

## BASEMENT APARTMENTS (ACCESSORY DWELLING UNITS)

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Where permitted, basement apartments (accessory dwelling units) shall:

1. Not result in more than two dwelling units contained in any converted single detached dwelling;
2. Be secondary to the main dwelling unit, and not exceed 75 square metres, or 75% of the floor area of the basement, whichever is the lesser. (By-Law Z-2.82)
3. Be completely self-contained and conform to the standards of the National Building Code;
4. Require one (1) on-site parking space, in addition to the normal requirement of the zone;
5. Not permit a Group Home, Tourist Home, Home Occupation and Neighborhood Daycare Centre to be operated on the property.
6. Contain a maximum of 2 bedrooms with the floor area of each bedroom not exceeding 15 square metres.

### BASEMENT APARTMENT FIRE RESISTANCE RATINGS AND EGRESS WINDOW REQUIREMENTS

Please note that the complete design of the basement apartment must be designed to the National Building Code of Canada and City of Fredericton By-Laws.

#### Ceiling Construction:

Floor joist space 3/4 filled w/ batt insulation.  
Metal resilient channel @ 8" o.c.  
5/8" fire rated gypsum board.

#### Common Wall Construction:

2"x4" wood studs c/w 3-1/2" batt insul. & 5/8" fire rated gypsum board **each side**.  
Metal resilient channel @ 16" o.c. on one side of wall studs.  
Service doors (ex. Common laundry room) to be 20 minute fire rated door, solid core w/  
self closing device, one deadbolt for each door.

Bedroom Window requirements: For Natural Light the minimum unobstructed glass area of windows must be at least 5% of the floor area served. For Egress at least one window shall provide an unobstructed opening of not less than 380mm(15 inches) in height or width and provided 0.35M sq. (3.8 sq. ft.) **of opened area**. The window shall be operable from the inside without the use of tools or special knowledge.