Drug Detoxification and Stabilization Act*:

- a detoxification home without treatment
- a detoxification facility without treatment

• Any other home or other building similar to those mentioned above where *care* is provided”.

5 Article 1.3.1.1. of Division B is repealed and the following is substituted:

“1.3.1.1. Effective Date

1) Except as provided in Sentences (2) and (3) or otherwise in this Code, the documents referenced in this Code shall include all amendments, revisions, reaffirmations, reapprovals, addenda and supplements effective to 30 June 2014.

2) All references to CSA B149.1 “Natural Gas and Propane Installation Code” will be a reference to the latest edition adopted pursuant to *The Gas Inspection Regulations*.

3) All references to CSA C22.1 “Canadian Electrical Code, Part 1” will be a reference to the latest edition adopted pursuant to *The Electrical Inspection Regulations*”.

6 The following entry is added to Table 1.3.1.2. of Division B where it would appear alpha-numerically:

“ULC CAN/ULC-S132-16	Standard Method of Tests for Emergency Exit and Emergency Fire Exit Hardware”	3.4.6.16.(2)
-------------------------	---	--------------

7 Article 3.1.2.5. of Division B is repealed and the following substituted:

“3.1.2.5. Alternative Family Care Homes

1) *Alternative family care homes* with 5 or fewer occupants-in-care and 10 or fewer total occupants are permitted to be classified as *residential occupancies* within the application of Part 9, but only if:

- a) interconnected *smoke alarms* are installed in accordance with Article 9.10.19.3.,
- b) carbon monoxide alarms are installed in accordance with Article 9.32.3.9., and
- c) emergency lighting is provided in accordance with Article 9.9.12.3.

2) *Alternative family care homes* with 6 or more occupants-in-care and 10 or fewer total occupants are permitted to be classified as *residential occupancies* within the application of Part 3, but only if:

- a) interconnected *smoke alarms* are installed in accordance with Article 3.2.4.20.,
- b) carbon monoxide alarms are installed in accordance with Article 6.9.3.1.,

- c) emergency lighting is provided in accordance with Subsection 3.2.7, and
- d) either:
 - i) the occupants are *capable of self-preservation*, or
 - ii) the *building* is *sprinklered* throughout”.

8 Sentence 3.2.5.12.(2) of Division B is repealed and the following substituted:

“**2**) Instead of the requirements of Sentence (1), NFPA 13R, “Installation of Sprinkler Systems in Low-Rise Residential Occupancies”, is permitted to be used for the design, construction and installation of an automatic sprinkler system installed

- a) in a *building of residential occupancy* throughout that
 - i) is not more than 4 *storeys* in *building height* and conforms to Articles 3.2.2.47., 3.2.2.48., 3.2.2.50., 3.2.2.51., or 3.2.2.54., or
 - ii) is not more than 3 *storeys* in *building height* and conforms to Article 9.10.1.3., or
- b) in a *building of care occupancy* provided
 - i) it contains not more than 2 *suites of care occupancy*,
 - ii) it has not more than 10 occupants in each *suite*, and
 - iii) is not more than 3 *storeys* in *building height* and conforms to Articles 3.2.2.42. to 3.2.2.46.

(See Note A-3.2.5.12(2).)”.

9 Sentence 3.2.5.12.(3) of Division B is repealed and the following substituted:

“**3**) Instead of the requirements of Sentence (1), NFPA 13D, “Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes”, is permitted to be used for the design, construction and installation of an automatic sprinkler system installed

- a) in a *building of residential occupancy* throughout that contains not more than 2 *dwelling units*, or
- b) in a *building of care occupancy*, provided
 - i) it contains not more than 1 *suite of care occupancy*, it has not more than 10 occupants and a 30-minute water supply demand can be met, or
 - ii) it contains not more than 2 *suites of care occupancy*, it has not more than 5 occupants in each *suite* and a 30-minute water supply demand can be met.

(See Note A-3.2.5.12(2).)”.

10 Clause 3.2.7.9.(1)(b) of Division B is amended by adding the words “and the *building* is within the scope of Subsection 3.2.6.” after “supplied to the *building*”.

11 Sentence 3.3.2.7.(1) of Division B is amended by adding the words “locking or” before the word “latching” and by adding the words “lock or” before the word “latch”.

12 Sentence 3.4.6.16.(2) of Division B is amended by striking out the words “If a door is equipped with a latching mechanism, a device that will release the latch and allow the door to swing wide open” and replacing it with the words “If a door is equipped with a locking or latching mechanism, a device that complies with ULC-S132 “Standard Method of Tests for Emergency Exit and Emergency Fire Exit Hardware” and that will release the lock or latch and allow the door to swing wide open”.

13 Sentence 3.4.6.16.(3) of Division B is amended by adding the words “lock or” before each occurrence of the word “latch”.

