

OAA Part 9, Housing Checklist

Drawings Reviewed: (titles plus dates):	Project Name: Project Number: Review By: Date: Approved By: BCDN:
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Legend: **N** Not required **R** Required **C** Confirm requirements or construction detail(s) **RC** Review completed and item indicated on documents

This checklist is intended to assist architects in a review of code requirements to be considered in the preparation and review of documents to support a permit application. A simple review of the checklist is not a substitute for a thorough review of the OBC. Modify the checklist to note applicable code requirements for the project.

1. BUILDING HEIGHT AND AREA

			OBC Code Reference(s)
	a	Storeys above grade and building area	2.1.1.3
	b	Room and space dimensions	9.5
	c	Shoring details	9.12.1.4

2. FIRE SAFETY PROTECTION

	a	% of unprotected openings (>130cm ²)	9.10.14.1 to 9.10.14.10
	b	F.R.R. of external wall and construction non-combustible cladding where LD<600mm"	9.10.14.11 & 9.10.14.12
	c	F.R.R. of external wall and construction, dwelling above another	9.10.14.11
	d	Protected openings	9.10.14.5
	e	Rating for closures	9.10.13.1
	f	Party walls (see S.P. for wood party walls)	9.10.11.2., 9.10.11.4 & 9.11.2
	g	Firewalls (internal, external req'ts)	9.10.11 & 9.11.2
	h	Combustible projection in townhouse	9.10.14.13
	i	Protection of soffits (common attic > 2 suites)	9.10.12.5
	j	Fire stopping	9.10.15
	k	Gas proofing of garage	9.10.9.16.(3)
	l	Garage floor slope	9.35.2.2
	m	Doors from garage	9.10.13.15 & 9.6.5.6
	n	Single exit travel >1 storey: provide balcony (or window when no dwelling above another)	9.9.9

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o	Forced entry requirements	9.6.8. & 9.7.6
p	Openable window each level with bedrooms (0.35m ² /380mm clear opening max.)	9.7.1.3 & 9.7.1.4
q	Windows or access panels (when dwelling above another)	9.10.19.1
r	Smoke alarms on each floor level (interconnected) Carbon monoxide detector	9.10.18 & 9.33.4

3. FOOTINGS AND FOUNDATIONS

a	Soil bearing capacity (minimum 75 KPA)	9.4.4.1 & Table 9.4.4.1
b	Size of footings/ basement column pad footings bb SG-10 for joists > 4.9 m/16' span	9.15.3.3., Table 9.15.3.3, SG-10
c	Frost coverage	9.12.2.2. & Table 9.12.2.2
d	Max. foundation wall height (watch for laterally unsupported walls at stair opening/framing)	9.15.4.1 & Table 9.15.4.1
e	Height above grade min 150 mm	9.15.4.3
f	Reduced thickness	9.15.4.4.(1) to (3)
g	Capping & parging (concrete block only)	9.15.5.1, 9.15.6.1 & 9.15.6.2
h	Dampproofing & drainage layer	9.13.3, 9.14.2
i	Drainage and coverage	9.14.3. & 9.14.4.2
j	Step footings	9.15.3.8
k	Sill plate anchorage & levelling	9.23.7.2 & 9.23.6.1 & 9.23.6.2

4. CONCRETE SLABS

a	Concrete strength	9.3.1.6 & 9.3.1.7
b	Reinforcement for structural slabs	9.3.1.9 & Part 4
c	Basement floor drain	9.31.4.4

5. STRUCTURAL COMPONENTS

a	Max. deflections	Table 9.4.3.1
b	Lintels for masonry	Tables 9.20.5.2.A & 9.20.5.2.B
c	Wood lintels	9.23.12.3 & Tables A-13 to 20

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d	Steel beams supporting floors (calculation by P.Eng Yes/No)	Table 9.23.4.3 & Part 4
e	Joists and steel beams	9.23.9.2.(1) to (5)
f	Steel columns	9.17.3.1 to 9.17.3.4
g	Wood columns	9.17.4.1 to 9.17.4.4
h	Masonry/concrete columns	9.17.5 & 9.17.6

