



9.23.6.2. Anchorage of Columns and Posts
 (1) Except as provided in Sentences (2) and (3), exterior columns and posts shall be anchored to resist uplift and lateral movement.
 (2) Except as provided in Sentence (3), where columns or posts support balconies, decks, verandas and other exterior platforms, and the columns or posts extend not more than 600 mm above finished ground level, the supported joists or beams shall be,
 (a) anchored to a foundation to resist uplift and lateral movement, or
 (b) directly anchored to the ground to resist uplift.
 (3) Anchorage is not required for platforms described in Sentence (2) that,
 (a) are not more than 1 storey,
 (b) are not more than 55 m² in area,
 (c) do not support a roof, and
 (d) are not attached to another structure, unless it can be demonstrated that differential movement will not adversely affect the performance of that structure.

9.8.8.1. Required Guards
 (1) Except as provided in Sentences (2) and (3), every surface to which access is provided for other than maintenance purposes, including but not limited to flights of steps and ramps, exterior landings, porches, balconies, mezzanines, galleries and raised walkways, shall be protected by a guard on each side that is not protected by a wall for the length where,
 (a) there is a difference in elevation of more than 600 mm between the walking surface and the adjacent surface
 9.8.8.3. Height of Guards
 (1) Except as provided in Sentences (2) to (4), all guards shall be not less than 1 070 mm high.
 (2) All guards within dwelling units shall be not less than 900 mm high.
 (3) Exterior guards serving not more than one dwelling unit shall be not less than 900 mm high where the walking surface served by the guard is not more than 1 800 mm above the finished ground level.
 (4) Guards for flights of steps, except in required exit stairs, shall be not less than 900 mm high.
 (5) The height of guards for flights of steps shall be measured vertically from the top of the guard to a line drawn through the leading edge of the treads served by the guard.

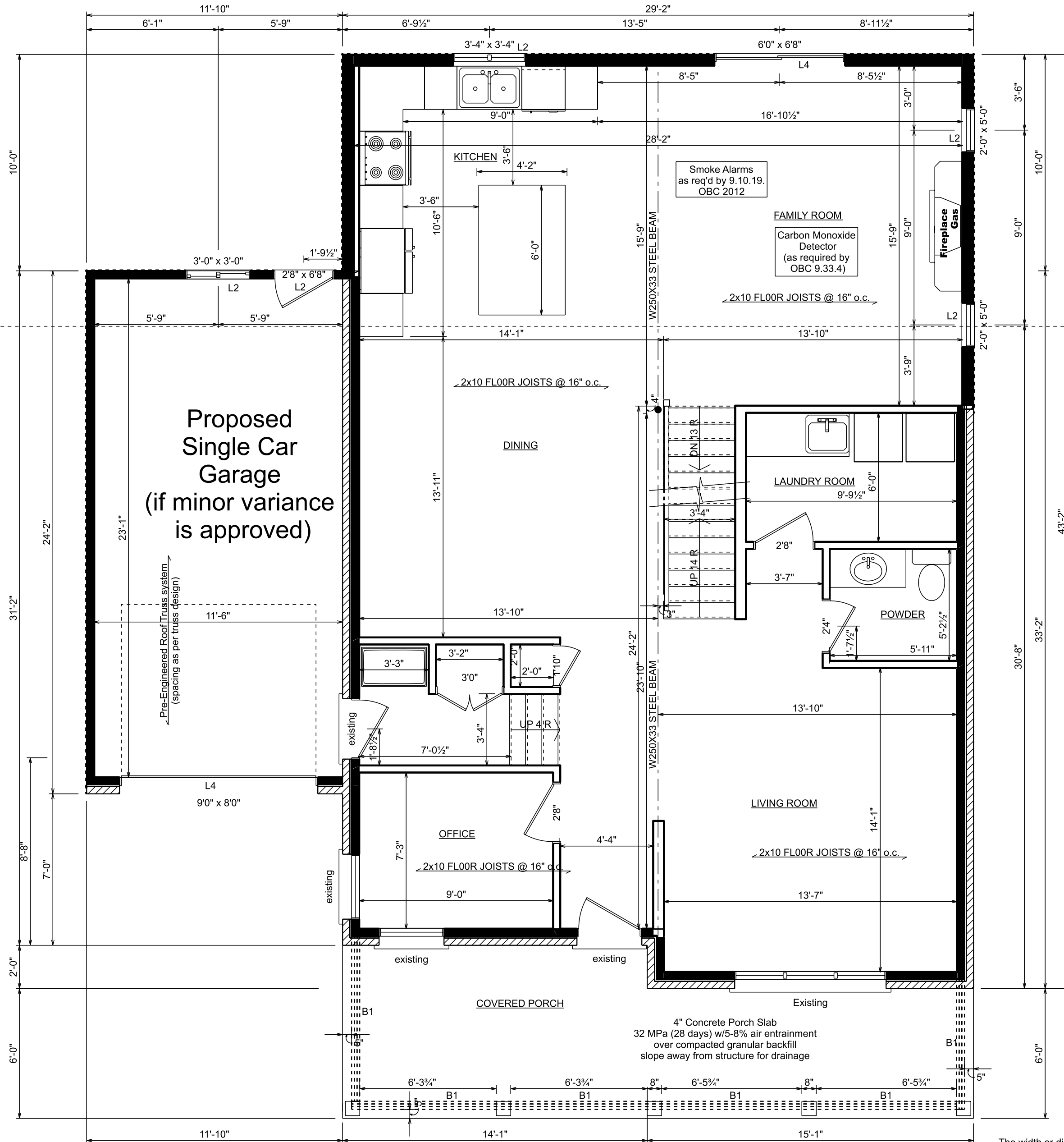
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. of the building code
Bernie Dobben *Bernie Dobben* **23867**
 NAME SIGNATURE BCIN
REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. of the building code
Firm Name: Bernie's Drafting Services BCIN# 31578

