

1 Floor Plan
Scale: 1:100

BUILDING CODE REVIEW

1. Referenced Documents

British Columbia Building Code 2024 - Part 3

2. Building Classification

Group "A" Division "4" 3.2.2.28
Number of Storeys 1

3. Occupant Load

Seating Capacity = 1251
Companion Benches = 40
Barrier Free Seating = 20
Total Load 1311

4. Number of Exits Required

More than 1000 or 4000 person not less than 4 exits 3.3.2.11
Number of exit provided = 4
Not more than 45m path of travel from seat to exit 3.3.2.11.(2)
Maximum travel path from seat to exit = 30m
Exit shall be located not more than 25m apart 3.3.2.11.(3)
Maximum distance between 2 exits = 22m

5. Aisles Width

Not more than 20 seats between any seat and nearest aisle 3.3.2.11.(5)(a)
Minimum number of seat before an aisle = 20 seats
Not less than 1200mm wide of aisles 3.3.2.11.(5)(b)
All aisle have 1219mm width
Minimum aggregate width of means of egress 3.4.3.2.(3)(a)(i)
Total Occupant Load (1311) x 1.8mm per person = 2360mm
Aggregate aisles width provided = 4876mm

6. Exit Width

Minimum aggregate width of means of egress 3.4.3.2.(3)(b)
Total Occupant Load (1311) x 2.4mm per person = 3147mm
2 exit with 1524mm width, 2 exit with 1981mm and 1626mm width = 6655mm
Actual Exit Width 2026mm, 1981mm, 2070mm, 1702mm = 7779mm

7. Aisles Steps

Provided 200mm riser and 419mm run

WASHROOM REQUIREMENT BASED ON BLEACHER SEATING
NET SEATING = 1311, 656 FEMALE, 656 MALE

FEMALE WC REQUIREMENT BASED ON SEATING OF 1315
400 = 13 WC
256 WC / 100 = 3 WC
TOTAL REQUIRED = 16 WC

MALE WC REQUIREMENT BASED ON SEATING OF 1315
400 = 7 WC
256 WC / 200 = 2 WC
TOTAL REQUIRED = 9 WC

Table 3.7.2.2-A (continued)
Minimum Number of Water Closets

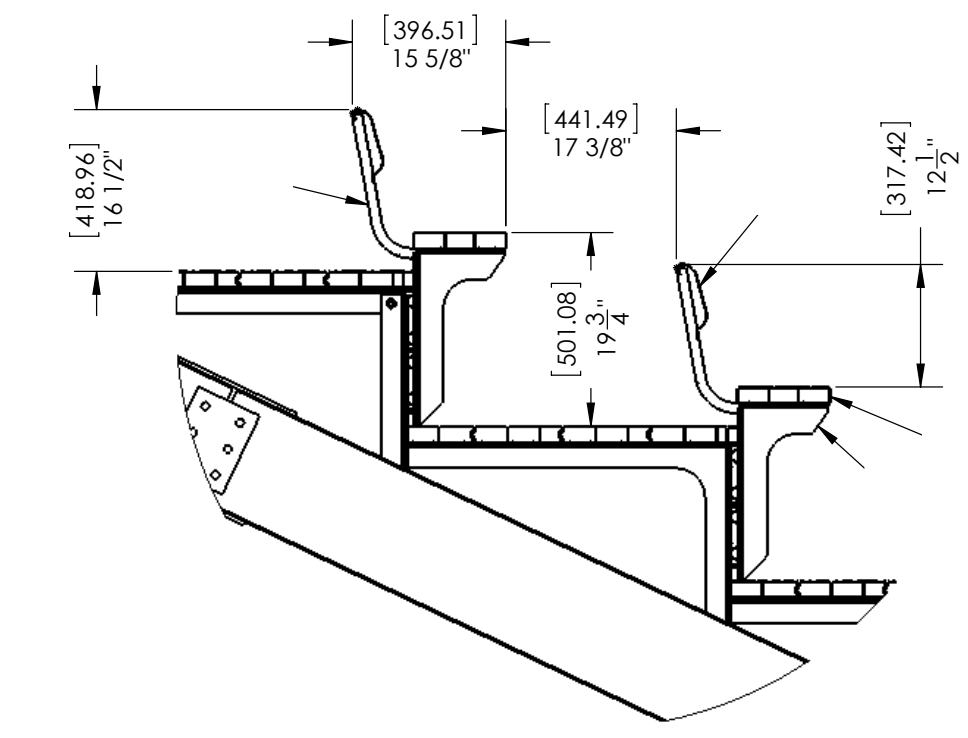
Number of Persons of Each Sex	Minimum Number of Water Closets	
	Male	Female
26 - 50	1	2
51 - 75	2	3
76 - 100	2	4
101 - 125	3	5
126 - 150	3	6
151 - 175	4	7
176 - 200	4	8
201 - 250	5	9
251 - 300	5	10
301 - 350	6	11
351 - 400	6	12
Over 400	7, plus 1 for each additional increment of 200 males in excess of 400	13, plus 1 for each additional increment of 100 females in excess of 400

