



Town of Gibsons
**BUILDING
DEPARTMENT**

T 604-886-2274
F 604-886-9735
Building@gibsons.ca
www.gibsons.ca

BC Building Code Analysis

Division B, Part 3 and Part 9

Overview: This checklist is to be completed and submitted along with the building permit application. This is a guide only and should be considered an ancillary aid to a full compliance review of the building code.

Project Description:

Date: _____

Name of Project: _____

Address of Project: _____

Analysis completed by: _____

CRP: _____

Building Data

TYPE OF WORK

☐ Alteration/Addition ☐ Tenant Improvement ☐ New Building or Structure

BASIS FOR CODE ANALYSIS (Section 1.2, Div. A):

☐ Acceptable Solutions and Prescriptive Requirements (Division B) ☐ **PART 3** ☐ **PART 9**

☐ Alternative Solutions (Existing New N/A)

Description and effect on proposed construction: _____

Existing building occupancy classification (if applicable): _____

Proposed Level of Step Code: 1 2 3 4 5 N/A

BUILDING SIZE AND CONSTRUCTION (Articles 3.2.2.20 to 3.2.2.90) (Subsection 9.10.8)

Major Occupancies (Group/Division): _____ Subsidiary Occupancies: _____

Governing Article: 3.2.2. _____ Applicable BC Building Code Edition: _____

Mezzanine (% of Suite as per Article 3.2.1.1, 9.10.4.): _____ Horizontal Fire Separation (3.2.1.2., 9.10.4.3.): _____

Firewalls are incorporated into overall design: ☐ Yes ☐ 2 hr ☐ 4 hr ☐ No

Parking Structures considered as separate buildings: ☐ Yes ☐ No

Automatic Sprinklers: ☐ Yes (NFPA _____) ☐ No Standpipe system: ☐ Yes ☐ No

Fire Alarms: ☐ Yes ☐ No

Type of Construction Permitted: ☐ Combustible ☐ Non-combustible

Type of Plumbing: ☐ Combustible ☐ Non-combustible ☐ N/A

Fire Separation/Fire-Resistance Rating of Building Components (3.2.2.) (9.10):

Floors: _____ Mezzanine: _____

Roof: _____ Supports: _____

SAFETY WITHIN FLOOR AREAS (Section 3.1.3., 3.3., 3.5 & 3.6.):

Existing Fire Separations Between Major Occupancies (Table 3.1.3.1.) (9.10.2. / 9.10.8.)

Suites or Fire compartments _____

Repair Garage 2 hr FRR ☐ Yes ☐ No

Storage Garage 1.5 hr FRR ☐ Yes ☐ No

Mall _____ Strip Mall _____ Stand Alone Building with more than one Tenant _____ Stand Alone Building _____

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Suite or Area of Construction Data

Suite Information: Floor Area: _____ Proposed Occupancy: _____
 Is the proposed a Major Occupancy: _____ Is the proposed a NEW Major Occupancy: _____
 Existing Occupancy (If applicable): _____ Proposed Occupant Load: _____
 Existing occupancy type of adjoining suites: Beside: _____, _____,
 Below: _____, Above: _____

Fire Separations between Occupancies, Tenants and Floor Areas

The drawings and Code information relating to each applicable Code item below must be identified by drawing page number(s).