6. FLOOR CONSTRUCTION

a	Floor joists and beams (proprietary joist manufacturer Yes/No)	9.23.4.1 & Tables A-1 to A-11
b	Strapping & bridging (engineered IBS bridging Yes/No)	9.23.9.4 & Tables A-1 & A-2
c	Cantilevered floor joists	9.23.9.10 & Table 9.23.3.4
d	Concrete topping	9.23.4.4 & Tables A-1, A-8, A-11

7. WOOD FRAME WALLS

a	Stud size/spacing (2 floors-38x89 @ 300o/c)	9.23.10 & Table 9.23.10.1
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8. MASONRY/STONE VENEER

a	Thickness & height	9.20.1.1., 9.20.6.4
b	Veneer ties	9.20.9.5 & Table 9.20.9.5
c	Sheathing paper	9.23.17.1 to 9.23.17.3
d	Control of rain water penetration	9.20.13.1 to 9.20.13.8

9. ROOF AND CEILING CONSTRUCTION

a	Ceiling joists	9.23.4.1, Table A-3, 9.23.13.10
b	Roof joists	9.23.13.9 Tables A-4, A-5
c	Roof rafters max. 9.75 m (32'0")	9.23.13.8, Tables A-6, A-7
d	Additional roof loads (clay tile)	9.23.4.5
e	Roof trusses (check layout, beams req'd bearing P.Eng. stamp - attach layout and girder truss to drawing)	9.23.13.11.(1) to (6)
f	Collar ties	9.23.13.7.(1) & (2)

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g	Struts, dwarf walls	9.23.13.7.(3) to (5)
h	Ridge support (slope <4:12 or no wall ties)	9.23.13.8.(1) & (2)
i	Wall ties	9.23.13.8.(4)

10. ROOF DETAILS

a	Roof space ventilation(1:150; 1:300; mansard & soffitless roofs)	9.19.1.1 to 9.19.1.4
b	Cathedral ceilings	9.19.1.2. & 9.19.1.3
c	Slope	9.26.3.1 Table 9.26.3.1

11. INSULATION

a	Areas to be insulated and amount required	Table 9.25.2.1(Zone 1)
b	Thermal design: by Arch. or P.Eng.	9.38
c	Eave protection	9.26.5.1.(1) & .(2)
d	Air & vapour barriers	9.25.3; 9.25.4

12. NATURAL LIGHT & VENTILATION

a	Finished rooms, interior rooms, laundry	Table 9.7.1.2 & 9.32.1.2 & 9.32.2
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13. STAIRS

a	Interior & exterior stairs	9.8.3.1.(1) & (2) & 9.8.3.2
b	Width & headroom	9.8.3.3 & 9.8.3.4.
c	Curved stairs and winders	9.8.5.
d	Landings (check if rear deck required)	9.8.4.
e	Handrails	9.8.7.
f	Foundation required	9.8.9.1.

14. GUARDS

a	Interior & exterior stairs	9.8.8.2.(4) & (5)
b	Balcony, stairwells, porches, landings	9.8.8.2.(1) to (5)
c	Construction (P.Eng. design or SG-7 details)	9.8.8.4 to 9.8.8.8 & SG-7

15. CHIMNEYS

a	650°C chimney (ULC S629)	9.21.1.2
b	Chimney flues serve fireplace only	9.21.2.1
c	More than one appliance	9.21.2.2
d	Inclined 45° max to the vertical	9.21.2.3
e	Clearance to combustibles	9.21.5.1
f	Chimney flue clearance to joists, beams	9.21.5.3

16. SOLID FUEL – APPLIANCES

a	Masonry fireplaces (wall thickness)(check framing around fireplaces & chimneys)	9.22.1.2
b	Fireplace liner (steel liners – ULC S639M)	9.22.2
c	Hearth, damper & smoke chamber	9.22.5, 9.22.6, 9.22.7
d	Prefab fireplaces (ULC S610)	9.22.8.1, 9.33.1.2
e	Clearance to combustibles (from smoke chamber 25mm (1"))	9.22.9
f	Combustion air requirement; HRV (co-ordinate with mech.)	9.22.1.4.(1) to (7), 9.32.3.8
g	Fireplace inserts (ULC S628 & CSA B365M)	9.22.10
h	Stoves (ULC S627 & CSA B365M)	9.33.1.2