FEMALE CAPACITY BASED ON 35 EXISTING WASHROOMS
13 WC = 400
22 WC x 100 = 2200
TOTAL CAPACITY = 2,600

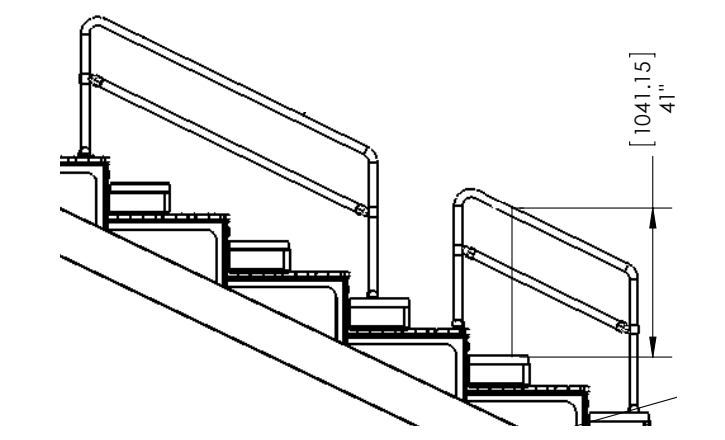
MALE CAPACITY BASED ON 51 EXISTING WASHROOMS
7 WC = 400
44 WC x 200 = 8,800
TOTAL CAPACITY = 9,200

BUILDING CODE SAYS TO ASSUME EQUAL FEMALE AND MALE FOR WASHROOM COUNT
SO 2 X 2,600 = 5,200

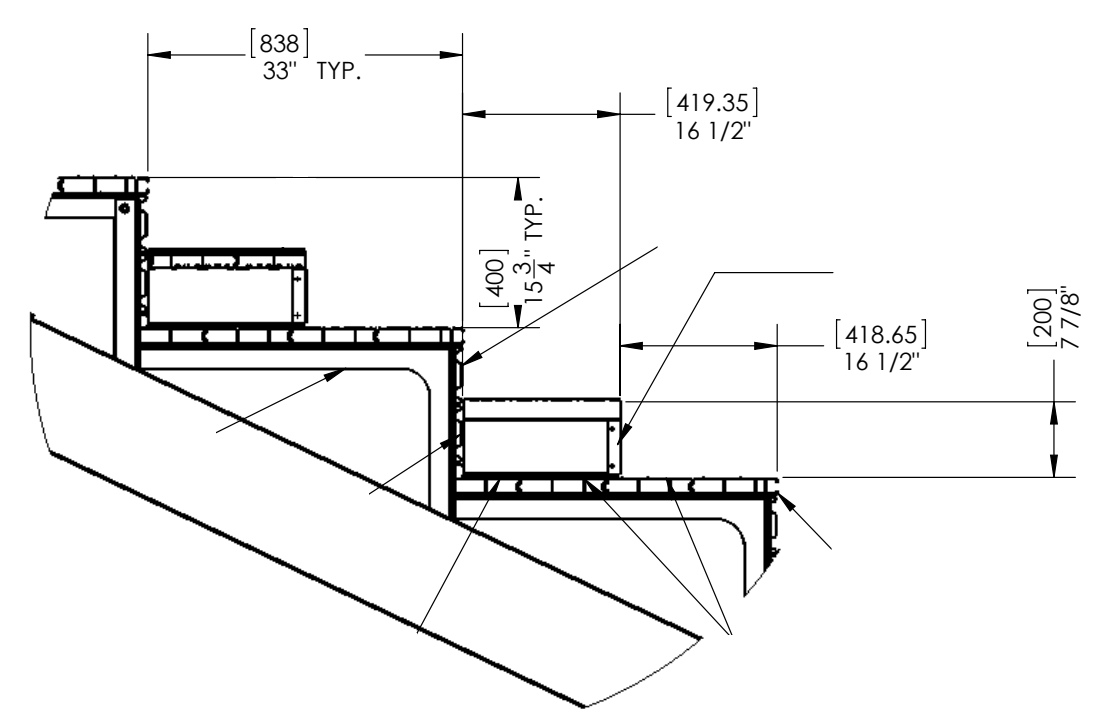
SEATING MANIFEST (12 TIER BLEACHER 15.75" RISE 33" RUN 36" ELEVATION)	
SEATING CAPACITY	1251 BENCH SEATS
	40 COMPANION BENCHES
	20 BARRIER FREE SEATING
TOTAL CAPACITY	1311



3 TYPICAL SEAT WITH BACKREST LAYOUT
Scale: 1:20



4 TYPICAL AISLE HANDRAIL
Scale: 1:20



2 TYPICAL AISLE LAYOUT
Scale: 1:20

ISSUES	
No.	DATE ISSUED FOR



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PROJECT-NORTH

PROJECT-TITLE
NDSS BLEACHERS

LOCATION: 355 WAKESIAH AVENUE
(NANAIMO DISTRICT SECONDARY SCHOOL)

CLIENT: NANAIMO PARKS



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TITLE
Building Code Review

DESIGNED	ENGINEER'S SEAL
DESIGN REVIEW	RECEIVED DVP475 2025-MAR-05 Current Planning
DRAFTED RH	
DRAFTING REVIEW	
PROJECT No. 22017	CLIENT DRAWING No. A-101
SCALE As Noted	PERMIT No.
HEL DRAWING No.	REVISION