



BUILDING STANDARDS & INSPECTIONS ADVISORY

Sunrooms and Greenhouses

Purpose

This advisory was developed to help identify applicable code requirements, provide clarity regarding the construction of these structures and to improve consistency.

Applicable Code Articles

9.10.12.3. Exterior Walls Meeting at an Angle

Where exterior walls of a building meet at an external angle of 135° or less, the horizontal distance from an unprotected opening in one exterior wall to an unprotected opening in the other exterior wall shall be not less than 1.2m where these openings are

- a) in different fire compartments, or*
- b) in different dwelling units, ancillary spaces or common spaces in a house with a secondary suite.*

9.10.15.1 Spatial Separation Between Houses

This Subsection applies to

- a) buildings that contain only dwelling units and have not more than one dwelling unit above another dwelling unit; and*
- b) houses with a secondary suite including their common spaces*

9.32.1.2. Ventilation

Every residential occupancy shall incorporate

- a) provisions for non-heating season ventilation in accordance with Subsection 9.32.2.; and*
- b) if supplied with electrical power and a heating system, provisions for heating-season ventilation, serving a single dwelling unit, shall comply with Subsection 9.32.3.*

9.33.2.1. Heating and Air Conditioning

Residential buildings intended for use in the winter months on a continuing basis shall be equipped with heating facilities conforming to this Section

9.36.1.3. Energy Efficiency

Buildings or portions of buildings that are not required to be conditioned spaces are exempted from the requirements of this Section

City of Regina Code Interpretations

Spatial Separations Between Houses

Requirements for providing spatial separation calculations will be relaxed where the following are met:

- sunroom is attached to a single dwelling unit;
- there is no unit above or below another unit (except where secondary suites are permitted)
- the sunroom is unheated and unconditioned; and
- has at least a limiting distance of 4 feet

Note: The 4 foot distance must be measured to property line or to an invisible line between fire compartments or buildings. Providing the 4 foot distance means that the requirement for exterior wall ratings and the additional requirements for fire ratings when walls meet at right angles, and glazed opening limitations would then be eliminated.

In all other cases, such as stacked dwelling units or apartments, spatial separations must be calculated for each fire compartment and must comply with applicable code articles regardless of being conditioned or not. The additional fire separation requirements may also apply depending on specific configuration and building design.

Heating and Air Conditioning & Ventilation

The City of Regina does not require heating and ventilation for 3 season sunrooms as they are not used year-round and they can achieve natural ventilation in the months when they are most used. This includes both prefabricated sunrooms and wood frame construction.

Energy Efficiency

Requirements surrounding energy efficiency do not apply when the sunroom is unheated and unconditioned. If the sunroom is heated, it is considered an addition. Additions to homes constructed after January 1, 2019 must meet the energy efficiency requirements of Section 9.36.

Greenhouses

Detached greenhouses and sunrooms less than 10m² do not require a building permit as long as they do not constitute a hazard. The City of Regina will apply the same interpretations as above, for the construction of a detached prefabricated or wood framed greenhouses or sunrooms as long as they are on a parcel where the building contains only one dwelling with or without a secondary suite.

For more information on building permits, building safety or zoning, please visit Regina.ca or contact [Service Regina](#).