



2012 B.C. Building Code Checklist (Division B – Part 3)

This checklist is provided as a reference only. The submission of this checklist with a Building Permit application should not be considered as a substitute for full compliance with the B.C. Building Code requirements. The City of Surrey accepts no responsibility for any errors or omissions resulting from the use of this checklist.

PROJECT:.....

CIVIC ADDRESS:.....

PERMIT APPLICATION NO.:..... **DATE:**.....

CRP:.....

Certified Professional:.....

1	Value of Construction: \$ _____	Developed Site Area: _____ m ²
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2 BUILDING DATA:

Building Area:m² Major Occupancy (ies):

Number of Streets: Building Height: Storey

Construction Type Classification: COMBUSTIBLE / NON-COMBUSTIBLE

Construction Articles/Part 3: (3.2.2...../...../.....) High Building 3.2.6

Fire Wall: 2 hr / 4 hr Mezzanine(s) 3.2.1.2 Horizontal Fire Separation

Sprinkler System Standpipe System Fire Alarm System

Fire Resistance Rating: FLOOR: hr/ MEZZ.: hr/ ROOF: hr/LOAD BEARING: hr

3 SPATIAL SEPARATION:

Wall								
	<i>Limiting Distance</i>	<i>Area Exposing Building Face</i>	<i>L/H Ratio</i>	<i>% Opening Actual</i>	<i>% Opening Allowed</i>	<i>Type of Construction</i>	<i>Fire Rating</i>	<i>Cladd- ing</i>
<i>North</i>								
<i>South</i>								
<i>East</i>								
<i>West</i>								
<input type="checkbox"/> Openings protected L.D. <1.2 m				3.2.3.5.				
<input type="checkbox"/> Combustible projections 1.2 m from PL				3.2.3.6.(1)				
<input type="checkbox"/> Projecting roof soffits				3.2.3.6.				

	<input type="checkbox"/> Max. size opening L.D. <2.0 m	3.2.3.1.(5)
	<input type="checkbox"/> Spacing of openings 2 m	3.2.3.1.(6)
	<input type="checkbox"/> Exit facilities protected	3.2.3.13.
	<input type="checkbox"/> Wall exposed to another wall	3.2.3.14.
	<input type="checkbox"/> Protection of exposed soffit (if permitted by 3.2.3.6)	3.2.3.16. / 3.2.3.6.
	<input type="checkbox"/> Wall exposed to adjoining roof	3.2.3.15.
	<input type="checkbox"/> Class A, B or C roof covering	3.1.15.2.
4	PROVISIONS FOR FIRE FIGHTING:	
	<input type="checkbox"/> Access above grade / <input type="checkbox"/> Access below grade	3.2.5.1. / 3.2.5.2.
	<input type="checkbox"/> Sprinklers required / <input type="checkbox"/> Sprinkler standards	3.2.2.18. / 3.2.5.12.
	<input type="checkbox"/> Access route location and design	3.2.5.4. – 3.2.5.6.
	<input type="checkbox"/> Access to roof over 3 storeys	3.2.5.3.
	<input type="checkbox"/> Standpipes and hose connections	3.2.5.8. – 3.2.5.11.
5	FIRE SEPARATION BETWEEN OCCUPANCIES AND TENANTS, FLOOR AREAS AND SHAFTS:	
	<input type="checkbox"/> Separation of major occupancies	3.1.3.1. / Table 3.1.3.1.
	<input type="checkbox"/> Prohibited combination of occupancies	3.1.3.2.
	<input type="checkbox"/> Fire separation between suites	3.3.1.1.
	<input type="checkbox"/> Fire separation for public corridor	3.3.1.4.
	<input type="checkbox"/> Fire separation for corridors serving an Assembly occupancy	3.3.2.6.
	<input type="checkbox"/> Fire separation for Residential occupancy	3.3.4.2.
	<input type="checkbox"/> Fire separation of Group A, Division 1 occupancy (OL > 200 persons)	3.3.2.2.
	<input type="checkbox"/> Fire separation of roof supporting occupancy	3.2.2.13.
	<input type="checkbox"/> Walkway between buildings	3.2.3.19.
	<input type="checkbox"/> Underground walkways	3.2.3.20.
	<input type="checkbox"/> Fire separation of repair garages and storage garages	3.3.5.5. / 3.3.5.6.
	<input type="checkbox"/> Vestibules	3.3.5.4.(1) / 3.3.5.7.
	<input type="checkbox"/> Hazardous substances	3.3.1.2. / BCFC
6	CONSTRUCTION OF FIRE SEPARATIONS AND CLOSURES:	
	<input type="checkbox"/> Basis for fire separations (Article of Appendix D, ULC/cUL/WH Listing)	3.1.7.
	<input type="checkbox"/> Protection of openings	3.1.8.1.