Lintel & Beam
 Schedule
 L1=2-2x4
 L2=2-2x6
 L3=2-2x8
 L4=2-2x10
 L5=2-2x12
 B1 = 3-2x8
 B2 = 4-2x10

120 Kathleen Street Guelph	DATE: May 29, 2020 PG: 1 of 8 SCALE: 1/4"=1'0" PLAN: Front Elevation	Additional Floor Area Main Floor: 291.7 sqft Garage: 286 sqft 2nd Floor: 1230.9 sqft Existing: 939.2 sqft	NOTES <i>Bernie's Drafting Services and or Bernie Dobben will not be held responsible for any errors or omissions on these drawings. Contractor to verify all dimensions prior to construction. All construction to be in accordance with the Ontario Building Code & any other local codes as deemed necessary by the Local Building Official.</i>
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9.10.9.16. Separation of Storage Garages
 (4) Where a storage garage is attached to or built into a building of residential occupancy,
 (a) an air barrier system conforming to Subsection 9.25.3, shall be installed between the garage and the remainder of the building to provide an effective barrier to gas and exhaust fumes, and
 (b) every door between the garage and the remainder of the building shall conform to Article 9.10.13.15.
 (5) Where membrane materials are used to provide the required airtightness in the air barrier system, all joints shall be sealed and structurally supported.

9.10.13.15. Doors Between Garages and Dwelling Units
 (1) A door between an attached or built-in garage and a dwelling unit shall be tight-fitting and weatherstripped to provide an effective barrier against the passage of gases and exhaust fumes and shall be fitted with a self-closing device.



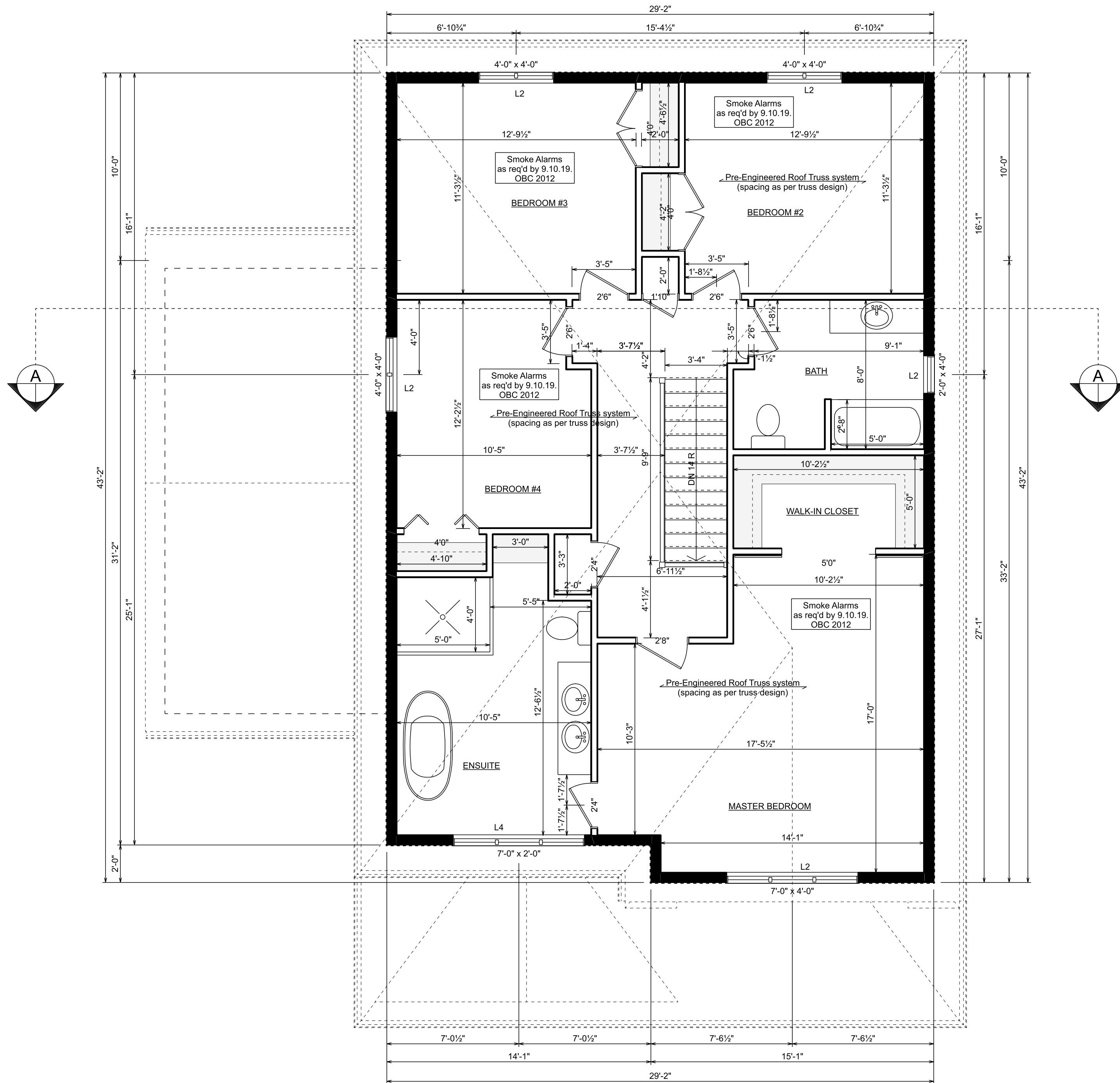
9.5.2.3. Stud Wall Reinforcement
 (1) If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
 (a) for a water closet, a grab bar described in Clauses 3.8.3.8.(3)(a) and a grab bar described in Clause 3.8.3.8.(3)(c),
 (b) for a shower, a grab bar described in Clause 3.8.3.13.(2)(f), and
 (c) for a bathtub, a grab bar described in Clause 3.8.3.13.(4)(c).

