

SAMPLE BASEMENT PLAN

SCALE: 3/16"=1'-0"

REFERENCE ITEM A:

IF NEW WINDOW ADDITIONAL INFORMATION WILL BE REQUIRED (SIZE, LINTEL SIZE, POINT LOADS SUPPORTED WILL REQUIRE P.ENG. DESIGN)

REFERENCE ITEM B: STAIR REQUIREMENTS

THE EXISTING STAIR MUST MEET OBC REQUIREMENTS FOR BASEMENT SPACE TO BE FINISHED

- UNIFORM RISE/RUN
- RISE: MAX 7-7/8", MIN 4-7/8"
- RUN: MAX 14", MIN 8-1/4"
- MIN 6'-5" HEADROOM
- SIDE OF STAIR TO BE PROTECTED BY GUARD TO SB-7 OR FULL HEIGHT WALL (CDI M5.2 NOTE #11)
- 3 WAY SWITCH (CDI M5.2 NOTE #2)

REFERENCE ITEM C:

IF BEDROOM(S) PROPOSED; PROVIDE ALL UPPER FLOOR PLANS (OR SKETCHES) IDENTIFYING ROOMS.

IF MODIFICATIONS TO EXISTING BEAMS/ FLOOR FRAMING/ OR LOAD BEARING WALLS PROPOSED PROVIDE ADDITIONAL STRUCTURAL INFORMATION

THE INFORMATION SHOWN ABOVE PERTAINS TO THIS SAMPLE LAYOUT ONLY. ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON EACH INDIVIDUAL CURCUMSTANCE.

