

Studio Limina Inc

January 21, 2020

Mr Angelo DiCicco. Manager, Plans Examination  
Development and Compliance, Building Division  
City of London  
300 Dufferin Ave  
P.O. Box 5035  
London, Ontario  
M6A 4L9

Dear Mr DiCicco:

**Re: ALTERNATIVE SOLUTION: Existing Bedrooms brought into conformance**

75 Ann Street, London Ontario

Please find attached our permit submission for the upgrade of the existing suites at 75 Ann Street to bring the existing bedrooms into conformance. Below we have noted the approach and comments on the OBC. Note that there are some repeated comments between this and the alternative solutions form.

***Proponent Information:***

Lance Kaprielian, BEnvS; BArch; MA  
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Studio Limina Inc  
315-180 Shaw Street  
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***Description of Proposal***

The existing building is a student residence with suites, and storeys.  
The current owner, Centurion, purchased the building with the current mix of bedrooms, and have subsequently been made aware that some of these do not conform to the OBC. This application addresses this issue and proposes to bring the bedrooms into conformance with the described alternative solution.

***Proposed Alternative Solution***

Relevant Clauses: Div A. 3.7.2.1; Div A 9.7.1.2

Windows are required to be provided in bedrooms as described in the above clauses. These are to be no smaller than 5% of the area of the room served. The OBC does not require that these windows be on the exterior wall. The proposed solution is to add windows to the bedrooms that currently have no windows, in such a way as to provide natural light, and so that the window area meets or exceeds the minimum requirement of 5%. As these are interior windows in a student accommodation, care must be taken to judiciously balance the requirement for natural light with privacy considerations – both acoustical and visual. There are three repeating conditions that require three different solutions:

1. Bedrooms with non structural walls between the bedroom and main living area.
  - a. Windows to be provided into the living room/common space of the apartment.
  - b. Natural light: glass area exceeds the minimum 5%, glass is clear.
  - c. Visual privacy: privacy may be maintained by the bedroom occupant using a blind or drape.
  - d. Acoustical privacy: the windows proposed are double glazed to increase acoustical privacy.
2. Suites with a structural wall between bedroom and living area.
  - a. Windows to be provided into the common corridor with light coming through a clerestory window in the adjacent bedroom. The area of the clerestory is less than the minimum required, based on the areas of the rooms served, it is further proposed to change the existing opaque door with a glazed door. This represents a significant increase in the amount of light in the corridor.
  - b. Natural light: glass area exceeds the minimum 5%, glass is clear in the bedroom served, filed or frosted in the case of the door and clerestory window.
  - c. Visual privacy: privacy may be maintained by the bedroom occupant using a blind or drape. Privacy in the master bedroom is provided by a frosted glass in the door and a film on the window.
  - d. Acoustical privacy: the windows proposed are double glazed to increase acoustical privacy.
3. Bedrooms accessed from the common corridor.
  - a. Windows to be provided into the common corridor with light coming through a clerestory window in the adjacent bedroom. The area of the clerestory is less than the minimum required, based on the areas of the rooms served, it is further proposed to change the existing opaque door with a glazed door. This represents a significant increase in the amount of light in the corridor.
  - b. Natural light: light will enter the bedroom served through a clerestory and glazed door. The window will be filmed and the door glazing will be frosted.
  - c. Visual privacy: privacy may be maintained by the bedroom occupant using a blind or drape. Privacy in the master bedroom is provided by a frosted glass in the door and a film on the window. The clerestory and door in the bedroom served will also provide privacy – particularly in the case of the clerestory, a blind may not be necessary.
  - d. Acoustical privacy: the windows proposed are double glazed to increase acoustical privacy.

Where the windows are intended to remain unblocked – as in the clerestory above the adjacent/opposite bedroom, privacy will be achieved by using a translucent film. The proposed film has a transmittance rate of 90%. The window will be oversized to accommodate the reduction in transmittance of light. Refer to the charts in the drawings that accompany this report – Table ‘Statistics of Windows and Doors’ on sheet A0.00. This table charts the effect of the reduction in transmittance and the maintenance of the equivalent of 5% clear glass.

### **Code Analysis**

#### **3.7.2.1.**

*(1) Except as provided in Sentences (2) and (3) or otherwise permitted, every room used for sleeping in any building, and every principal room such as living room, dining room or combination of them indwelling units shall be provided with windows having areas conforming to Part 9, except that Article 9.9.10.1. does not apply.*

#### **Relevant Objectives: OH7:**

An *objective* of this Code is to limit the probability that, as a result of the design or *construction* of a *building*, a person in the *building* will be unable to experience a view to the outdoors.

#### **Relevant Functional Statement: F102:**

To provide a view to the outdoors in buildings.

#### **Relevant BCC Ruling: No. 14-03-1366**

##### **6. Reasons**

(3) It is the opinion of the Commission that the requirements in Sentences 3.7.2.1.(1) and 9.7.1.2.(1) of Division B, of the Building Code, that every room used for sleeping shall be provided with a window having a minimum unobstructed glass area, does not specifically limit the location of the window to an exterior wall. Further, the provisions in the Building Code that would require a window to open to the outdoors do not apply to the subject building.

#### **Comments**

The proposal increases the amenity level of bedrooms to provide natural light and in many cases a view through an existing window to the exterior. Views to the exterior are maintained in the suites and therefore no resident will be ‘unable to experience a view to the outdoors’. Furthermore, the provision of natural light is balanced against privacy considerations in order to provide the highest level of amenity possible without sacrifice of privacy. The relevant decision of the Building Code Commission excerpted here reflects the same intentions as this proposal.

### **9.7.2.3 Minimum Window Areas**

*(1) Except as required in Article 9.9.10.1. and Sentence (3), the minimum window glass area for rooms in buildings of residential occupancy or rooms that are used for sleeping shall conform to Table 9.7.2.3.*

*Bedrooms: 5% of area served*

#### **Relevant Objectives: OH7:**

An *objective* of this Code is to limit the probability that, as a result of the design or *construction* of a *building*, a person in the *building* will be unable to experience a view to the outdoors.

#### **Relevant Functional Statement: F102:**

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#### **Relevant Objectives: OS3.7:**

An *objective* of this Code is to limit the probability that, as a result of the design or *construction* of a *building*, a person in or adjacent to the *building* will be exposed to an unacceptable risk of injury due to hazards caused by persons being delayed in or impeded from moving to a safe place during an emergency.

#### **Relevant Functional Statement: F10:**

To facilitate the timely movement of persons to a safe place in an emergency.

#### **Comments**

The relevant objectives and functional statements refer to emergency egress which is not applicable to the requirement for the proposed windows. There is no deficiency in current access to egress, and no change will result from the proposal

There are no special requirements for commissioning or implementation.

List of Documents:

Drawings:

A0.00

A1.01 Existing floor plan with proposed areas of work highlighted

A1.02 Existing suite floor plan

A1.03 Existing suite floor plan

A2.01 Proposed units: F & G

A2.02 Proposed units: B, B2, B3 & E

A2.03 Proposed units: B, B2, B3 & E

A2.04 Proposed units: C & D

A2.05 Specifications

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