

SECONDARY SUITES CODE REQUIREMENTS

Town of Wainwright
1018 - 2 Avenue
Wainwright, AB T9W 1R1
780-842-3381



Safe egress and exiting

- There shall be a separate exit from the secondary suite to the outside. Occupants of each suite must have a direct path to the outside without having to go through another dwelling.
- Each bedroom should have at least one outside window that can be opened from the inside, which shall provide an unobstructed opening of at least 0.35 m² (3.75 ft²) and with no dimension less than 380 mm (15 in.).
- There is no requirement for windows in rooms other than bedrooms.

Adequate fire separation

- Fire protection, such as 12.5 mm (½ in.) gypsum board, is needed for the walls and ceiling to inhibit the passage of fire between the secondary suite and the principal dwelling.
- Fire protection, such as 12.5 mm (½ in.) gypsum board, is needed for the walls and ceiling of the furnace room.
- **For new homes or new construction, separate heating and ventilation systems are required for the secondary suite and the principal dwelling.** Common heating and ventilation systems are permitted for houses with a pre-existing secondary suite.

Adequate size and height of rooms, stairs and passages

- Rooms and spaces shall have a height of at least 1,950 mm (6 ft. 5 in.).

Early warning of fire hazard

- Every house with a secondary suite shall have smoke alarms that are interconnected between both dwellings. The smoke alarms shall be permanently connected to an electrical circuit (hard wired), and one smoke alarm is required within 5,000 mm (16 ft. 3 in.) of each bedroom.