DATE ISSUED
JULY 1, 2005

ONTARIO BUILDING CODE CONSTRUCTION DESIGN INFORMATION

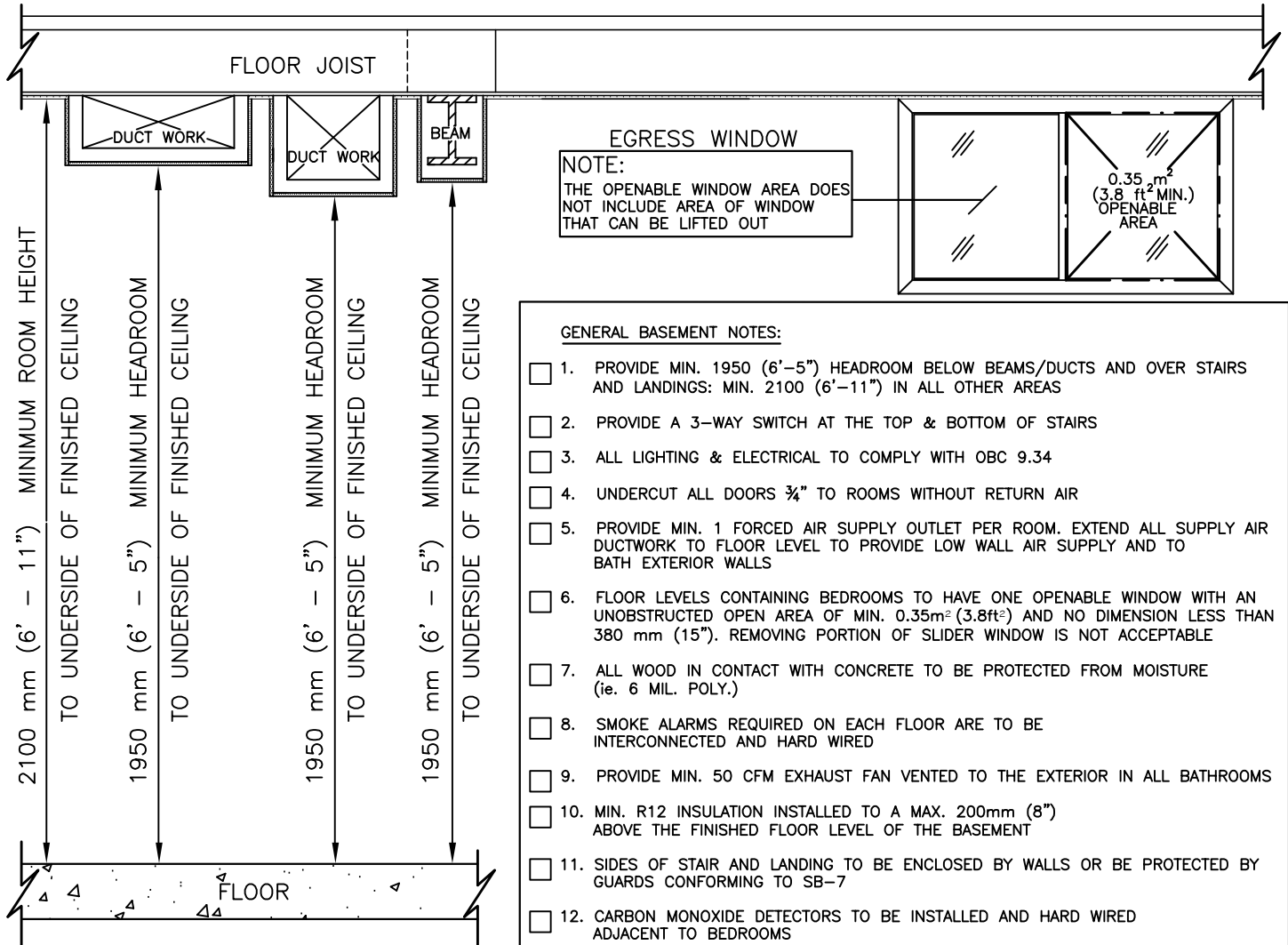
C.D.I. NO.
M5.2

REVISIONS
FEB 23, 2009
APRIL 19, 2011
MAY 23, 2012

RESIDENTIAL BASEMENT FINISHES OR RENOVATIONS

O.B.C. REFERENCE
9.34-9.7.1.3.(1)
PART 11
SB-12

DIV. B - PART 9. ONTARIO BUILDING CODE REQUIREMENTS FOR NEW CONSTRUCTION



PART 11. COMPLIANCE ALTERNATIVES FOR BUILDINGS OLDER THAN 5 YEARS

- 1) IF HOME IS OLDER THAN 5 YEARS AND THE FLOOR AREA DOES NOT HAVE A 0.35 m² (3.8 ft²) OPENABLE WINDOW, AN ACCEPTABLE ALTERNATIVE IS A DOOR OPENING DIRECTLY TO THE EXTERIOR.
- 2) MINIMUM ROOM HEIGHT SHALL NOT BE LESS THAN 1950 (6'-5") OVER THE REQUIRED FLOOR AREA AND IN ANY LOCATION THAT WOULD NORMALLY BE USED AS A MEANS OF EGRESS.
- 3) WHERE WINDOWS ARE NOT USED AS A MEANS OF EGRESS AND WHERE THEY DO NOT CONFLICT WITH VENTILATION REQUIREMENTS, THE MINIMUM GLASS AREA AS SHOWN IN TABLE 9.7.1.2. OF THE ONTARIO BUILDING CODE MAY BE REDUCED BY 50%.
- 4) EXISTING INSULATION ACCEPTABLE, IF NEW INSULATION IS ADDED TO THE EXISTING, A PROPER VAPOUR BARRIER WILL BE REQUIRED.
- 5) IF A PORTION OF THE BASEMENT WALL HAS ALREADY BEEN STRAPPED AND INSULATED, SUCH AS BETWEEN STAIRS AND THE FOUNDATION WALL, IT WOULD BE PERMISSIBLE TO EXTEND THIS METHOD OF CONSTRUCTION WITH AN EQUAL AMOUNT OF INSULATION FOR THE REST OF THAT WALL.

I HAVE READ THE NOTES HEREIN AND ACKNOWLEDGE RECEIPT OF THIS SHEET _____