	<input type="checkbox"/> Support of fire separations	3.1.8.2.
	<input type="checkbox"/> Continuity of separations	3.1.8.3.
	<input type="checkbox"/> Fire-protection rating of closures	3.1.8.4./3.1.8.10.
	<input type="checkbox"/> Maximum openings in firewalls	3.1.10.5.
	<input type="checkbox"/> Maximum dimensions of openings	3.1.8.6.
	<input type="checkbox"/> Self closing devices	3.1.8.11.
	<input type="checkbox"/> Latches required on swing doors	3.1.8.13.
	<input type="checkbox"/> Wired glass and glass block in exit enclosures	3.1.8.16. / 3.1.8.17. / Table 3.1.8.15.
	<input type="checkbox"/> Wired glass and glass block in fire separations	3.1.8.14.
	<input type="checkbox"/> Temperature rise rated doors	3.1.8.15. / 3.1.8.17. / Table 3.1.8.15.
	<input type="checkbox"/> Fire dampers / <input type="checkbox"/> Hold-open devices	3.1.8.7. – 3.1.8.9. / 3.1.8.12.
7	EXITS:	
	Occupant Load 3.1.17.1	
	Room	Area (m ²)
	÷	Area/person (m ²)
		= Total
	<input type="checkbox"/> Types of exits / <input type="checkbox"/> Minimum of 2 exits	3.4.1.4. / 3.4.2.1.
	<input type="checkbox"/> Distance between exits	3.4.2.3.
	<input type="checkbox"/> Travel distance and location of exits	3.4.2.4. / 3.4.2.5.
	<input type="checkbox"/> Travel distance to exit in service space maximum 50 m	3.4.2.4.(3) / 3.2.1.1.(8)
	<input type="checkbox"/> Clear width of exit, corridor, stair, ramp and door	3.4.3.2. / Table 3.4.3.2.A & B