14 Sentence 3.5.4.1.(1) of Division B is amended by adding the words “that is more than three *storeys* in *building height*” after “If one or more elevators are provided in a *building*”.

15 The following Article is added after Article 3.8.2.11. of Division B:

“3.8.2.12. Residential Occupancies

1) Notwithstanding Clause 3.8.2.8.(2)(a), in a *building of residential occupancy*, except where *dwelling units* are intended to be individually controlled by separate *owners*, at least the greater of

- a) one, or
- b) 5%

of the *suites* required to be accessible by a *barrier-free* path of travel shall be *barrier-free* in conformance with Article 3.8.3.22. (See Article 9.5.2.3.)”.

16 Clause 3.8.2.8.(2)(a) of Division B is amended by adding the words “except as required in Article 3.8.2.12.” after “a *suite of residential occupancy* or a *suite of care occupancy*”.

17 The following Article is added after Article 3.8.3.21. of Division B:

“3.8.3.22. Residential Occupancies

1) Except as provided in this Article, *suites* within a *residential occupancy* that are required to be *barrier-free* shall conform to the applicable requirements of this Article.

2) In washrooms there shall be

- a) a floor space of at least 1 500 mm by 1 500 mm with no encroachment other than the water closet,

- b) a door that
 - i) swings outward, unless sufficient room is provided within the washroom to permit the door to be closed without interfering with a wheelchair,
 - ii) slides, or
 - iii) is a solid folding door,
 - c) a water closet that conforms to Clauses 3.8.3.11.(1)(d) and (e) and Sentence 3.8.3.13.(1),
 - d) a lavatory that conforms to Article 3.8.3.15.,
 - e) where a bathtub is provided, a bathtub equipped with
 - i) faucet handles of the lever type without spring loading,
 - ii) a pressure equalizing valve or an automatic thermostatic mixing valve controlled by a lever or other device operable with a closed fist from the seated position,
 - iii) a recessed soap holder that is within reach of a person in a seated position,
 - iv) an integral slip-resistant bottom,
 - v) grab bars that have
 - A) a horizontal section not less than 900 mm in length mounted on the back wall not less than 150 mm nor more than 300 mm above the rim of the bathtub, and
 - B) a vertical section continued from the horizontal section to rise not less than 600 mm from the horizontal section and located not less than 275 mm nor more than 325 mm from the end of the bathtub at which the controls are located, and
 - vi) where a shower is provided, a shower equipped
 - A) without shower doors, and
 - B) with a hand-held shower head with not less than 1 500 mm of flexible hose, located adjacent to the faucets and controls so that it can be reached from the seated position and equipped with a support so that it can operate as a fixed shower head.
- 3) In kitchens there shall be
- a) a clearance of not less than 1 500 mm between counters and all opposing base cabinets, countertops, appliances or walls, and
 - b) a clear turning circle of not less than 1 500 mm in diameter below countertop height.

- 4) In sleeping rooms there shall be a clear turning circle of not less than 1 500 mm in diameter on one side of the bed.
- 5) Balconies shall be *barrier-free* and shall conform to the size requirements of Sentence 3.3.1.7.(4).
- 6) Kitchen sinks, laundry sinks and other types of sinks shall have
 - a) faucet handles of the lever type without spring loading,
 - b) no sharp edges or rough corners, and
 - c) all exposed pipes 1 200 mm or less above the floor insulated or otherwise protected where they may constitute a burn hazard”.

18 Article 6.9.3.1. of Division B is repealed and the following substituted:

“6.9.3.1. Carbon Monoxide Alarms

- 1) This Article applies to every *building* that contains a *residential occupancy*, a *care occupancy* with individual *suites*, a *care occupancy* containing sleeping rooms not within a *suite*, a *treatment occupancy* or a *detention occupancy*, and that also contains
 - a) a fuel-burning *appliance*, or
 - b) a *storage garage*.
- 2) Carbon monoxide (CO) alarms required by this Article shall
 - a) conform to CAN/CSA-6.19, “Residential Carbon Monoxide Alarming Devices,”
 - b) be equipped with an integral alarm that satisfies the audibility requirements of CAN/CSA-6.19, “Residential Carbon Monoxide Alarming Devices,”
 - c) have no disconnect switch between the overcurrent device and the CO alarm, where the CO alarm is powered by the electrical system serving the *suite* (see Note A-6.9.3.1.(2)(c)), and
 - d) be mechanically fixed at a height above the floor as recommended by the manufacturer.
- 3) Where a fuel-burning *appliance* is installed in a *suite* of *residential occupancy*, a *suite* of *care occupancy*, a *treatment occupancy* or in a *detention occupancy*, a CO alarm shall be installed
 - a) inside each bedroom, or
 - b) outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways.

