

Section 9.5. Design of Areas and Spaces

9.5.1. General

9.5.1.1. Method of Measurement

1) Unless otherwise indicated herein, dimensions of rooms or spaces shall be measured between finished wall surfaces and between finished floor and ceiling surfaces.

9.5.1.2. Combination Rooms

(See Note A-9.5.1.2.)

1) Two or more areas may be considered as a combination room if the opening between the areas occupies the larger of 3 m² or 40% or more of the area of the wall measured on the side of the dependent area.

2) Where the dependent area is a bedroom, direct passage shall be provided between the two areas.

9.5.2. Access for Persons with Disabilities

9.5.2.1. General

1) [Except as provided in Article 3.8.2.1.](#), every *building* shall be designed in conformance with Section 3.8.

9.5.2.2. Protection on Accessible Floor Areas

1) Where *access* is required on any *floor area*, the requirements in Article 3.3.1.7. shall apply.

9.5.2.3. Reserved

9.5.3. Ceiling Heights

9.5.3.1. Ceiling Heights of Rooms or Spaces

1) The ceiling heights and clear heights in rooms or spaces in *residential occupancies* shall conform to Table 9.5.3.1.

2) Reserved.

3) Reserved.

4) Areas in rooms or spaces over which ceiling height and clear height are not less than the minimum specified in Table 9.5.3.1. shall be contiguous with the entry or entries to those rooms or spaces.

Table 9.5.3.1.
Room Ceiling Heights
Forming Part of Sentences 9.5.3.1.(1) and (4)

Room or Space	Minimum Ceiling Height, m	Minimum Clear Height, m	Minimum Area Over Which Minimum Ceiling Height Shall Be Provided ⁽¹⁾
Living room or space	2.1		Lesser of area of the space or 10.0 m ²
Dining room or space	2.1		Lesser of area of the space or 5.2 m ²
Kitchen or kitchen space	2.1		Lesser of area of the space or 3.2 m ²
Master bedroom or bedroom space	2.1		Lesser of area of the space or 4.9 m ²
Other bedroom or sleeping space	2.1		Lesser of area of the space or 3.5 m ²
Unfinished <i>basement</i> including laundry area therein		2.0	Clear height under beams and in any location that would normally be used for passage
Bathroom, water-closet room or laundry area above <i>grade</i>	2.1		Lesser of area of the space or 2.2 m ²

Table 9.5.3.1. (continued)
Room Ceiling Heights
 Forming Part of Sentences 9.5.3.1.(1) and (4)

Room or Space	Minimum Ceiling Height, m	Minimum Clear Height, m	Minimum Area Over Which Minimum Ceiling Height Shall Be Provided ⁽¹⁾
Passage, hall or main entrance vestibule	2.1		Area of the space
Habitable rooms and spaces not specifically mentioned above	2.1		Lesser of area of the space or 2.2 m ²

Notes to Table 9.5.3.1.:

(1) Area of the space shall be measured at floor level.

9.5.3.2. Mezzanines

1) The ceiling height above and below a *mezzanine* floor assembly in *occupancies* other than *residential occupancies* shall be not less than 2.1 m.

9.5.3.3. Storage Garages

1) The clear height in a *storage garage* shall be not less than 2 m.

9.5.4. Hallways

9.5.4.1. Hallway Width

1) The unobstructed width of a hallway within a *dwelling unit* shall be not less than 860 mm, except that the hallway width is permitted to be 710 mm where

- a) there are only bedrooms and bathrooms at the end of the hallway furthest from the living area, and
- b) a second *exit* is provided
 - i) in the hallway near the end farthest from the living area, or
 - ii) in each bedroom served by the hallway.

9.5.5. Doorway Sizes

9.5.5.1. Doorway Opening Sizes

1) Except as provided in Articles 9.5.5.3., 9.9.6.2. and 9.9.6.3., doorway openings within *dwelling units* shall be designed to accommodate at least the door sizes given in Table 9.5.5.1. for swing-type and folding doors.

2) Reserved.

Table 9.5.5.1.
Size of Doors
 Forming Part of Sentence 9.5.5.1.(1)

At Entrance to:	Minimum Width, mm	Minimum Height, mm
<i>Dwelling unit</i> (required entrance)	810	1 980
Vestibule or entrance hall		
Stairs to a floor level that contains a finished space	810	1 980
All doors in at least one line of passage from the exterior to the <i>basement</i>		
Utility rooms		
Walk-in closet	610	1 980
Bathroom, water-closet room, shower room ⁽¹⁾	610	1 980
Rooms located off hallways that are permitted to be 710 mm wide	610	1 980

Table 9.5.5.1. (continued)
Size of Doors
 Forming Part of Sentence 9.5.5.1.(1)

At Entrance to:	Minimum Width, mm	Minimum Height, mm
Rooms not mentioned above, exterior balconies	760	1 980

Notes to Table 9.5.5.1.:

- (1) See Article 9.5.5.3.

9.5.5.2. Doorways to Public Water-Closet Rooms

- 1) Doorways to public water-closet rooms shall be not less than 810 mm wide and 2 030 mm high.

9.5.5.3. Doorways to Rooms with a Bathtub, Shower or Water Closet

(See Note A-9.5.5.3.)

1) This Article applies where a hallway of not less than 860 mm wide serves one or more rooms containing a bathtub, shower or water closet.

- 2) At least one doorway in a hallway described in Sentence (1) shall be constructed
- a) so that access is provided to not less than 1 of each type of fixture described in Sentence (1), and
 - b) to accommodate a door not less than 760 mm wide.