

Spitfire Drive | o2 Unit Conversion

Hamilton



Property Type: Existing Single-Family Home (Under 5 Years Old)

Project Type: Legal Basement Conversion | 2-Unit Dwelling

Project Overview:

This basement conversion in **Ancaster (Hamilton, ON)** is a great example of how newer homes present **unique design and compliance challenges** under the Ontario Building Code. Because the existing house is **less than 5 years old**, we could **not apply Part 11**, which typically allows for reduced requirements in older structures.

As a result, this otherwise straightforward basement conversion became a **much more technical project**, requiring full compliance with Part 9 of the OBC—including enhanced **fire separation, acoustic treatment, larger windows**, and **stricter minimum ceiling height standards**.

Scope & Strategy:

- Designed a fully self-contained legal basement unit within a recently built home
- Met **modern code requirements** typically exempt under Part 11, including:
 - Larger egress windows
 - Full fire-rated and sound-rated ceiling assemblies
 - OBC-compliant minimum ceiling heights throughout
- Coordinated with city staff to align all code requirements while maintaining efficient layout and design
- Maintained modern interior quality while balancing the increased construction scope

Challenges Solved:

- Navigated the stricter demands of a newer home with **no code concessions**
- Managed layout changes to accommodate larger windows and service adjustments
- Balanced high-performance requirements with construction feasibility for the investor

Investor Benefits:

- Delivered a fully legal second unit in a high-demand Ancaster neighborhood
- Maximized long-term rental potential with a modern, high-quality basement apartment
- Avoided future compliance issues by exceeding minimum building code standards

Current Status:

Permit in final review. Anticipated issuance in the coming weeks. Construction to follow.