Separation of Major Occupancies	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• Separation of major occupancies	3.1.3.1. / Table 3.1.3.1.	9.10.2. 9.10.8.	☐	☐	
• Prohibited combination of occupancies	3.1.3.2.	9.10.9.12.	☐	☐	
Building Fire Safety Include any internal rooms that require fire separations and listed assembly rooms Also see Service Facilities below..					
• Storage Garage Considered as a Separate Building	3.2.1.2.	9.10.4.3.	☐	☐	
• Floor Assembly Over Basement	3.2.1.4.	9.10.8. 9.10.9.4.	☐	☐	
• Mezzanines	3.2.1.6.	9.10.4.1. 9.10.4.2.	☐	☐	
• Storeys below Ground	3.2.2.15.	9.10.1.3. 9.10.8. 9.10.9.4.	☐	☐	
All Floor Areas - adjacent or affecting proposed construction					
• Fire separation between suites	3.3.1.1.	9.10.9.11. - 9.10.9.13.	☐	☐	
• Fire separation for public corridor	3.3.1.4.	9.10.9.15.	☐	☐	
• Protection on Accessible Floor Areas	3.3.1.7.	9.5.2.2.	☐	☐	
• Janitor's Rooms	3.3.1.21	N/A	☐	☐	
• Fire separation common laundry rooms	3.3.1.22.	9.10.10.4.(2)	☐	☐	
• Vestibules	3.3.5.4. (1) / 3.3.5.7.		☐	☐	
Service Facilities					
• No storage in service rooms	3.6.1.4.		☐	☐	
• Fire separation of service rooms	3.6.2.1.	9.10.10.2 – 9.10.10.4.	☐	☐	
• Fire separation and sprinklers for residential storage rooms	3.3.4.3.	9.10.10.6.	☐	☐	
• Fire separation for elevator shafts	3.5.3.1. / Table 3.5.3.1.	9.10.1.3.(1)	☐	☐	

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Fire Separations between Occupancies, Tenants and Floor Areas (continued)					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
Residential	3.3.4.				
• Fire separation for Residential occupancy	3.3.4.2.	9.10.9.11- 9.10.9.14.	☐	☐	
• Egress from Dwelling Units	3.3.4.4.	9.9.9.	☐	☐	
Industrial Occupancy	3.3.5				
• Fire separation of repair garages and storage garages	3.3.5.5. / 3.3.5.6.	9.10.9.16. 9.10.9.17	☐	☐	
• Multiple Tennant Self-Storage Warehouses	3.3.5.9.	9.10.9.20.	☐	☐	

Construction of Fire Separation and Closures					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• Basis for fire separation (Appendix D, Assemblies tested in conformance with CAN/ULC-S101, Table A-9.10.3.1.-B Assembly R1, M1 or M2)	3.1.7.1	9.10.3.1.	☐	☐	
• Combustible Construction Support (Fire Wall)	3.1.8.2.	9.10.9.8. 9.10.11.	☐	☐	
• Continuity of separations	3.1.8.3.	9.10.9.2.	☐	☐	
• Fire protection rating of closures (Door schedule to include FRR)	3.1.8.4. / 3.1.8.12.	9.10.9.3 9.10.13.	☐	☐	
• Maximum dimensions of openings interior Fire Separation	3.1.8.6.	9.10.13.8	☐	☐	
• Self-closing devices (Noted on door schedule)	3.1.8.13.	9.10.13.10	☐	☐	
• Latches required on swing doors on door schedule	3.1.8.15.	9.10.13.9	☐	☐	
• Wired glass and glass block in fire separations	3.1.8.16.- 3.1.8.19./ Table 3.1.8.17.	9.10.13.7	☐	☐	
• Fire/smoke dampers / Hold-open devices (Indicated on the mechanical/electrical drawings)	3.1.8.7. – 3.1.8.11./ 3.1.8.14.	9.10.13.11- 9.10.13.14	☐	☐	

Exits					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• Separation of Exits	3.4.1.2.	9.9.4.2./ 9.9.8.4.	☐	☐	
• Access to Exits	3.3.1.3. – 3.3.1.6. / 3.4.1.3.	9.9.7./ 9.9.8.	☐	☐	
• Minimum number of exits, required and number provided	3.4.2.1.	9.9.8.2.	☐	☐	
• Means of Egress from Mezzanines	3.4.2.2.	9.9.4.7./ 9.9.8.6.	☐	☐	
• Distance between exits, to be identified	3.4.2.3.	9.9.8.4.	☐	☐	