The width or diameter of a wood column shall be not less than the width of the supported member, and shall be not less than 184 mm for round columns and 140 mm by 140 mm for rectangular columns

Lintel & Beam Schedule

L1=2-2x4
L2=2-2x6
L3=2-2x8
L4=2-2x10
L5=2-2x12
B1 = 3-2x8
B2 = 4-2x10

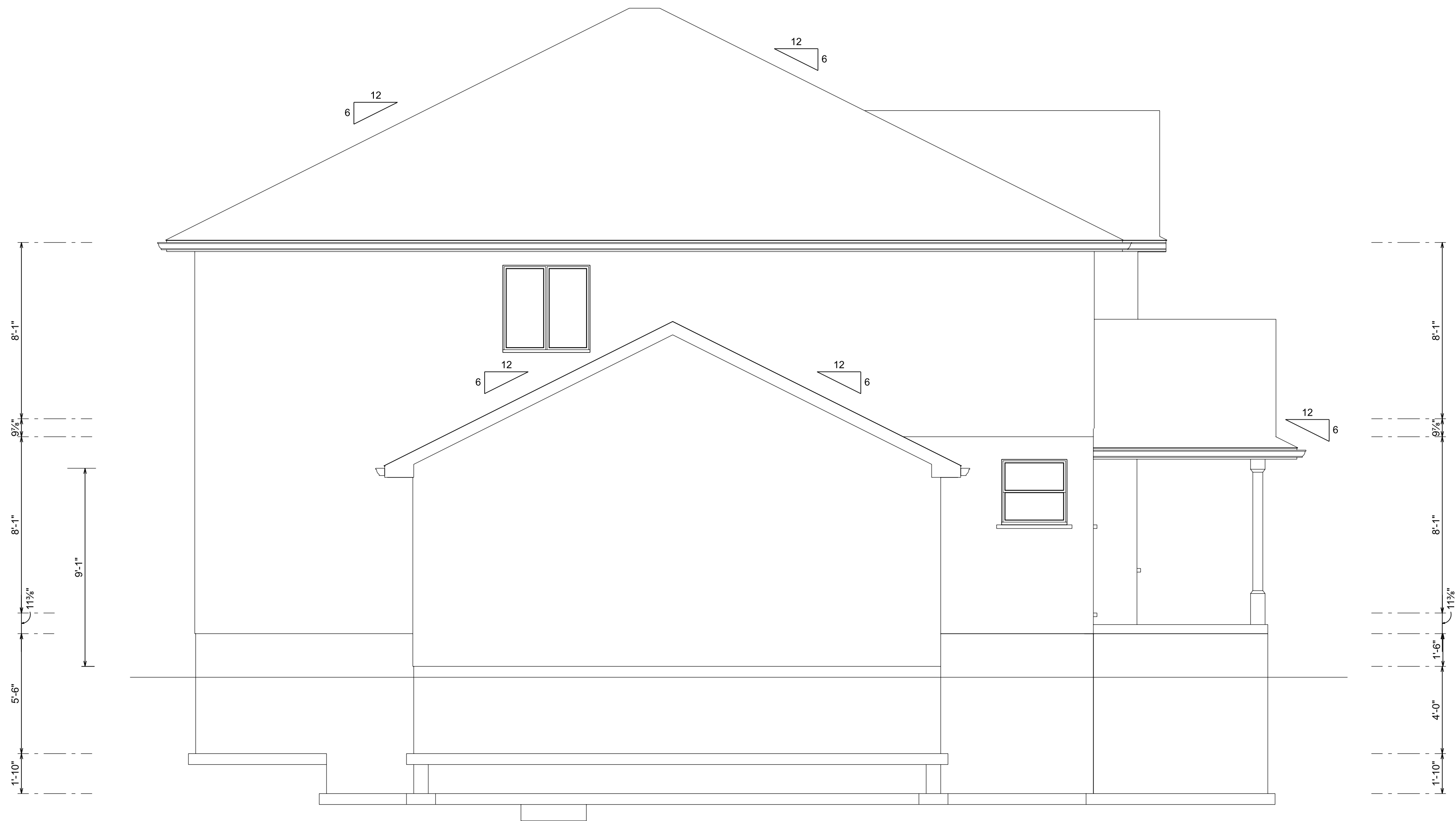
120 Kathleen Street Guelph	DATE: May 29, 2020 PG: 2 of 8 SCALE: 1/4"=1'0" PLAN: Main Floor	Additional Floor Area Main Floor: 291.7 sqft Garage: 286 sqft 2nd Floor: 1230.9 sqft Existing: 939.2 sqft	NOTES Bernie's Drafting Services and or Bernie Dobben will not be held responsible for any errors or omissions on these drawings. Contractor to verify all dimensions prior to construction. All construction to be in accordance with the Ontario Building Code & any other local codes as deemed necessary by the Local Building Official.
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Lintel & Beam Schedule

- L1=2-2x4
- L2=2-2x6
- L3=2-2x8
- L4=2-2x10
- L5=2-2x12
- B1 = 3-2x8
- B2 = 4-2x10

<p>120 Kathleen Street Guelph</p>	<p>DATE: May 29, 2020 PG: 3 of 8 SCALE: 1/4"=1'0" PLAN: 2ND FLOOR</p>	<p>Additional Floor Area Main Floor: 291.7 sqft Garage: 286 sqft 2nd Floor: 1230.9 sqft Existing: 939.2 sqft</p>	<p>NOTES Bernie's Drafting Services and or Bernie Dobben will not be held responsible for any errors or omissions on these drawings. Contractor to verify all dimensions prior to construction. All construction to be in accordance with the Ontario Building Code & any other local codes as deemed necessary by the Local Building Official.</p>
<p>DRAWN BY: BERNIE'S DRAFTING SERVICES</p>	<p>Phone 1-519-638-5362 Fax 1-519-638-5686 email: berniesdrafting@dobbens.ca</p>		



