

2018 BC Building Code Analysis for Fast Track Building Permits 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	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Tenant Improvement
BASIS FOR CODE ANALYSIS (Section 1.2, Div. A):	
<input type="checkbox"/> Acceptable Solutions and Prescriptive Requirements (Division B)	<input type="checkbox"/> PART 3
<input type="checkbox"/> Alternative Solutions	<input type="checkbox"/> Existing
	<input type="checkbox"/> PART 9
	<input type="checkbox"/> New * <input type="checkbox"/> N/A
Description and effect on proposed construction: _____	
*Changes to and new alternative solutions will not be considered for Fast Track permits.	
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: <u>3.2.2.</u> _____	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:	<input type="checkbox"/> Yes <input type="checkbox"/> 2 hr <input type="checkbox"/> 4 hr <input type="checkbox"/> No
Parking Structures considered as separate buildings:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Automatic Sprinklers: <input type="checkbox"/> Yes (NFPA _____) <input type="checkbox"/> No	Standpipe system: <input type="checkbox"/> Yes <input type="checkbox"/> No
Fire Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Type of Construction Permitted: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible	
Type of Plumbing: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> 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	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Garage 1.5 hr FRR	<input type="checkbox"/> Yes <input type="checkbox"/> 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: _____	
*Any change of use or new major occupancy will not be accepted under the Fast Track permit stream.	
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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Prohibited combination of occupancies	3.1.3.2.	9.10.9.12.	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Floor Assembly Over Basement	3.2.1.4.	9.10.8. 9.10.9.4.	<input type="checkbox"/>	<input type="checkbox"/>	
• Mezzanines	3.2.1.6.	9.10.4.1. 9.10.4.2.	<input type="checkbox"/>	<input type="checkbox"/>	
• Storeys below Ground	3.2.2.15.	9.10.1.3. 9.10.8. 9.10.9.4.	<input type="checkbox"/>	<input type="checkbox"/>	
All Floor Areas - adjacent or affecting proposed construction					
• Fire separation between suites	3.3.1.1.	9.10.9.11. - 9.10.9.13.	<input type="checkbox"/>	<input type="checkbox"/>	
• Fire separation for public corridor	3.3.1.4.	9.10.9.15.	<input type="checkbox"/>	<input type="checkbox"/>	
• Protection on Accessible Floor Areas	3.3.1.7.	9.5.2.2.	<input type="checkbox"/>	<input type="checkbox"/>	
• Janitor's Rooms	3.3.1.21	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
• Fire separation common laundry rooms	3.3.1.22.	9.10.10.4.(2)	<input type="checkbox"/>	<input type="checkbox"/>	
• Vestibules	3.3.5.4. (1) / 3.3.5.7.		<input type="checkbox"/>	<input type="checkbox"/>	
Service Facilities					
• No storage in service rooms	3.6.1.4.		<input type="checkbox"/>	<input type="checkbox"/>	
• Fire separation of service rooms	3.6.2.1.	9.10.10.2 – 9.10.10.4.	<input type="checkbox"/>	<input type="checkbox"/>	
• Fire separation and sprinklers for residential storage rooms	3.3.4.3.	9.10.10.6.	<input type="checkbox"/>	<input type="checkbox"/>	
• Fire separation for elevator shafts	3.5.3.1. / Table 3.5.3.1.	9.10.1.3.(1)	<input type="checkbox"/>	<input type="checkbox"/>	

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Fire Separations between Occupancies, Tenants and Floor Areas (continued)					
	Part 3	Part9	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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Egress from Dwelling Units	3.3.4.4.	9.9.9.	<input type="checkbox"/>	<input type="checkbox"/>	
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	<input type="checkbox"/>	<input type="checkbox"/>	
• Multiple Tennant Self-Storage Warehouses	3.3.5.9.	9.10.9.20.	<input type="checkbox"/>	<input type="checkbox"/>	

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-9.0.3.1.-B Assembly R1, M1 or M2)	3.1.7.1	9.10.3.1.	<input type="checkbox"/>	<input type="checkbox"/>	
• Combustible Construction Support (Fire Wall)	3.1.8.2.	9.10.9.8. 9.10.11.	<input type="checkbox"/>	<input type="checkbox"/>	
• Continuity of separations	3.1.8.3.	9.10.9.2.	<input type="checkbox"/>	<input type="checkbox"/>	
• 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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Maximum dimensions of openings interior Fire Separation	3.1.8.6.	9.10.13.8	<input type="checkbox"/>	<input type="checkbox"/>	
• Self-closing devices (Noted on door schedule)	3.1.8.13.	9.10.13.10	<input type="checkbox"/>	<input type="checkbox"/>	
• Latches required on swing doors on door schedule	3.1.8.15.	9.10.13.9	<input type="checkbox"/>	<input type="checkbox"/>	
• 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	<input type="checkbox"/>	<input type="checkbox"/>	
• 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	<input type="checkbox"/>	<input type="checkbox"/>	