	<p><u>Exit capacity:</u></p> <p><input type="checkbox"/> 6.1 mm/person for: ramps <= 1:8, doorways, corridors and passageways</p> <p><input type="checkbox"/> 9.2 mm/person for: ramps > 1:8, stairs (rise > 180 mm or run < 280 mm)</p> <p><input type="checkbox"/> 8 mm/person for stairs (rise <= 180 mm and run >= 280 mm)</p>	3.4.3.2.
	<input type="checkbox"/> Exit width encroachments permitted	3.4.3.3.
	<input type="checkbox"/> Headroom	3.4.3.4.
	<input type="checkbox"/> Flame spread rating for exits	Table 3.1.13.2. / Table 3.1.13.7.
	<input type="checkbox"/> Fire separation of exits	3.4.4.1. / 3.4.4.2. / 3.4.4.3.
	<input type="checkbox"/> Integrity of exits	3.4.4.4.
	<input type="checkbox"/> Minimum 3 risers	3.4.6.2. (Exception 3.3.2.14.)
	<input type="checkbox"/> Treads and risers	3.4.6.8.
	<input type="checkbox"/> Maximum of 3.7 m per flight, except Group B2	3.4.6.3.
	<input type="checkbox"/> Length and width of landing	3.4.6.4.
	<input type="checkbox"/> Number and height of handrails	3.4.6.5.
	<input type="checkbox"/> Height of openings on guards	3.4.6.6.
	<input type="checkbox"/> Number of handrails for stairs > 1100 mm	3.4.6.5.
	<input type="checkbox"/> Exit signs / <input type="checkbox"/> Sign for basement stair	3.4.5.1. / 3.4.5.2.
	<input type="checkbox"/> Gradients for ramps / <input type="checkbox"/> Curved stairs	3.4.6.7. / 3.4.6.8. / 3.8.3.3.
	<input type="checkbox"/> Horizontal exits / <input type="checkbox"/> Exterior passageways	3.4.6.10. / 3.4.1.5. / 3.4.4.3.
	<input type="checkbox"/> Exit at interconnected floor spaces	3.4.3.2.(6)
	<input type="checkbox"/> Landings 300 mm wider and longer than door	3.4.6.11.
	<input type="checkbox"/> Door swing / <input type="checkbox"/> Sliding doors in exits	3.4.6.11. / 3.4.6.12. / 3.4.6.14.
	<input type="checkbox"/> Exit doors to be self-closing	3.4.6.13.
	<input type="checkbox"/> Release hardware	3.4.6.16. / 3.3.2.7.
	<input type="checkbox"/> Doors openable from inside without key	3.4.6.16.
8	SAFETY REQUIREMENTS WITHIN FLOOR AREAS:	
	<input type="checkbox"/> Means of egress from roof and terraces	3.3.1.3.(3)
	<input type="checkbox"/> Doors into public corridor, exit in opposite directions	3.3.1.3.(9)
	<input type="checkbox"/> Roof top enclosure > 200 m ² , 2 means of egress	3.3.1.3.(6)

<input type="checkbox"/> 2 means of egress required for service spaces greater than 200 m ² or travel distance > 25 m	3.3.1.3.(7)
<input type="checkbox"/> 2 egress doorways; min. 1/3 diagonal separation	3.3.1.5.
<input type="checkbox"/> Travel distance	3.3.1.6.
<u>Doors in access to exit:</u>	3.3.1.13. / 3.3.3.4.
<input type="checkbox"/> Minimum 800 mm for single leaf clear opening	
<input type="checkbox"/> Minimum 800 mm for active leaf in double door	
<input type="checkbox"/> Readily openable without use of keys	
<input type="checkbox"/> Not open onto a step	
<input type="checkbox"/> Hazardous substances	3.3.1.2. / BCFC
<input type="checkbox"/> Design of hazardous areas	3.3.6. / BCFC
<input type="checkbox"/> Door swing : Occupant load > 60 or F1 occupancy must swing in direction of exit travel	3.3.1.11.
<input type="checkbox"/> Minimum width of corridor	3.3.1.9. / 3.3.3.3.(3)
<u>Capacity of access to exit:</u>	3.3.1.17. / 3.4.3.2.(1) – (8)
<input type="checkbox"/> Corridors, passageways, doorways, and ramps not more than 1 in 8 – 6.1 mm/person	
<input type="checkbox"/> Stairs	
<input type="checkbox"/> Ramps > 1 in 8 – 9.2 mm/person	
<input type="checkbox"/> B2 and B3 occupancies – 18.4 mm/person	
<input type="checkbox"/> Guards at roof, shaft, balcony, etc.	3.3.1.18.
<input type="checkbox"/> Protection of openable windows	3.3.4.8.
<input type="checkbox"/> Explosion venting	3.3.1.20.
<input type="checkbox"/> Flame spread rating	3.1.13.2. / Table 3.1.13.2.
<input type="checkbox"/> Flame spread rating in elevator cab	3.1.13.11.
<input type="checkbox"/> Ventilation for commercial cooking equipment	3.3.1.2.(2)
<u>Foam plastics protection in:</u>	
<input type="checkbox"/> Combustible construction	3.1.4.2.
<input type="checkbox"/> Non-combustible construction	3.1.5.12.
<u>Requirements by occupancy:</u>	
<input type="checkbox"/> Assembly A1, A2, A3, A4	3.3.2.
<input type="checkbox"/> Dention B1, Treatment B2, Care B3	3.3.3.
<input type="checkbox"/> Residential C	3.3.4.
<input type="checkbox"/> Industrial F1, F2, F3	3.3.5.