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Exits (continued)					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• Travel distance and location of exits, to be identified and drawn on plans	3.4.2.4. / 3.4.2.5.	9.9.8.	☐	☐	
• Principal Entrances	3.4.2.6.	9.9.2.4.	☐	☐	
• Clear width of exit, corridor, stair, ramp and door	3.4.3.1. / 3.4.3.2. / Table 3.4.3.2.A & B	9.9.3. / 9.9.6.	☐	☐	
• Exit width	3.4.3.2.	9.9.3.2./ 9.9.3.3.	☐	☐	
• Exit width reductions permitted	3.4.3.3.	9.9.5.	☐	☐	
• Headroom	3.4.3.4.	9.9.3.4.	☐	☐	
• Fire separation of exits	3.4.4.1./ 3.4.4.2. / 3.4.4.3.	9.9.4.	☐	☐	
• Integrity of exits	3.4.4.4.	9.9.5.	☐	☐	
• Exit signs	3.4.5.1./ 3.4.5.2.	9.9.11.3./ 9.9.11.4.	☐	☐	
• Minimum 3 risers	3.4.6.2. (Exception 3.3.2.15.)	9.8.3.2.	☐	☐	
• Dimension of Landings	3.4.6.4.	9.8.6.	☐	☐	
• Handrails/Guards	3.4.6.5. / 3.4.6.6.	9.8.7./9.8.8.	☐	☐	
• Gradients for ramps/Exterior walks	3.4.6.7. / 3.4.6.8. / 3.8.3.3. / 3.8.5.	9.8 / 3.8.5.	☐	☐	
• Treads and risers	3.4.6.8.	9.8.3./9.8.4.	☐	☐	
• Curved flights in exits	3.4.6.9.(2)	9.8.3.1.(4)	☐	☐	
• Doors	3.4.6.11. /3.4.6.12.	9.9.6.	☐	☐	
• Door swing / Sliding doors in exits	3.3.1.12. / 3.4.6.11. / 3.4.6.12. / 3.4.6.14.	9.9.6.5./ 9.9.6.4.	☐	☐	
• Exit doors to be self-closing	3.4.6.13.	9.10.13.10.	☐	☐	
• Release hardware	3.3.1.12. / 3.3.1.13. / 3.3.2.7. / 3.4.6.16.	9.9.6.7./ 9.10.13.11.	☐	☐	

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Occupancy Load					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• Occupant load calculations	3.1.17.1	9.9.1.3 / 9.10.4.1.(4)	☐	☐	

Health Requirements					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• Plumbing facilities required	3.7.2. / 3.8.	3.7.2.	☐	☐	
• Number of water closets required and provided	3.7.2.2.	9.31.1.1.	☐	☐	

Safety Requirements Within Floor Areas					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• 2 means of egress required for service spaces greater than 200m ² or travel distance > 25m	3.3.1.3. (10)	9.9.7.4. 9.9.5.8.	☐	☐	
• Doors into public corridor, exit in opposite direction	3.3.1.3.(1 2)	9.9.7.2	☐	☐	
• Egress doorways	3.3.1.5.	9.9.7.4.	☐	☐	
• Travel distance	3.3.1.6.	9.9.7.6.	☐	☐	
<u>Doors in access to exit:</u>					
• Minimum 800mm for single-leaf clear opening	3.3.1.13./ 3.3.3.4.	9.9.6.	☐	☐	
• Minimum 800mm clear opening for active-leaf in double door					
• Readily-openable without use of keys					
• Not open onto a step					
• Hazardous substances	3.3.1.2.	9.10.18.4. (c)(d)	☐	☐	
• Design of hazardous areas	3.3.6.		☐	☐	
• Door swing: Occupant load > 60 must swing in direction of exit travel	3.3.1.11.	9.9.6.5.	☐	☐	
• Minimum width of corridor	3.3.1.9./ 3.3.3.3. (3)	9.9.3.3. 9.9.5.3.	☐	☐	
<u>Capacity of access to exit:</u>					
• Corridors, passageways, doorways, and ramps not more than 1 in 8 – 6.1mm/person	3.3.1.17./ 3.4.3.2. (1)-(8)	9.9.1.3.	☐	☐	
• Stairs					
• Ramps > 1 in 8 – 9.2mm/person					
• Flame-spread rating					
• Ventilation for commercial cooking equipment. Mechanical Engineer may be required.	3.3.1.2. (2)	9.10.1.4.	☐	☐	
<u>Foam plastics protection in:</u>		9.10.17.10.			
• Combustible construction	3.1.4.2. 3.1.5.15.		☐	☐	
• Non-combustible construction					