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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Access to Exits	3.3.1.3. – 3.3.1.6. / 3.4.1.3.	9.9.7./ 9.9.8.	<input type="checkbox"/>	<input type="checkbox"/>	
• Minimum number of exits, required and number provided	3.4.2.1.	9.9.8.2.	<input type="checkbox"/>	<input type="checkbox"/>	
• Means of Egress from Mezzanines	3.4.2.2.	9.9.4.7./ 9.9.8.6.	<input type="checkbox"/>	<input type="checkbox"/>	
• Distance between exits, to be identified	3.4.2.3.	9.9.8.4.	<input type="checkbox"/>	<input type="checkbox"/>	

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Exits (continued)					
	Part 3	Part 3	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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Principal Entrances	3.4.2.6.	9.9.2.4.	<input type="checkbox"/>	<input type="checkbox"/>	
• 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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Exit width	3.4.3.2.	9.9.3.2./ 9.9.3.3.	<input type="checkbox"/>	<input type="checkbox"/>	
• Exit width reductions permitted	3.4.3.3.	9.9.5.	<input type="checkbox"/>	<input type="checkbox"/>	
• Headroom	3.4.3.4.	9.9.3.4.	<input type="checkbox"/>	<input type="checkbox"/>	
• Fire separation of exits	3.4.4.1./ 3.4.4.2. / 3.4.4.3.	9.9.4.	<input type="checkbox"/>	<input type="checkbox"/>	
• Integrity of exits	3.4.4.4.	9.9.5.	<input type="checkbox"/>	<input type="checkbox"/>	
• Exit signs	3.4.5.1./ 3.4.5.2.	9.9.11.3./ 9.9.11.4.	<input type="checkbox"/>	<input type="checkbox"/>	
• Minimum 3 risers	3.4.6.2. (Exception 3.3.2.15.)	9.8.3.2.	<input type="checkbox"/>	<input type="checkbox"/>	
• Dimension of Landings	3.4.6.4.	9.8.6.	<input type="checkbox"/>	<input type="checkbox"/>	
• Handrails/Guards	3.4.6.5. / 3.4.6.6.	9.8.7./9.8.8.	<input type="checkbox"/>	<input type="checkbox"/>	
• 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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Treads and risers	3.4.6.8.	9.8.3./9.8.4.	<input type="checkbox"/>	<input type="checkbox"/>	
• Curved flights in exits	3.4.6.9.(2)	9.8.3.1.(4)	<input type="checkbox"/>	<input type="checkbox"/>	
• Doors	3.4.6.11. /3.4.6.12.	9.9.6.	<input type="checkbox"/>	<input type="checkbox"/>	
• 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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Exit doors to be self-closing	3.4.6.13.	9.10.13.10.	<input type="checkbox"/>	<input type="checkbox"/>	
• 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.	<input type="checkbox"/>	<input type="checkbox"/>	

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Division B, Part 3 & Part 9 buildings

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)	<input type="checkbox"/>	<input type="checkbox"/>	

Health Requirements					
	Part 3	Part 9	Applicable	N/A	Drawing Page(s)
• Plumbing facilities required	3.7.2. / 3.8.	3.7.2.	<input type="checkbox"/>	<input type="checkbox"/>	
• Number of water closets required and provided	3.7.2.2.	9.31.1.1.	<input type="checkbox"/>	<input type="checkbox"/>	

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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Doors into public corridor, exit in opposite direction	3.3.1.3.(1 2)	9.9.7.2	<input type="checkbox"/>	<input type="checkbox"/>	
• Egress doorways	3.3.1.5.	9.9.7.4.	<input type="checkbox"/>	<input type="checkbox"/>	
• Travel distance	3.3.1.6.	9.9.7.6.	<input type="checkbox"/>	<input type="checkbox"/>	
<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.	<input type="checkbox"/>	<input type="checkbox"/>	
• 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)	<input type="checkbox"/>	<input type="checkbox"/>	
• Design of hazardous areas	3.3.6.		<input type="checkbox"/>	<input type="checkbox"/>	
• Door swing: Occupant load > 60 must swing in direction of exit travel	3.3.1.11.	9.9.6.5.	<input type="checkbox"/>	<input type="checkbox"/>	
• Minimum width of corridor	3.3.1.9./ 3.3.3.3. (3)	9.9.3.3. 9.9.5.3.	<input type="checkbox"/>	<input type="checkbox"/>	
<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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Stairs					
• Ramps > 1 in 8 – 9.2mm/person					
• Flame-spread rating	3.1.13.	9.10 / 9.33	<input type="checkbox"/>	<input type="checkbox"/>	
• Ventilation for commercial cooking equipment See link commercial cooking requirements Mechanical Engineer may be required.	3.3.1.2. (2)	9.10.1.4.	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Foam plastics protection in:</u>					
• Combustible construction	3.1.4.2. 3.1.5.15.	9.10.17.10.	<input type="checkbox"/>	<input type="checkbox"/>	
• Non-combustible construction					

