

Requirements for Conversion of Single Family Dwelling to Duplex

The following BC Building Code requirements apply when converting a single family dwelling to a two-family dwelling.

1. 45-minute rated fire separation is required between one storey side by side and between up/down units [see details A,B 9.10.9.14.(1)].
2. 60-minute rated fire separation between two storey (including basements) units [see detail B 9.10.9.14.(3)].
3. Sound transmission class of 50 is required between units [9.11.2.1.(1)].
4. All loadbearing walls, beams and columns must have the same fire resistance rating as required for the fire separation supported [9.10.8.3] (e.g., one layer 5/8" Type X gypsum board at all sides, taped and filled).
5. Common areas (laundry, service rooms) require the same fire separation as the units they serve (see detail C).
6. Attached garages must be separated from units not served by garage by 60-minute fire separation.
7. Doors in fire separations require a fire protection rating and closers.
45 minute separation = 20 minute door (solid wood door is equivalent)
60 minute separation = 45 minute door
9.10.13.1.(1) and 9.10.13.2.(1)
8. Separate heating systems are required.
9. Combustible drain, waste and vent piping is NOT permitted within a fire separation [9.10.9.7.(1)-(6)].
Combustible drain waste vent piping is permitted on one side of the fire separation [9.10.9.7.(5)(6)].
Combustible water piping 30 mm or less, outside diameter, is permitted [9.10.9.6.(7)].
10. Exterior passageway floors (decks at upper units) forming part of the route out of a unit require a 45-minute fire resistance rating or must be non-combustible [9.10.8.8].
11. Where an exterior stair provides the only way out of one unit, it must be protected from openings in the other units by solid doors with closers, wired glass, or glass block. Applies where the opening is within 10 m below stair, 5 m above stair, or 3 m horizontally. [9.9.4.4] (see detail D)
12. Percentage of all window and door openings adjacent to property lines must meet the code table
13. Exposing building faces adjacent to property lines must meet the construction requirements of the Code, Article 9.10.14.

