



Residential Suites Over Commercial Suites

The Building Standards Department issues Builder Tips as part of our customer service program. They are designed to provide an improved understanding of the Building Code and to reduce the costs associated with correcting infractions. Please contact your area building inspector for further information or call the Building Standards Department at 905.475.4848 extension 2189

Division A – Part 1 – Section 1.4. Terms and Abbreviations

Article 1.4.1.2. Defined Terms

Suite means a single room or series of rooms of complementary use, operated under a single tenancy, and includes,

- (a) dwelling units,
- (b) individual guest rooms in motels, hotels, boarding houses, rooming houses and dormitories, and
- (c) individual stores and individual or complementary rooms for business and personal services occupancies.

(See Note A-1.1.4.2.(1))

Dwelling units means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

Live/work unit means a *dwelling unit* having an area of not more than 200 m² that contains a subsidiary business and personal services occupancy or a subsidiary low hazard industrial occupancy, and which is used and operated by one or more persons of a single household.

Residential occupancy (Group C) means an occupancy in which sleeping accommodation is provided to residents who are not harboured for the purpose of receiving special care or treatment and are not involuntarily detained and includes an occupancy in which sleeping accommodation is provided to residents of a retirement home.

Secondary suite means a self-contained dwelling unit located in a building or portion of a building of only residential occupancy that contains only one other dwelling unit and common spaces, and where both dwelling units constitute a single real estate entity. (See Note A-1.4.1.2.(1)).



7.6.1.3. Control and Shut-Off Valves

(5) In buildings of residential occupancy that contain more than one dwelling unit, a shut-off valve shall be installed where the water supply enters each dwelling unit, so that, when the water supply to one suite is shut off, the water the supply to the remainder of the building is not interrupted.

(6) In a building of other than residential occupancy, shut-off valves shall be provided on the water supply to

- (a) every fixture, or
- (b) any group of fixtures in the same room, except as provided in Sentence (4).

OBJECTIVE

In a building with mixed use occupancies (does not apply to live/work units) where suites are stacked on top of each other the potable water system must be designed to permit the installation of shut off valves in every suite. This will ensure that the supply to one suite will not be interrupted. Live/work units where the subsidiary industrial or business and personal service occupancies to the dwelling unit are permitted to be supplied by the same water supply pipe with one shut off valve.

Note: A building with mixed use occupancy is where the ground floor is usually an industrial or business and personal service occupancy, and the upper suite is a dwelling unit (residential occupancy) and both suites are owned by one owner.



EXAMPLE DIAGRAM OF A MIXED-USE

