

**ADVISORY****COMBINATION ROOMS  
CALCULATIONS OF MINIMUM ROOM AREAS**

BUILDING CODE SERVICES



## COMBINATION ROOMS CALCULATION OF MINIMUM ROOM AREAS

This advisory applies to all residential buildings intended for use on a continuing basis as the principal residence of occupants subject to the 2024 Ontario Building Code.

**PURPOSE**

This advisory is intended to provide guidance in interpreting minimum required room areas in residential occupancies where rooms are in combination with adjacent spaces as prescribed in Section 9.5. of the 2024 Ontario Building Code.

**DESCRIPTION**

For rooms in combination with other spaces, the floor areas should be contiguous and may be cumulative such that the total area available meets the total of the minimum areas required.

The method of measurement of the minimum areas required is measured between finished wall surfaces as prescribed in Article 9.5.1.1.(1) of the code. The floor area forming part of the minimum area should not include transitory hallways and spaces specifically 'around-corners'.

For example, a one-bedroom suite with sleeping accommodations for not more than two persons that also contains a living, dining and kitchen area in combination, pursuant to Division B, Part 9 – section 9.5. of the Ontario Building Code, shall represent a cumulative area not less than:

11 m <sup>2</sup>	-	<i>[Area of Living (alone), when combined with a kitchen and dining area, per 9.5.3A.1(2)]</i>
+ 3.25 m <sup>2</sup>	-	<i>[Dining Space, when in combination with other spaces, per 9.5.3B.1.(2)]</i>
+ 3.7 m <sup>2</sup>	-	<i>[Kitchen Area, where dwelling unit contains sleeping accommodations for not more than two persons, per 9.5.3C.1(1)]</i>
<b>= 17.95 m<sup>2</sup> (193.2 ft<sup>2</sup>) minimum area required</b>		

## **EXCEPTIONS**

Minimum floor areas can include cabinetry or built-ins except for required bedroom spaces. Bedroom built-in cabinets are prescribed elsewhere under subsection 9.5.3D. of the 2024 OBC.

OBC Div B 9.5.1.3.(1) provides an exemption from the minimum required areas of rooms, allowing for lesser areas of rooms and spaces where it can be shown rooms and spaces are adequate for their intended use by compensating with built-in furniture.

## **IMPLEMENTATION**

Other examples may also include bachelor suites and two-bedroom suites, however, not all possible combinations can be detailed in this communication. Contiguous floor area combinations not mentioned should mirror the same prescriptive compliance path as modeled above.

Designers are not expected to show individual area rooms or spaces in combination. Instead, designers are expected to demonstrate only that the total combination of all spaces conforms to the minimum combined area required and the purpose of each space is achieved.

Further concerns should be discussed with Building Code Services staff.