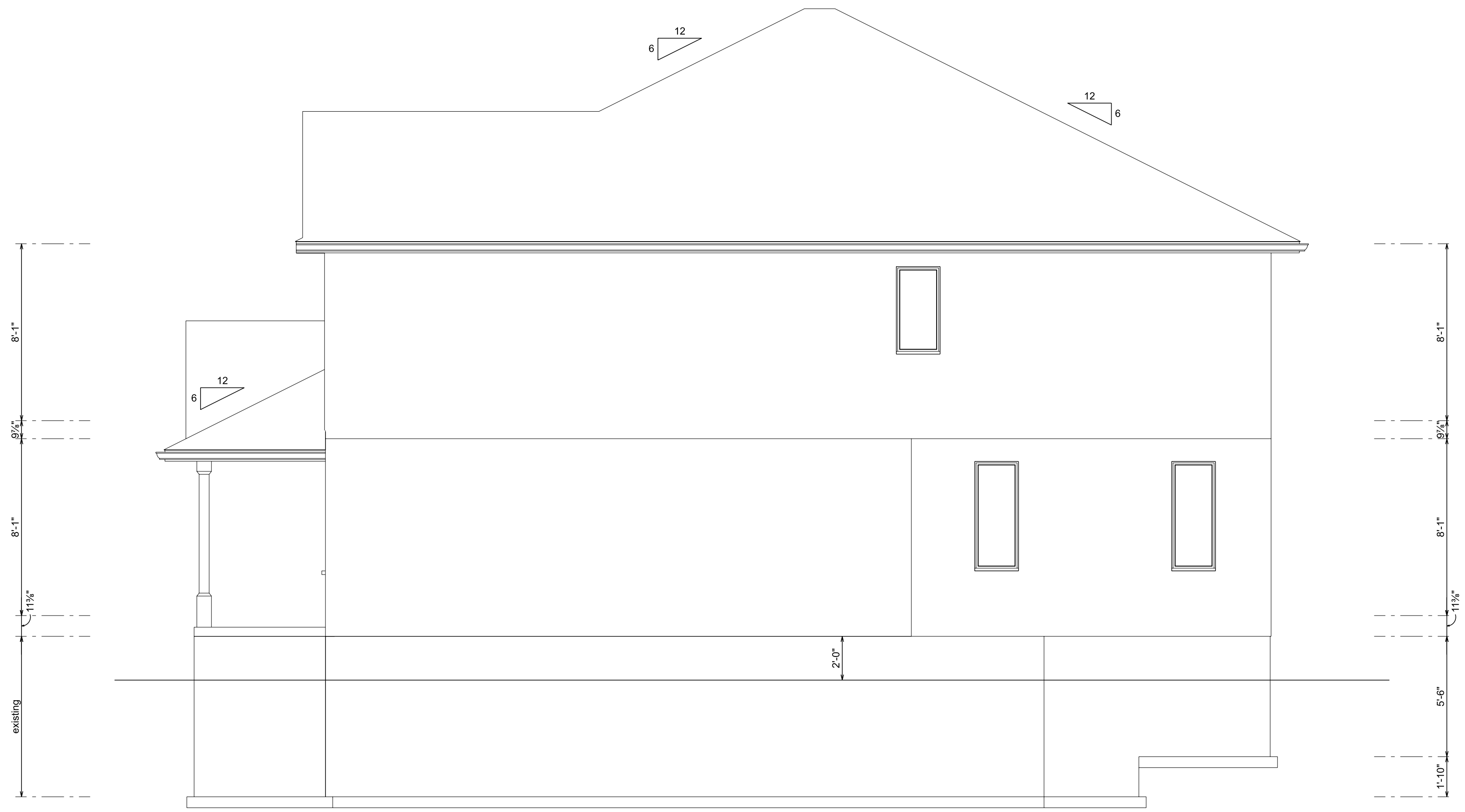
Lintel & Beam Schedule	
L1	= 2-2x4
L2	= 2-2x6
L3	= 2-2x8
L4	= 2-2x10
L5	= 2-2x12
B1	= 3-2x8
B2	= 4-2x10

120 Kathleen Street Guelph	DATE: May 29, 2020 PG: 5 of 8 SCALE: 1/4"=1'0" PLAN: Left Elevation	Additional Floor Area Main Floor: 291.7 sqft Garage: 286 sqft 2nd Floor: 1230.9 sqft Existing: 939.2 sqft	<small>NOTES</small> Bernie's Drafting Services and or Bernie Dobben will not be held responsible for any errors or omissions on these drawings. Contractor to verify all dimensions prior to construction. All construction to be in accordance with the Ontario Building Code & any other local codes as deemed necessary by the Local Building Official.
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Lintel & Beam Schedule
L1=2-2x4
L2=2-2x6
L3=2-2x8
L4=2-2x10
L5=2-2x12
B1 = 3-2x8
B2 = 4-2x10

120 Kathleen Street Guelph	DATE: May 29, 2020 PG: 6 of 8 SCALE: 1/4"=1'0" PLAN: Rear Elevation	Additional Floor Area Main Floor: 291.7 sqft Garage: 286 sqft 2nd Floor: 1230.9 sqft Existing: 939.2 sqft	<small>NOTES</small> Bernie's Drafting Services and or Bernie Dobben will not be held responsible for any errors or omissions on these drawings. Contractor to verify all dimensions prior to construction. All construction to be in accordance with the Ontario Building Code & any other local codes as deemed necessary by the Local Building Official.
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Lintel & Beam Schedule	
L1	= 2-2x4
L2	= 2-2x6
L3	= 2-2x8
L4	= 2-2x10
L5	= 2-2x12
B1	= 3-2x8
B2	= 4-2x10

