



Secondary Suite - Final Building Inspection

Request this inspection when all Intermediate Inspections are completed, trade permits have been successfully inspected, and Construction has been completed.

Prepare

Learn about [how to prepare for your inspection](#).

Check

The following are the most common items that are audited during this inspection. This list is not exhaustive. Compliance with the applicable codes and standards is required.

- Construction matches the [Secondary Suite Design Guide](#)
- Construction matches the building permit plans/specs
- Stairs must have:
 - continuous handrail
 - proper rise/run
 - adequate headroom
- Smoke alarms must be hardwired, interconnected and located in:
 - every bedroom AND in the hallway / between the bedrooms and the general floor area,
 - common spaces including interior shared means of egress, and
 - all ancillary spaces such as storage rooms, washrooms, laundry rooms, or service/furnace/mechanical rooms accessed from the common area (those not within the principal dwelling or the secondary suite).
- Carbon monoxide alarms must be interconnected and located in a house that has an attached garage or any fuel-burning appliances (gas furnace, solid-fuel-burning fireplace, etc.) in:
 - every bedroom OR in the hallway/within 5m of bedroom doors,
 - service/furnace/mechanical rooms with gas-fired appliances not within the suite, and
 - any room with a wood-burning fireplace, wood stove or other solid-fuel-burning appliance.
- A continuous smoke-tight barrier of a minimum 12.7mm (½") thick standard gypsum board is required on the underside of floor-ceiling assemblies and on both sides of wall framing to separate:
 - the principal dwelling and the secondary suite from each other,
 - common spaces including interior shared means of egress from the rest of the house,
 - storage, laundry, and other common-area ancillary rooms from the rest of the house, and
 - all rooms containing any fuel-fired space-heating or cooling appliance, fuel-fired service water heater or gas laundry dryer from the rest of the house.
- Doors in smoke-tight barriers must be a minimum of 45mm solid-core wood, with self-closer

- The furnace room door must be a 32"x 78" door installed. The door must be a minimum of 45mm solid-core wood, with self-closer
- Sound separation measures must be in place per the [chosen compliance path](#) at the time of permit application. This is required between the secondary suite and the principal dwelling, as well as between the suite and non-suite space where noise may be generated (e.g., shared laundry, furnace room). Sound protection requirement is satisfied where
- Every entry door into a dwelling--principal dwelling or secondary suite--must be provided with a means of resistance to forced entry--typically a deadbolt lock (NBC(AE):B:9.7.5.2.). This applies to interior suite doors from the common area, and also applies to any door located directly between the principal dwelling and the secondary suite where there is no common area, which must have two separate deadbolts operable from opposite sides not using a common key so that mutual agreement is required for the door between the two to be unsecured.
- A separate, independently controlled heating/ventilation system must serve the secondary suite, and may not be interconnected/ducted with the remainder of the house. A heat source alone, without ventilation, is not sufficient
- Kitchen and bathroom exhaust fans must be installed to remove smoke, steam, heat and odours.
- Every sleeping room requires emergency egress. A door to the exterior OR egress window with the following characteristics:
 - openable from the inside without removing sashes or any hardware and without keys, tools or special knowledge,
 - any security bars and exterior protective cover must open from the inside without keys, tools or special knowledge,
 - the window has to remain open on its own and have an unobstructed area $\geq 0.35\text{m}^2$ (3.77ft² or 543in²) with any/all dimensions $\geq 380\text{mm}$ (15"), and
 - any window wells must extend $\geq 760\text{mm}$ (30") ahead of the window or outward-swinging sash.