

2024 BC Building Code Analysis for Fast Track Building Permits

Division B, Part 3 & Part 9

OVERVIEW

This checklist is to be completed and submitted along with the Fast Track 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

Application Date: _____ Project Name: _____
YYYY-MMM-DD

Project Address: _____

Analysis Completed By: _____

CRP: _____

BUILDING DATA

Type of Work

Alteration Tenant Improvement

Basis for Code Analysis (Section 1.2., Division A)

Acceptable Solutions & Prescriptive Requirements (Division B) Part 3 Part 9
 Alternative Solutions Existing New* N/A

Description & effect on proposed construction: _____

**Changes to existing and new alternative solutions will not be considered for Fast Track permits.*

Building Size & Construction (Articles 3.2.2.20. to 3.2.2.92.) (Subsection 9.10.8.)

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

Governing Article: _____ Applicable BC Building Code Edition: _____

Mezzanine: _____ Horizontal Fire Separation: _____
(% of suite as per Article 3.2.1.1., 9.10.4.) (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 Sandpipe System: Yes No

Fire Alarms: Yes No

2024 BC Building Code Analysis for Fast Track Building Permits

Building Size & Construction cont'd (Articles 3.2.2.20. to 3.2.2.92.) (Subsection 9.10.8.)

Type of Construction Permitted: Combustible Non-combustible N/A
 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 (3.3.5.5.) 2 hr FRR: Yes No

Storage Garage (3.3.5.6.) 1.5 hr FRR: Yes No

Mall Strip Mall Stand Alone Building with more than One Tenant Stand Alone Building

SUITE OR AREA OF CONSTRUCTION DATA

Floor Area: _____ Proposed Occupancy: _____

Proposed is a Major Occupancy Proposed is 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: _____

| | Part 3 | Part 9 | Applicable | N/A | Drawing Pages |
|--|--------|--------|------------|-----|---------------|
|--|--------|--------|------------|-----|---------------|

FIRE SEPARATIONS BETWEEN OCCUPANCIES, TENANTS AND FLOOR AREAS

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

| Separation of Major Occupancies | Part 3 | Part 9 | Applicable | N/A |
|---------------------------------------|--------------------------------|--------------------|--------------------------|--------------------------|
| 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. | 9.10.9.14. | <input type="checkbox"/> | <input type="checkbox"/> |

2024 BC Building Code Analysis for Fast Track Building Permits

Drawing
Pages

| | Part 3 | Part 9 | Applicable | N/A |
|--|-------------------------|-----------------------------------|--------------------------|--------------------------|
| FIRE SEPARATIONS BETWEEN OCCUPANCIES, TENANTS AND FLOOR AREAS cont'd | | | | |
| Building Fire Safety | | | | |
| Include any internal rooms that require fire separations and the applicable listed assemblies. 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 | 3.1.1. | 9.10.9.13. 9.10.9.16. | <input type="checkbox"/> | <input type="checkbox"/> |
| Fire separation for public corridor | 3.3.1.4. | 9.10.9.17. | <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"/> |
| Janitors' rooms | 3.3.1.22. | N/A | <input type="checkbox"/> | <input type="checkbox"/> |
| Fire separation common laundry rooms | 3.3.1.23. | 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"/> |
| FIRE SEPARATIONS BETWEEN OCCUPANCIES, TENANTS AND FLOOR AREAS cont'd | | | | |
| 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.- 9.10.10.5. | <input type="checkbox"/> | <input type="checkbox"/> |

2024 BC Building Code Analysis for Fast Track Building Permits

| | Part 3 | Part 9 | Applicable | N/A | Drawing Pages |
|--|-------------------------------|---------------------------|--------------------------|--------------------------|---------------|
| FIRE SEPARATIONS BETWEEN OCCUPANCIES, TENANTS AND FLOOR AREAS cont'd | | | | | |
| Service Facilities cont'd | | | | | |
| 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"/> | |
| Residential | | | | | |
| 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 | | | | | |
| Fire separation of repair garages and storage garages | 3.3.5.5. 3.3.5.6. | 9.10.9.18. 9.10.9.19. | <input type="checkbox"/> | <input type="checkbox"/> | |
| Multiple tenant self-storage warehouses | 3.3.5.9. | 9.10.9.22. | <input type="checkbox"/> | <input type="checkbox"/> | |
| CONSTRUCTION OF FIRE SEPARATION & CLOSURES | | | | | |
| 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"/> | |