120 Kathleen Street Guelph	DATE: May 29, 2020 PG: 6 of 8 SCALE: 1/4"=1'0" PLAN: Right Elevation	Additional Floor Area Main Floor: 291.7 sqft Garage: 286 sqft 2nd Floor: 1230.9 sqft Existing: 939.2 sqft	<small>NOTES Bernie's Drafting Services and or Bernie Dobben will not be held responsible for any errors or omissions on these drawings. Contractor to verify all dimensions prior to construction. All construction to be in accordance with the Ontario Building Code & any other local codes as deemed necessary by the Local Building Official.</small>
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- 9.25.3. Air Barrier Systems
 9.25.3.1. Required Barrier to Air Leakage
 (1) Wall, ceiling and floor assemblies that separate conditioned spaces from unconditioned spaces shall be constructed so as to include an air barrier system that will provide a continuous barrier to air leakage,
 (a) from the interior of the building into wall, floor, attic or roof spaces sufficient to prevent excessive moisture condensation in such spaces during the heating season, and
 (b) from the exterior inward sufficient to prevent moisture condensation on the room side during the heating season.
 (2) The continuity of the air barrier system shall extend throughout the basement.
 9.25.3.2. Air Barrier System Properties
 (1) Sheet and panel type materials intended to provide the principal resistance to air leakage shall have an air leakage characteristic not greater than 0.02 L/(s·m²) measured at an air pressure differential of 75 Pa.
 (2) Where polyethylene sheet is used to provide the air-tightness in the air barrier system, it shall conform to CAN/CSA-S51.34-M, "Vapour Barrier, Polyethylene Sheet for Use in Building Construction".
 9.25.3.3. Continuity of the Air Barrier System
 (1) Where the air barrier system consists of an air-impermeable panel-type material, all joints shall be sealed to prevent air leakage.
 (2) Where the air barrier system consists of flexible sheet material, all joints shall be,
 (a) sealed with compatible material such as tape or flexible sealant, or
 (b) except as required by Sentence (3), lapped not less than 100 mm and clamped, such as between framing members, furring or blocking and rigid panels.
 (3) Where an air barrier system consisting of flexible sheet material is installed at locations where it is not supported by an interior finish, such as a behind a bath tub, shower enclosure or fireplace, the continuity of the air barrier shall be maintained by sealing its joints.
 (4) Where an interior wall meets an exterior wall, ceiling, floor or roof required to be provided with an air barrier protection, the air barrier system shall extend across the intersection and shall be sealed in accordance with Sentences (1) and (2).
 (5) Where an interior wall projects through a ceiling or extends to become an exterior wall, spaces in the wall shall be blocked to provide continuity across those spaces with the air barrier system in the abutting walls or ceiling by,
 (a) sealing each air barrier to the blocking, or
 (b) wrapping each air barrier around the transition and sealing in accordance with Sentences (1) and (2).
 (6) Where an interior floor projects through an exterior wall or extends to become an exterior floor, continuity of the air barrier system shall be maintained from the abutting walls across the floor assembly.
 (7) Where an interior floor projects through an exterior wall to become an exterior floor,
 (a) the air barrier of the wall under the floor shall be continuous with or sealed to the subfloor or the air barrier on the underside of the floor
 (b) the air barrier of the wall above the floor shall be continuous with or sealed to the subfloor or the air barrier on the top of the floor, and
 (c) the spaces between floor joists shall be blocked and sealed.
 (8) Where a header wrap is used as an air barrier, it shall be sealed or lapped to the wall air barrier above and below in accordance with Sentences (1) and (2).
 (9) Penetrations of the air barrier system, such as those created by the installation of electrical wiring, electrical boxes, piping or ductwork, shall be sealed with compatible material such as tape or caulking to maintain the integrity of the air barrier system over the entire surface.
 (10) Penetrations of the air barrier system, such as those created by the installation of doors, windows and other fenestration shall be sealed to maintain the integrity of the air barrier system over the entire surface.
 (11) Where an interior air barrier is penetrated by doors, windows and other fenestration, the air barrier shall be sealed to the door frame or window frame with,
 (a) compatible tape, or
 (b) spray foam insulation.
 (12) Where an exterior air barrier is penetrated by doors, windows and other fenestration, the air barrier shall be sealed to the door frame or window frame with,
 (a) compatible flexible flashing material,
 (b) caulking, or
 (c) spray foam insulation.
 (13) An access hatch installed through an assembly constructed with an air barrier system shall be weatherstripped around the perimeter to prevent air leakage.
 (14) Clearances between chimneys or gas vents and the surrounding construction that would permit air leakage from within the building into a wall or attic or roof space shall be sealed by noncombustible material to prevent such leakage and shall be sealed to the air barrier with tape or another compatible material, and to the vent with high temperature caulking in accordance with the manufacturer's installation instructions.
 (15) Where the foundation wall and floor slab are used as an air barrier, they shall be caulked at all joints, intersections and penetrations.
 (16) Sump pit covers shall be sealed.

- 2.1.1.6. Insulation of Foundation Walls
 (1) Foundation walls enclosing heated space shall be insulated from the underside of the subfloor to not more than 200 mm above the finished floor level of the basement. (See Appendix A.)
 (2) The insulation required by Sentence (1) may be provided by a system installed,
 (a) on the interior of the foundation wall,
 (b) on the exterior face of the foundation wall, or
 (c) partially on the interior and partially on the exterior, provided the thermal performance of the system is equivalent to that permitted in Clauses (a) or (b).
 (3) If a foundation wall is constructed of hollow masonry units, one or more of the following shall be used to control convection currents in the core spaces,
 (a) filling the core spaces,
 (b) at least one row of semi-solid blocks at or below grade, or
 (c) other similar methods.
 (4) Masonry walls of hollow units that penetrate the ceiling shall be sealed at or near the ceiling adjacent to the roof space to prevent air within the voids from entering the attic or roof space by,
 (a) capping with masonry units without voids, or
 (b) installation of flashing material extending across the full width of the masonry.
 (5) Except as provided in Sentences (6) and (7), where the basement slab edge is the only part of the slab that is at the exterior ground level such as a walk-out basement, or within 600 mm to the exterior ground level, the insulation around concrete slab shall extend not less than 600 mm below exterior ground level.
 (6) Where the concrete slab is within 600 mm of the exterior ground level, the entire surface of the slab shall be insulated.
 (7) Where a slab contains heating ducts, pipes, tubes or cables, the entire heated surface of the slab that is in contact with the ground shall be insulated.

