

In order to facilitate a simpler transition for basements to a basement which contains a legal Secondary Suite or Temporary Residential Use (TRU) the following provisions may be installed at time of construction of a new single family dwelling;

1. The installation of the exterior duct termination plus internal ducting to the location where the stove could be installed. This duct is to terminate at the ceiling line and be capped. This is to allow for the installation of a future kitchen hood fan. Kitchen exhaust duct is required by code to vent to the exterior of the building and be solid metal ducting.
2. A subpanel which is located in and controls all of the electrical circuits within the suite/TRU area. This is required under the Electrical Code to ensure direct access to circuit breakers should they trip or need to be turned off due to work being done on the circuits. All circuits serving this suite/tru are to be completely separated from the remainder of the dwelling.
3. Separate water shut offs that control the hot and cold water supply to all fixtures located within the suite or TRU. These water lines are to be dedicated to this area with no cross over to fixtures located elsewhere in the dwelling.
4. Rough-in facilities for a laundry area. This is to include a drain, hot & cold water supply, dryer vent ducting and conduit for the future installation of power to the dryer.
5. A conduit from the electrical panel to the future stove location. This is required as the installation of the power source for a stove would require that the remainder of the conversion be completed at this time.
6. Circuits in the future kitchen area are to be wired to the applicable standards of the BC Electrical Code for kitchens.
7. Electrical rough-in is required for Smoke/Carbon Dioxide alarms to be installed in the future suite. These rough-in installations are to be located within 5m of bedrooms, in each bedroom and are all to be interconnected with the main dwelling detection system. As per BC Building Code alarms are to be hardwired and equipped with a battery back-up. Alternatively, the additional detectors can be installed during the construction process.

### **Ventilation/Heating Requirements:**

1. Provide provisions for a continuously running fan located in the bathroom to achieve the codes requirements for ventilation where no HRV installed. The sound rating for the fan shall not exceed 1.0 sone. A maintenance switch shall be located adjacent to the suites electrical panel.

### **Forced Air Heating:**

1. An additional thermostat is required for the use of the suite.
2. Provisions for the installation of fire dampers on all supply and return air ducts.
3. Relay interconnection between the smoke detectors and the furnace to shut the furnace down in the event of a fire, or

### **Hot Water or Electric Base Board Heating:**

1. Separate heating source with independent thermostat for temperature control as per the BC Building Code requirements. This is to eliminate the need to transition the heating of the suite in the future.
2. Provide passive supply air inlets in each bedroom and at least one common area. These inlets are to have a minimum unobstructed vent area of 25 cm<sup>2</sup> (2"x2"). These are required to provide the required natural ventilation to the suite.

With these measures installed it is relatively simple to convert the space into a legal suite or TRU with minimal effort and disruption.

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