2024 BC Building Code Analysis for Fast Track Building Permits

| | Part 3 | Part 9 | Applicable | N/A | Drawing Pages |
|--|--|-----------------------------|--------------------------|--------------------------|---------------|
| CONSTRUCTION OF FIRE SEPARATION & CLOSURES cont'd | | | | | |
| Wired glass & glass block in fire separations | 3.1.8.16.- 3.1.8.19. Table 3.1.8.17. | 9.10.13.5.- 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 | | | | | |
| 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"/> | |
| Residential buildings with a single exit constructed as per 3.2.10. | 3.2.10. | N/A | <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"/> | |
| Travel distance & location of exits, to be identified & 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 & 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"/> | |

2024 BC Building Code Analysis for Fast Track Building Permits

| | Part 3 | Part 9 | Applicable | N/A | Drawing Pages |
|------------------------------------|--|------------------------------|--------------------------|--------------------------|---------------|
| EXITS cont'd | | | | | |
| 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.- 3.4.5.3. | 9.9.11. | <input type="checkbox"/> | <input type="checkbox"/> | |
| Minimum three 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.- 3.8.3.5. | 9.8 3.8.3.3.- 3.8.3.5. | <input type="checkbox"/> | <input type="checkbox"/> | |
| Treads & 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. | 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.- 3.4.6.15. | 9.9.6.4.- 9.9.6.6. | <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.- 3.4.6.17. | 9.9.6.7. 9.10.13.11. | <input type="checkbox"/> | <input type="checkbox"/> | |
| OCCUPANCY LOAD | | | | | |
| Occupant load calculations | 3.1.17.1. | 9.9.1.3. 9.10.4.1.(4) | <input type="checkbox"/> | <input type="checkbox"/> | |

2024 BC Building Code Analysis for Fast Track Building Permits

| | Part 3 | Part 9 | Applicable | N/A | Drawing Pages |
|--|-------------------------|----------------------|--------------------------|--------------------------|---------------|
| HEALTH REQUIREMENTS | | | | | |
| Plumbing facilities required | 3.7.2. 3.8.2.8. | 3.7.2. 3.8.2.8. | <input type="checkbox"/> | <input type="checkbox"/> | |
| Number of water closets required and provided | 3.7.2.2. | 9.31.1. | <input type="checkbox"/> | <input type="checkbox"/> | |
| SAFETY REQUIREMENTS WITHIN FLOOR AREAS | | | | | |
| 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. (12) | 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"/> | |
| Doors in access to exit: | 3.3.1.13. | 9.9.6. | | | |
| • Minimum 850mm for single-leaf clear opening | 3.3.3.4. | | | | |
| • Minimum 850mm clear opening for active-leaf in double door | | | <input type="checkbox"/> | <input type="checkbox"/> | |
| • 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"/> | |
| Capacity of access to exit: | 3.3.1.17. | 9.9.1.3. | | | |
| • Corridors, passageways, doorways, and ramps not more than 1 in 8 – 6.1mm/person | 3.4.3.2. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| • Stairs | | | | | |
| • Ramps >1 in 8 – 9.2mm/person | | | | | |