- 9.10.19.1 Smoke Alarms
 (1) Within dwelling unit
 (2) shall have a visual signalling component
 9.10.19.3 Location of Smoke Alarms
 (a) there is at least one smoke alarm installed on each storey, including basements, and
 (b) on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed,
 (i) in each sleeping room, and
 (ii) in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
 (2) A smoke alarm required in Sentence (1) shall be installed in conformance with CAN/ULC-S553, "Installation of Smoke Alarms".
 (3) Smoke alarms required in Article 9.10.19.1. and Sentence (1) shall be installed on or near the ceiling.
 9.10.19.5. Interconnection of Smoke Alarms
 (1) Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.

- 9.33.4.2. Location of Carbon Monoxide Detectors
 (1) Where a fuel-burning appliance is installed in a suite of residential occupancy, a carbon monoxide detector shall be installed adjacent to each sleeping area in the suite.
 (2) Where a fuel-burning appliance is installed in a service room that is not in a suite of residential occupancy, a carbon monoxide detector shall be installed,
 (a) adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the service room, and
 (b) in the service room.
 (3) Where a storage garage is located in a building containing a residential occupancy, a carbon monoxide detector shall be installed adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the storage garage.
 (4) Where a storage garage serves only the dwelling unit to which it is attached or built in, a carbon monoxide detector shall be installed adjacent to each sleeping area in the dwelling unit.

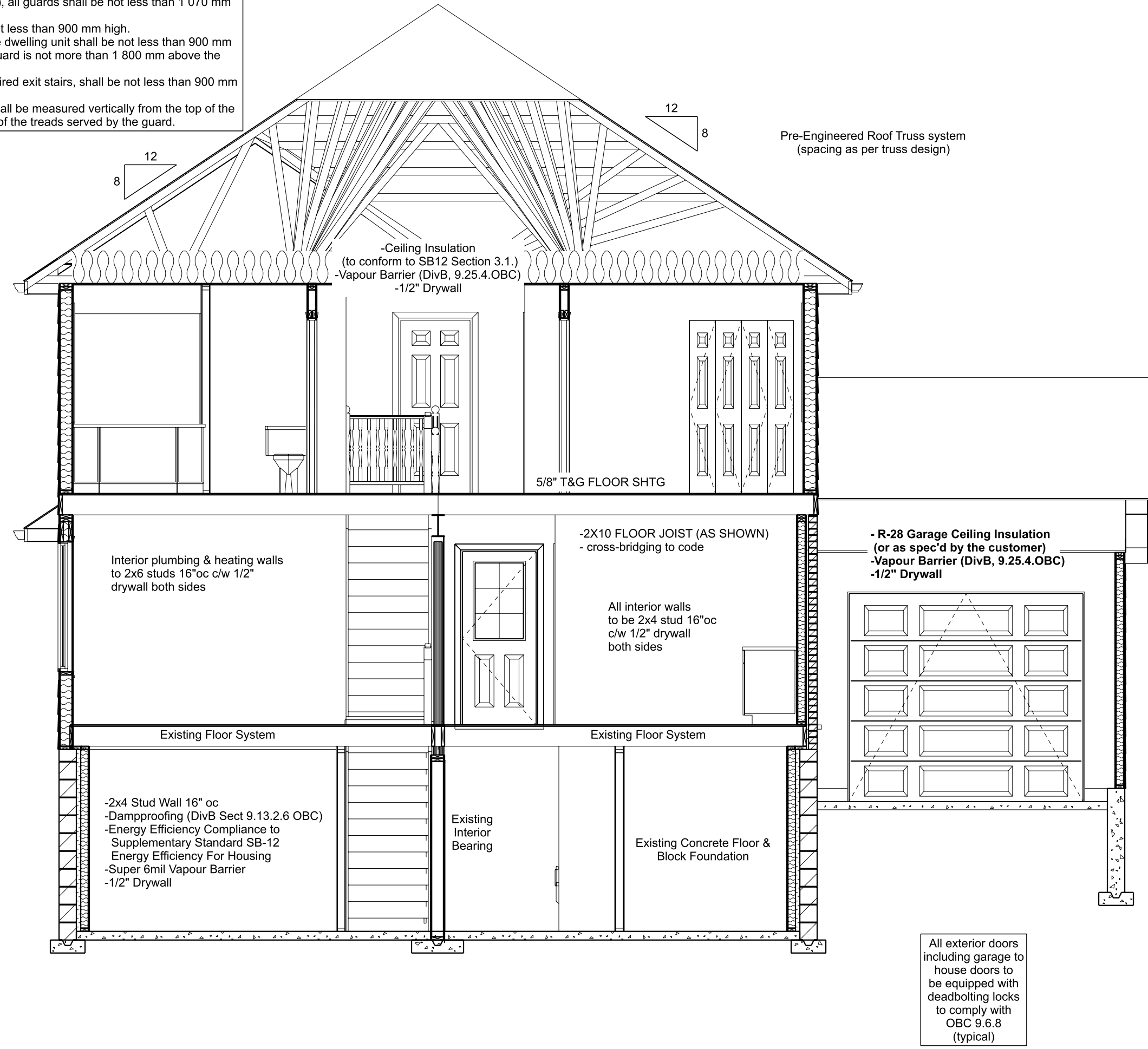
- 9.33.4.3. Installation and Conformance to Standards
 (1) The carbon monoxide detector required by Article 9.33.4.2. shall,
 (a) except as permitted in Sentence (2) be permanently connected to an electrical circuit and shall have no disconnect switch between the overcurrent device and the carbon monoxide detector,
 (b) be wired so that its activation will activate all carbon monoxide detectors within the suite, where located within a suite of residential occupancy,
 (c) be equipped with an alarm that is audible within bedrooms when the intervening doors are closed, where located adjacent to a sleeping area, and
 (d) conform to,
 (i) CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices", or
 (ii) UL 2034, "Single and Multiple Station Carbon Monoxide Alarms".
 (2) Where the building is not supplied with electrical power, carbon monoxide detectors are permitted to be battery operated.

