

## Accessory Dwelling Units (ADU) – Building Specific Design Guide

Building Specific Design Requirements	Building Condition	
	Less than 5 years since occupancy	5 years or more since occupancy
Floor Fire Separation (including supporting structure)		
Minimum floor fire resistance rating (FRR)	45 FRR*	30 FRR
Minimum floor sound rating (STC)	STC 50	N/A
Wall Fire Separation		
Minimum wall fire resistance rating (FRR)	45 FRR*	30 FRR
Minimum wall sound rating (STC)	STC 50	N/A
Minimum door fire protection rating (FPR) (Note: door requires a self closing device)	20 FPR	20 FPR
HVAC Systems		
Independent heating system required	Yes	No
Duct type smoke detector required	No	Yes, must be installed in return air duct system and will completely turn off fuel and electrical supply to the heating system upon activation
Smoke Alarms		
Interconnected between dwelling units	No	No
Required locations and general requirements	Smoke alarms are required on every floor level, in every bedroom, and in all common areas. All new smoke alarms within a dwelling unit shall be interconnected and have a visual signaling component (strobe light).	
Carbon Monoxide Alarms		
Shall be located adjacent to sleeping areas and every floor level. To be installed as per manufacturer's specifications	Yes	Yes
Carbon monoxide alarms may be battery operated or plugged into an electrical outlet	No	Yes

\*Additional option is to provide a continuous smoke-tight barrier of not less than 5/8" type x gypsum board both sides of walls and underside of ceiling. The minimum STC rating is required to be achieved.

Building Specific Design Requirements	Building Condition	
	Less than 5 years since occupancy	5 years or more since occupancy
Minimum Natural Light (Glass area excluding frame)		
Living and dining rooms	10% of area served	5% of area served
Bedrooms and other finished rooms	5% of area served	2.5% of area served
Ceiling Height (minimum)		
All rooms	1.95 m entire floor 1.85 m under beams/ducts	
General Design Requirements		
Door Sizes (minimum)	Minimum Width	Minimum Height
Dwelling unit entrance or utility room	810 mm	1980 mm
Bedroom or rooms not mentioned elsewhere	760 mm	
Bathroom, water closet room and walk-in closets	610 mm	

Design of Area and Space	Room Size (Minimum)	Design of Area and Space (Combined)	Room Size (Minimum)
Living room	13.5 m <sup>2</sup>	Living room (ADU with >1 bedroom)	13.5 m <sup>2</sup>
Dining room	7 m <sup>2</sup>	Living room (ADU with 1 bedroom)	11 m <sup>2</sup>
Kitchen (ADU with >1 bedroom)	4.2 m <sup>2</sup>	Dining room	3.25 m <sup>2</sup>
Kitchen (ADU with 1 bedroom only)	3.7 m <sup>2</sup>	Kitchen (ADU with >1 bedroom)	4.2 m <sup>2</sup>
Master bedroom (with closet)	8.8 m <sup>2</sup>	Kitchen (ADU with 1 bedroom only)	3.7 m <sup>2</sup>
Master bedroom (without closet)	9.8 m <sup>2</sup>	Bedrooms	4.2 m <sup>2</sup>
Another bedroom (with closet)	6 m <sup>2</sup>		
Another bedroom (without closet)	7 m <sup>2</sup>	<b>Room Sizes - Bachelor</b>	<b>Room Size (Minimum)</b>
Bathroom	Sufficient space	Living, dining, bedroom, and kitchen	13.5 m <sup>2</sup>

Each unit shall have access to common laundry facilities or have connections within each unit for the connection of laundry appliances.

**NOTE:** These design tips do not cover all the requirements for Additional Dwelling Units (ADU). The person taking responsibility for the design should refer to the Ontario Building Code for a detailed list of all requirements.

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