4) Where a fuel-burning *appliance* is installed in a *service room* that is not in a *suite of residential occupancy*, a *suite of care occupancy*, a *treatment occupancy* or in a *detention occupancy*, a CO alarm shall be installed

a) either inside each bedroom, or if outside, within 5 m of each bedroom door, measured following corridors and doorways, in every *suite of residential occupancy* or *suite of care occupancy* that shares a wall or floor/ceiling assembly with the *service room*, and

b) in the *service room*.

5) For each *suite of residential occupancy*, *suite of care occupancy*, *treatment occupancy* or *detention occupancy* that shares a wall or floor/ceiling assembly with a *storage garage* or that is adjacent to an attic or crawl space to which the *storage garage* is also adjacent, a CO alarm shall be installed

a) inside each bedroom, or

b) outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways”.

19 The following Article is added after Article 8.1.1.3. of Division B:

“8.1.1.4. Occupational Health and Safety

1) In the case of conflict between the provisions of this part and *The Occupational Health and Safety Regulations, 1996*, the provisions of *The Occupational Health and Safety Regulations, 1996* govern”.

20 Sentence 9.9.6.8.(1) of Division B is amended by adding the words “lock or” before the word “latch”.

21 Article 9.10.2.2. of Division B is repealed and the following substituted:

“9.10.2.2. Alternative Family Care Homes

1) *Alternative family care homes* are permitted to be classified as *residential occupancies* (Group C) provided that the home conforms to Article 3.1.2.5.”.

22 Sentence 9.10.15.1.(1) of Division B is repealed and the following substituted:

“1) This Subsection applies to

a) *buildings* that contain only *dwelling units* and have not more than one *dwelling unit* above another *dwelling unit*; and

b) houses with a secondary suite including their common spaces.

(See Note A-9.10.15.1(1).)”.

23 Sentence A-9.10.15.1.(1) of the Notes to Part 9 of Division B is repealed and replaced with the following:

“A-9.10.15.1.(1) Application of Subsection 9.10.15.

The buildings to which Subsection 9.10.15. applies include:

- traditional individual detached houses with or without a secondary suite,
- semi-detached houses (doubles) where each house may contain a secondary suite,
- row houses, where any house may contain a secondary suite (see Sentence 9.10.11.2.(1)), and
- stacked dwelling units where one of them is a secondary suite.

Subsection 9.10.15. does not apply to stacked row houses or multiple unit residential buildings containing more than 4 total units including duplex units or secondary suites”.

24 Article 9.32.3.9. of Division B is repealed and the following substituted:

“9.32.3.9. Carbon Monoxide Alarms (See Note A-9.32.3.9.)

1) This Article applies to every *building* that contains a *residential occupancy*, a *care occupancy* with individual *suites*, a *care occupancy* containing sleeping rooms not within a *suite* or an *alternative family care home*, and that also contains

- a) a fuel-burning *appliance*, or
- b) a *storage garage*.

2) Carbon monoxide (CO) alarms required by this Article shall

- a) conform to CAN/CSA-6.19 “Residential Carbon Monoxide Alarming Devices,”
- b) be equipped with an integral alarm that satisfies the audibility requirements of CAN/CSA-6.19 “Residential Carbon Monoxide Alarming Devices,”
- c) have no disconnect switch between the overcurrent device and the CO alarm, where the CO alarm is powered by the *dwelling unit’s* electrical system, and
- d) be mechanically fixed at a height recommended by the manufacturer.

3) Where a room contains a solid-fuel-burning *appliance*, a CO alarm conforming to CAN/CSA-6.19 “Residential Carbon Monoxide Alarming Devices” shall be mechanically fixed

- a) at the manufacturer’s recommended height where these instructions specifically mention solid-fuel-burning *appliances*, or
- b) in the absence of specific instructions related to solid-fuel-burning *appliances*, on or near the ceiling.

- 4) Where a fuel-burning *appliance* is installed in a *suite of residential occupancy*, in a *suite of care occupancy* or in an *alternative family care home*, a CO alarm shall be installed
- a) inside each bedroom, or
 - b) outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways.
- 5) Where a fuel-burning *appliance* is installed in a *service room* that is not in a *suite of residential occupancy*, a *suite of care occupancy* or an *alternative family care home*, a CO alarm shall be installed
- a) either inside each bedroom, or if outside, within 5 m of each bedroom door, measured following corridors and doorways, in every *suite of residential occupancy* or *suite of care occupancy* that shares a wall or floor/ceiling assembly with the *service room*, and
 - b) in the *service room*.
- 6) For each *suite of residential occupancy*, a *suite of care occupancy* or an *alternative family care home* that shares a wall or floor/ceiling assembly with a *storage garage* or that is adjacent to an attic or crawl space to which the *storage garage* is also adjacent, a CO alarm shall be installed
- a) inside each bedroom, or
 - b) outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways.
- 7) Where CO alarms are installed in a house with a *secondary suite*, including their common spaces, the CO alarms shall be wired so that the activation of any one CO alarm causes all CO alarms within the house with a *secondary suite*, including their common spaces, to sound”.