- Section 9.19. Roof Spaces
 9.19.1. Venting
 9.19.1.1. Required Venting
 (1) Except where it can be shown to be unnecessary, where insulation is installed between a ceiling and the underside of the roof sheathing, a space shall be provided between the insulation and the sheathing, and vents shall be installed to permit the movement of air from the space to the exterior.
 9.19.1.2. Vent Requirements
 (1) Except as provided in Sentence (2), the unobstructed vent area shall be not less than 1/300 of the insulated ceiling area.
 (2) Where the roof slope is less than 1 in 6 or in roofs that are constructed with roof joists, the unobstructed vent area shall be not less than 1/150 of the insulated ceiling area.
 (3) Required vents are permitted to be roof type, eave type, gable-end type or any combination of them, and shall be distributed,
 (a) uniformly on opposite sides of the building,
 (b) with not less than 25% of the required openings located at the top of the space, and
 (c) with not less than 25% of the required openings located at the bottom of the space.
 (4) Except where each roof joist space referred to in Sentence (2) is separately vented, roof joist spaces shall be interconnected by installing purlins not less than 38 mm by 38 mm on the top of the roof joists.
 (5) Vents shall comply with CAN3-A93-M, "Natural Airflow Ventilators for Buildings".
 9.19.1.3. Clearances
 (1) Except as provided in Sentence (2), where venting is provided to a roof joist space, not less than 63 mm of space shall be provided between the top of the insulation and the underside of the roof sheathing.
 (2) Where venting is provided at the junction of sloped roofs and exterior walls and where preformed baffles are used to contain the insulation, the baffles shall,
 (a) provide an unobstructed air space between the insulation and the underside of the roof sheathing, that is,
 (i) not less than 25 mm in dimension, and
 (ii) of sufficient cross area to meet the attic or roof space venting requirements of Article 9.19.1.2., and
 (b) extend vertically not less than 50 mm above the top of the insulation.
 (3) Ceiling insulation shall be installed in a manner that will not restrict a free flow of air through roof vents or through any portion of the attic or roof space.

- 9.8.8.1. Required Guards
 (1) Except as provided in Sentences (2) and (3), every surface to which access is provided for other than maintenance purposes, including but not limited to flights of steps and ramps, exterior landings, porches, balconies, mezzanines, galleries and raised walkways, shall be protected by a guard on each side that is not protected by a wall for the length where,
 (a) there is a difference in elevation of more than 600 mm between the walking surface and the adjacent surface
 9.8.8.3. Height of Guards
 (1) Except as provided in Sentences (2) to (4), all guards shall be not less than 1 070 mm high.
 (2) All guards within dwelling units shall be not less than 900 mm high.
 (3) Exterior guards serving not more than one dwelling unit shall be not less than 900 mm high where the walking surface served by the guard is not more than 1 800 mm above the finished ground level.
 (4) Guards for flights of steps, except in required exit stairs, shall be not less than 900 mm high.
 (5) The height of guards for flights of steps shall be measured vertically from the top of the guard to a line drawn through the leading edge of the treads served by the guard.

- Acceptable Solutions for Energy Efficiency Compliance After December 31, 2016
 (Applies to construction for which a permit has been applied for after December 31, 2016)
 Section 3.1. Methods for Achieving Energy Efficiency Compliance
 3.1.1. Prescriptive Compliance Packages (See Appendix A.)
 3.1.1.1. Energy Efficiency
 (1) Except as provided in Articles 3.1.1.4. to 3.1.1.11., the building shall conform to
 (a) Article 3.1.1.2. if the building is located in Zone 1 with less than 5000 heating degree days, or
 (b) Article 3.1.1.3. if the building is located in Zone 2 with 5000 or more heating degree days.
 (2) Except as required in Sentence (5), all walls, ceilings, floors, windows and doors that separate heated space from unheated space, the exterior air or the exterior soil shall have thermal resistance ratings conforming to this Subsection.
 (3) Where specified in compliance packages in Tables 3.1.1.2.A to 3.1.1.2.C and Tables 3.1.1.3.A to 3.1.1.3.C, space heating equipment, domestic water heating equipment and heat or energy recovery ventilators shall be provided and have the efficiency rating conforming to this Subsection. (See Appendix A.)
 (4) Except as required in Sentence (5), insulation shall be provided between heated and unheated spaces and between heated spaces and the exterior in accordance with this Chapter.
 (5) A building envelope assembly that separates a conditioned space from an adjoining storage garage shall be treated as an assembly separating heated space from exterior, even if the storage garage is intended to be heated.
 (6) Reflective surfaces of insulating materials shall not be considered in calculating the thermal resistance of building assemblies.
 (7) Except as provided in Sentences (8) and 3.1.1.11.(3), where the ratio of the gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the gross area of peripheral walls measured from grade to the top of the upper most ceiling is not more than 17%, the building shall comply with a compliance package selected from Tables 3.1.1.2.A to 3.1.1.2.C and Tables 3.1.1.3.A to 3.1.1.3.C, and Table 3.1.1.11. (See Appendix A.)
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 (8) Except as permitted in Sentences 3.1.1.11.(3), where the ratio of the gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the gross area of peripheral walls measured from grade to the top of the upper most ceiling is more than 17% but not more than 22%, the building shall comply with a compliance package selected from Tables 3.1.1.2.A to 3.1.1.2.C, Tables 3.1.1.3.A to 3.1.1.3.C and Table 3.1.1.11 and the overall coefficient of heat transfer of the fenestration shall be upgraded to
 (a) 1.6 where 1.8 is required by the selected compliance package or permitted by Article 3.1.1.4.,
 (b) 1.4 where 1.6 is required by the selected compliance package or permitted by Article 3.1.1.4.,
 (c) 1.2 where 1.4 is required by the selected compliance package or permitted by Article 3.1.1.4., and
 (d) 1.0 where 1.2 is required by the selected compliance package or permitted by Article 3.1.1.4.. (See Appendix A.)