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Lighting and Emergency Power					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• Lighting for exits, public corridors, corridors providing access to exit and rooms	3.2.7.1.	9.9.12.2.	☐	☐	
• Emergency lighting	3.2.7.3.	9.9.12.3.	☐	☐	

Fire Alarms					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• Continuity of fire alarm systems	3.2.4.2.	9.10.18.1 9.10.18.6	☐	☐	
• Signals to fire department	3.2.4.7.	9.10.18.3.	☐	☐	
• Zoning of fire alarm systems	3.2.4.8.	9.10.18.3.	☐	☐	
• Electrical Supervision	3.2.4.9.	9.10.18.3.	☐	☐	
• Fire detectors	3.2.4.10.	9.10.18.3.	☐	☐	
• Smoke detectors	3.2.4.11.	9.10.18.4./9 .10.18.5.	☐	☐	
• Sprinkler system monitoring	3.2.4.15.	9.10.18.3.	☐	☐	
• Manual pull stations	3.2.4.16.	9.10.18.3.	☐	☐	
• Smoke alarms	3.2.4.20.	9.10.18.3.	☐	☐	

Requirements for Mezzanines and Openings Through Floor Assemblies					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• 10% mezzanine (not a storey) • 40% mezzanine (not a storey)	3.2.1.1. (3) - 3.2.1.1. (7)	9.10.4.1. 9.10.4.1.(2)	☐	☐	
• Termination of vertical fire separation	3.2.8.1./ 3.2.8.2. (1)	9.10.12.1. 9.10.8.6. 9.10.9.4.	☐	☐	
• Mezzanine egress	3.4.2.2.	9.9.8.6.	☐	☐	
• Vestibules	3.2.8.4.	9.10.9.5.	☐	☐	
• Elevator openings	3.2.8.4. (3)	9.10.9.5.	☐	☐	
• Sprinkler system / Draft stops / Smoke control	3.2.8.3./ 3.2.8.6./ 3.2.8.7.	9.10.9.5.	☐	☐	

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Requirements for Accessibility					
	Part 3 & Part 9		Applicable	N/A	Drawing Page(s)
Any new construction and any changes to existing conditions within a unit are required to meet current accessibility requirements. Existing accessible components that are not being altered are not required to be upgraded to current accessibility requirements. Accessibility is to be to BC Building Code 3.8 or CSA B651 Standards. Please indicate which is being used. For further accessibility information please review the Building Accessibility Handbook 2020. Part 9 - 9.5.2.refers to 3.8 for design conformance	BCBC 3.8.	CSA B651: If conforming to CSA Standard instead of BCBC indicate CSA standards below: e.g. CSA B651-5.2.1.	☐	☐	
• Areas requiring access	3.8.2.3.		☐	☐	
• Path of Travel to Storeys Served by Escalators and Moving Walks	3.8.2.4.		☐	☐	
• Controls and Outlets	3.8.2.6.		☐	☐	
• Power Door Operators	3.8.2.7.		☐	☐	
• Width of path of travel – minimum 1,500mm	3.8.3.2.		☐	☐	
• Signs and Indicators	3.8.2.10		☐	☐	
• Counters and Counters for Telephones	3.8.2.11.		☐	☐	
• Sleeping Rooms and Bed Spaces	3.8.2.12.		☐	☐	
<u>Accessible washrooms:</u> - Where required - Water closet stalls - Water closets - Location of urinals - Wash basins, mirrors - Universal toilet rooms - Showers / Bathtubs - Grab bars	3.8.2.8. 3.8.3.11. 3.8.3.13. 3.8.3.14. 3.8.3.15. 3.8.3.12. 3.8.3.16/3.8.3.17 3.7.2.8.		☐	☐	
• Doors and vestibules in barrier-free path	3.3.1.13		☐	☐	
• Power doors in hotels, D, or E > 500m ²	3.8.2.7		☐	☐	
<u>Ramps:</u> - Minimum width 915mm or 1,500mm - Maximum gradient - Handrails and guards	3.8.3.5. 3.8.3.5. 3.8.3.5.		☐	☐	
<u>Special occupancy requirements:</u> - Apartment/condominium buildings - Business and personal services	3.8.3.5. 3.8.3.19		☐	☐	