9	LIGHTING AND EMERGENCY POWER:	
	<input type="checkbox"/> Lighting for exits, public corridors, and rooms	3.2.7.1.
	<input type="checkbox"/> Emergency lighting	3.2.7.3.
	<input type="checkbox"/> Emergency power for lighting	3.2.7.4.
	<input type="checkbox"/> Emergency power for fire alarm systems	3.2.7.8.
	<input type="checkbox"/> Emergency power for B2 occupancies	3.2.7.6.
	<input type="checkbox"/> Emergency power for building services	3.2.7.9.
	<input type="checkbox"/> Emergency conductor protection	3.2.7.10.
10	FIRE ALARMS:	
	<input type="checkbox"/> Buildings requiring a fire alarm system	3.2.4.1.
	<input type="checkbox"/> Continuity of fire alarm systems	3.2.4.2.
	<input type="checkbox"/> Types of systems	3.2.4.3. / 3.2.4.4.
	<input type="checkbox"/> Signals to fire department	3.2.4.8.
	<input type="checkbox"/> Zoning of fire alarm systems	3.2.4.9.
	<input type="checkbox"/> Fire detectors	3.2.4.11.
	<input type="checkbox"/> Smoke detectors	3.2.4.12.
	<input type="checkbox"/> Sprinkler system monitoring	3.2.4.16.
	<input type="checkbox"/> Manual pull stations	3.2.4.17.
	<input type="checkbox"/> Smoke alarms	3.2.4.21.
11	REQUIREMENTS FOR MEZZANINES AND INTERCONNECTED FLOOR SPACES:	
	<input type="checkbox"/> 10% mezzanine (not a storey)	3.2.1.1.
	<input type="checkbox"/> 40% mezzanine (not a storey)	
	<input type="checkbox"/> Termination of vertical fire separation	3.2.8.1.
	<input type="checkbox"/> Mezzanine egress	3.4.2.2.
	<input type="checkbox"/> Interconnected floor space not permitted in B2 occup.	3.2.8.1.
	<input type="checkbox"/> Openings through horizontal fire separation for vehicular ramps in storage garage	3.2.8.2.(2)
	<input type="checkbox"/> Openings in fire separation for manufacturing process	3.2.8.2.(3)
	<input type="checkbox"/> Openings for stairways, escalators, moving walkways	3.2.8.2.(5)/(6)
	<input type="checkbox"/> Interconnected first floor and floor below or above	3.2.8.2.(6)
	<input type="checkbox"/> Construction of interconnected floor space non-comb.	3.2.8.3.
	<input type="checkbox"/> Exit requirements	3.4.3.2.(6)
	<input type="checkbox"/> Elevator openings	3.2.8.5.(3)
	<input type="checkbox"/> Sprinkler system / <input type="checkbox"/> Draft stops / <input type="checkbox"/> Smoke control	3.2.8.4. / 3.2.8.7. / 3.2.8.8.