- (9) Where the ratio of gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the gross area of peripheral walls measured from grade to the top of the upper most ceiling is more than 22%, the building shall comply with Subsection 3.1.2. (See Appendix A.)
 (10) Where a dwelling unit has a walkout basement, the thermal performance level of the exterior basement wall shall be not less than that required for the above grade wall for
 (a) the basement wall containing the door opening, and
 (b) any basement wall that has an exposed wall area above the ground level exceeding 50% of that basement wall area.
 (11) For a conditioned space, the exterior building envelope or envelope that separates conditioned space from unconditioned space shall conform to the applicable values specified in Articles 3.1.1.2. and 3.1.1.3.
 (12) Where an enclosed unheated space is separated from a heated space by glazing, the unheated enclosure may be considered to provide a thermal resistance of RSI 0.16.
 (13) Where a compliance package in Tables 3.1.1.2.A to 3.1.1.2.C, Tables 3.1.1.3.A to 3.1.1.3.C, or Table 3.1.1.11 specifies a nominal RSI value, effective RSI value and U-Value for a component specified in Column 1 of the Table and the component conforms to one of the thermal values, the component need not conform to the other thermal values specified for the component.
 (14) Insulation in the rim joist or header area where the floor assembly and wall assembly intersect shall have a thermal value not less than the thermal value of the insulation in the walls above grade.
 (15) Where a compliance package in Tables 3.1.1.2.A to 3.1.1.2.C, Tables 3.1.1.3.A to 3.1.1.3.C, or Table 3.1.1.11 specifies an overall coefficient of heat transfer and an energy rating value for a fenestration component specified in Column 1 of the Table and the component conforms to one of the thermal values, the component need not conform to the other thermal value specified for the component.
 (16) Ventilation systems serving dwelling units shall have a heat or energy recovery ventilator. (See Appendix A.)
 (17) Except as provided in Sentence (18), a building is permitted to be designed in conformance with any of the compliance packages available for the climate zone that the building is located in, if the primary space heating of the building is supplied by
 (a) a wood burning appliance,
 (b) an earth energy system, or
 (c) an air or water source heat pump that does not use electric resistance as a back-up heat source.
 (18) For the purpose of Sentence (17), the requirements in the compliance packages for space heating equipment do not apply.
 (19) Heat or energy recovery ventilators specified in compliance packages in Tables 3.1.1.2.A to 3.1.1.2.C and Tables 3.1.1.3.A to 3.1.1.3.C, shall meet
 (a) the requirements of Article 9.32.3.11. of Division B of the Building Code, and
 (b) the minimum SRE required in this Chapter based on a test temperature of 0°C at an air flow rate equal to the principle exhaust flow but need not exceed 30 L/s.
 2012 MMA Supplementary Standard SB-12
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 (20) Building envelope components that enclose a common space and are exposed to exterior or unconditioned space shall conform to this Subsection.
 (21) Heating, ventilating, air-conditioning and lighting systems serving common spaces need not comply with this Subsection but shall comply with the other parts of the Building Code.
 (22) Drain water heat recovery units shall be installed in accordance with Article 3.1.1.12.



All Dimensions (ceiling heights, Eave heights, Eave soffit & face, Roof pitch, etc., to conform to the original structure and be confirmed on site by the contractor

- Asphalt shingles (owners choice)
- 2 runs of #15 felt eave protection to extend 3' beyond inside line of wall
- Roof Shtg min 3/8" on 24" max support spacing c/w clips
- Metal eavestarter
- Pre-finished seamless aluminum eavestrough
- Morvent insulation stops 48"oc
- Pre-finished fascia & vented soffit
- 2x6 stud wall 16"oc
- Double top plate & single bottom plate
- Air Barrier System (9.25.3. OBC)
- Pre-finished siding and/or 4" Face brick c/w 1" air space
- Energy Efficiency Compliance to Supplementary Standard SB-12 Energy Efficiency For Housing
- Super 6mil vapour barrier
- 1/2" drywall

9.23.6.1. Anchorage of Building Frames

- (1) Building frames shall be anchored to the foundation unless a structural analysis of wind and earth pressures shows anchorage is not required.
 (2) Except as provided in Article 9.23.6.3., anchorage shall be provided by embedding the ends of the first floor joists in concrete, or fastening the sill plate to the foundation with not less than 12.7 mm diam anchor bolts spaced not more than 2.4 m o.c.
 (3) Anchor bolts referred to in Sentence (2) shall be fastened to the sill plate with nuts and washers and shall be embedded not less than 100 mm in the foundation and so designed that they may be tightened without withdrawing them from the foundation

- 8" concrete wall
- Tar snap tie holes
- Dampproofing (DivB Sect 9.13.2 OBC)
- Foundation Drainage (Sect 9.14.2 OBC)
- 8"x16" footings
- 4" 2slot drainage tile covered with 3/4" washed stone (Sect 9.14.3 OBC)

Contractor to confirm finished foundation height so that finished floor in new addition is at same height as existing floor

Lintel & Beam Schedule	
L1=	2-2x4
L2=	2-2x6
L3=	2-2x8
L4=	2-2x10
L5=	2-2x12
B1 =	3-2x8
B2 =	4-2x10

120 Kathleen Street Guelph		DATE: May 29, 2020	Additional Floor Area	NOTES Bernie's Drafting Services and or Bernie Dobben will not be held responsible for any errors or omissions on these drawings. Contractor to verify all dimensions prior to construction. All construction to be in accordance with the Ontario Building Code & any other local codes as deemed necessary by the Local Building Official.
		PG: 8 of 8	Main Floor: 291.7 sqft	
		SCALE: 1/4"=1'0"	Garage: 286 sqft	
		PLAN: Cross-Section	2nd Floor: 1230.9 sqft	
DRAWN BY: BERNIE'S DRAFTING SERVICES			Existing: 939.2 sqft	
			Phone1-519-638-5362	
			Fax 1-519-638-5686	
			email: berniesdrafting@dobbens.ca	