2024 BC Building Code Analysis for Fast Track Building Permits

| | Part 3 | Part 9 | Applicable | N/A | Drawing Pages |
|--|-------------|--------------------------|--------------------------|--------------------------|---------------|
| SAFETY REQUIREMENTS WITHIN FLOOR AREAS cont'd | | | | | |
| 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 Equipment Exhaust & Air Systems Mechanical engineer may be required | 3.3.1.2.(2) | 9.10.1.4. | <input type="checkbox"/> | <input type="checkbox"/> | |
| Foam plastics protection in: | 3.1.4.2. | 9.10.17.10. | | | |
| • Combustible construction | 3.1.5.15. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| • Non-combustible construction | | | | | |
| LIGHTING & EMERGENCY POWER | | | | | |
| 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 | | | | | |
| 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"/> | |

2024 BC Building Code Analysis for Fast Track Building Permits

| | Part 3 | Part 9 | Applicable | N/A | Drawing Pages |
|--|-------------|------------|--------------------------|--------------------------|---------------|
| REQUIREMENTS FOR MEZZANINES & OPENINGS THROUGH FLOOR ASSEMBLIES | | | | | |
| 10% mezzanine (not a storey) | 3.2.1.1. | 9.10.4.1. | <input type="checkbox"/> | <input type="checkbox"/> | |
| 40% mezzanine (not a storey) | | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Termination of vertical fire separation | 3.2.8.1. | 9.10.12.1. | <input type="checkbox"/> | <input type="checkbox"/> | |
| | 3.2.8.2. | 9.10.8.6. | <input type="checkbox"/> | <input type="checkbox"/> | |
| | | 9.10.9.4. | | | |
| 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. | 9.10.9.5. | <input type="checkbox"/> | <input type="checkbox"/> | |
| | 3.2.8.6. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| | 3.2.8.7. | | | | |

REQUIREMENTS FOR ACCESSIBILITY

Any new construction and any changes to existing conditions within a unit are required to meet current accessibility code requirements. Existing accessible components that are not being altered are not required to be upgraded to current accessibility requirements.

Accessibility to conform to 2024 BC Building Code 3.8., or CSA B651 Standards.

If conforming to CSA Standard instead of BCBC 2024, indicate the applicable CSA standards below, under the heading CSA B651 (e.g. CSA B651-5.2.1.).

| | Part 3 & Part 9 | CSA B651 | Applicable | N/A | Drawing Pages |
|---|--------------------|----------|--------------------------|--------------------------|---------------|
| Areas requiring access | 3.8.2.3. 3.8.4. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Access to storeys served by escalators and moving walks | 3.8.2.4. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Controls & 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 | 3.8.3.2. | | <input type="checkbox"/> | <input type="checkbox"/> | |

2024 BC Building Code Analysis for Fast Track Building Permits

| | Part 3 & Part 9 | CSA B651 | Applicable | N/A | Drawing Pages |
|--|------------------------|----------|--------------------------|--------------------------|------------------|
| REQUIREMENTS FOR ACCESSIBILITY cont'd | | | | | |
| Signs & indicators | 3.8.2.10. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Counters & counters for telephones | 3.8.2.11. 3.8.2.12. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Sleeping rooms and bed spaces | 3.8.2.13. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Accessible washrooms: | | | | | |
| • Where required | 3.8.2.8. | | | | |
| • Water closet stalls | 3.8.3.12. | | | | |
| • Water closets | 3.8.3.14. | | | | |
| • Location of urinals | 3.8.3.15. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| • Wash basins, mirrors | 3.8.3.16. | | | | |
| • Universal toilet rooms | 3.8.3.13. | | | | |
| • Grab bars | 3.7.2.7. | | | | |
| • Showers/bathtubs | 3.8.3.17. 3.8.3.18. | | | | |
| Doors & vestibules in barrier-free path | 3.3.1.13. 3.8.3.6. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Power doors | 3.8.2.7. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Ramps: | | | | | |
| • Minimum width | 3.8.3.5. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| • Maximum gradient | 3.8.3.5. | | | | |
| • Handrails & guards | 3.8.3.5. | | | | |
| Special occupancy requirements: | | | | | |
| • Sleeping rooms & bed spaces | 3.8.3.23. | | <input type="checkbox"/> | <input type="checkbox"/> | |
| • Business & personal services | 3.8.3.20. 3.8.3.22. | | | | |