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Division B, Part 3 & Part 9 buildings

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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Emergency lighting	3.2.7.3.	9.9.12.3.	<input type="checkbox"/>	<input type="checkbox"/>	

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	<input type="checkbox"/>	<input type="checkbox"/>	
• Signals to fire department	3.2.4.7.	9.10.18.3.	<input type="checkbox"/>	<input type="checkbox"/>	
• Zoning of fire alarm systems	3.2.4.8.	9.10.18.3.	<input type="checkbox"/>	<input type="checkbox"/>	
• Electrical Supervision	3.2.4.9.	9.10.18.3.	<input type="checkbox"/>	<input type="checkbox"/>	
• Fire detectors	3.2.4.10.	9.10.18.3.	<input type="checkbox"/>	<input type="checkbox"/>	
• Smoke detectors	3.2.4.11.	9.10.18.4./9 .10.18.5.	<input type="checkbox"/>	<input type="checkbox"/>	
• Sprinkler system monitoring	3.2.4.15.	9.10.18.3.	<input type="checkbox"/>	<input type="checkbox"/>	
• Manual pull stations	3.2.4.16.	9.10.18.3.	<input type="checkbox"/>	<input type="checkbox"/>	
• Smoke alarms	3.2.4.20.	9.10.18.3.	<input type="checkbox"/>	<input type="checkbox"/>	

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)	<input type="checkbox"/>	<input type="checkbox"/>	
• 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.	<input type="checkbox"/>	<input type="checkbox"/>	
• Mezzanine egress	3.4.2.2.	9.9.8.6.	<input type="checkbox"/>	<input type="checkbox"/>	
• Vestibules	3.2.8.4.	9.10.9.5.	<input type="checkbox"/>	<input type="checkbox"/>	
• Elevator openings	3.2.8.4. (3)	9.10.9.5.	<input type="checkbox"/>	<input type="checkbox"/>	
• Sprinkler system / Draft stops / Smoke control	3.2.8.3./ 3.2.8.6./ 3.2.8.7.	9.10.9.5.	<input type="checkbox"/>	<input type="checkbox"/>	

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Division B, Part 3 & Part 9 buildings

Requirements for Accessibility					
	Part 3 & Part 9		Applicable	N/A	Drawing Page(s)
<p>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.</p> <p>Accessibility is to be to 2018 BC Building Code 3.8 or CSA B651 Standards. Please indicate which is being used. For further accessibility information please see the accessibility for persons with disabilities handout.</p> <p>Part 9 - 9.5.2.refers to 3.8 for design conformance</p>	BCBC 2018 3.8.	<p>CSA B651:</p> <p>If conforming to CSA Standard instead of BCBC 2018 indicate CSA standards below:</p> <p>e.g. CSA B651-5.2.1.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
• Areas requiring access	3.8.2.3.		<input type="checkbox"/>	<input type="checkbox"/>	
• Path of Travel to Storeys Served by Escalators and Moving Walks	3.8.2.4.		<input type="checkbox"/>	<input type="checkbox"/>	
• Controls and Outlets	3.8.2.6.		<input type="checkbox"/>	<input type="checkbox"/>	
• Power Door Operators	3.8.2.7.		<input type="checkbox"/>	<input type="checkbox"/>	
• Width of path of travel – minimum 1,500mm	3.8.3.2.		<input type="checkbox"/>	<input type="checkbox"/>	
• Signs and Indicators	3.8.2.10		<input type="checkbox"/>	<input type="checkbox"/>	
• Counters and Counters for Telephones	3.8.2.11.		<input type="checkbox"/>	<input type="checkbox"/>	
• Sleeping Rooms and Bed Spaces	3.8.2.12.		<input type="checkbox"/>	<input type="checkbox"/>	
<u>Accessible washrooms:</u>					
• Where required	3.8.2.8.				
• Water closet stalls	3.8.3.11.				
• Water closets	3.8.3.13.				
• Location of urinals	3.8.3.14.		<input type="checkbox"/>	<input type="checkbox"/>	
• Wash basins, mirrors	3.8.3.15.				
• Universal toilet rooms	3.8.3.12.				
• Showers / Bathtubs	3.8.3.16/3.8.3.17				
• Grab bars	3.7.2.8.				
• Doors and vestibules in barrier-free path	3.3.1.13		<input type="checkbox"/>	<input type="checkbox"/>	
• Power doors in hotels, D, or E > 500m ²	3.8.2.7		<input type="checkbox"/>	<input type="checkbox"/>	
<u>Ramps:</u>					
• Minimum width 915mm or 1,500mm	3.8.3.5.		<input type="checkbox"/>	<input type="checkbox"/>	
• Maximum gradient	3.8.3.5.				
• Handrails and guards	3.8.3.5.				
<u>Special occupancy requirements:</u>					
• Apartment/condominium buildings	3.8.3.5.		<input type="checkbox"/>	<input type="checkbox"/>	
• Business and personal services	3.8.3.19				