12	SERVICE FACILITIES:		
	<input type="checkbox"/> No storage in services spaces	3.6.1.3.	
	<input type="checkbox"/> Fire separation of service rooms	3.6.2.1.	
	<input type="checkbox"/> No boiler under exit / <input type="checkbox"/> Door swing	3.6.2.2. / 3.6.2.6.	
	<input type="checkbox"/> Fire separation of janitor rooms	3.3.1.21.	
	<input type="checkbox"/> Fire separation of laundry rooms	3.3.1.22.	
	<input type="checkbox"/> Fire separation and sprinklers for residential storage rooms	3.3.4.3.	
	<input type="checkbox"/> Fire separation of electrical equipment vaults	3.6.2.7.	
	<input type="checkbox"/> Fire separation for elevator shafts	3.5.3.1. / Table 3.5.3.1.	
	<input type="checkbox"/> Fire separation for vertical services spaces	3.6.3.1. / Table 3.6.3.1.	
	<input type="checkbox"/> Fire separation at top/bottom of vertical service space	3.6.3.1.	
	<input type="checkbox"/> Fire separation of horizontal service spaces	3.6.4.2.	
	<input type="checkbox"/> Fire separation of fuel fired service	3.6.2.1.	
	<input type="checkbox"/> Fire separation and sprinklers for garbage rooms	3.6.2.5.	
	<input type="checkbox"/> Linen and garbage chutes and rooms	3.6.3.3.	
	<input type="checkbox"/> Negative pressure required for vertical service space	3.6.3.4.	
	<input type="checkbox"/> Ceiling spaces used as plenums	3.6.4.3.	
	<input type="checkbox"/> Ceiling panels – hold-down clips	3.6.4.3.	
	<input type="checkbox"/> Access to attic or roof space	3.6.4.4.	
	<input type="checkbox"/> Access to horizontal service space	3.6.4.5.	
	<input type="checkbox"/> Access to crawl space	3.6.4.6.	
13	HEALTH REQUIREMENTS:		
	<input type="checkbox"/> Height in sleeping rooms	3.7.1.1. / 9.5.3.	
	<input type="checkbox"/> Room ventilation	6.2.2.1. / 6.2.2.2.	
	<input type="checkbox"/> Medical gas piping systems	3.7.3.1. / CSA Z7396.1	
	Plumbing Facilities 3.7.2.:		
	<i>Occupancy</i>	<i># of persons of each sex</i>	<i># of water closets required</i>
			<i># of water closets provided</i>

14	REQUIREMENTS FOR DISABLED PERSONS:	
	<u>When required:</u>	
	<input type="checkbox"/> New buildings – not required in: Group C occupancy, Group F1 occupancy, Group E < 50 m ² , certain 2-storey buildings with max. 600 m ² above or below first storey	3.8.2.1.
	<input type="checkbox"/> Areas requiring barrier-free path of travel	3.8.3.1.
	<input type="checkbox"/> Existing buildings	3.8.4.1.
	<input type="checkbox"/> Main entrances	3.8.3.5.
	<input type="checkbox"/> Width of path of travel – minimum 1500 mm	3.8.3.2.
	<input type="checkbox"/> Ground and floor surfaces	3.8.3.2.
	<input type="checkbox"/> Viewing positions	3.8.3.15.
	<u>Parking:</u>	
	<input type="checkbox"/> Access to parking areas	3.8.2.3. / 3.8.2.38.
	<input type="checkbox"/> Number of stalls required	3.8.3.4.
	<input type="checkbox"/> 3.7 m wide	3.8.3.4.
	<input type="checkbox"/> Identification required	3.8.3.4.
	<input type="checkbox"/> Surface treatment	3.8.3.4.
	<u>Accessible washrooms:</u>	
	<input type="checkbox"/> Where required	3.8.2.3.
	<input type="checkbox"/> Water closet stalls min. 1500 mm x 1500 mm	3.7.2.10.(2)
	<input type="checkbox"/> Door min. 800 mm clear opening accessories	3.7.2.10.(2)
	<input type="checkbox"/> Water closets	3.7.2.10.(3)
	<input type="checkbox"/> Location of urinals	3.7.2.10.(6)
	<input type="checkbox"/> Grab bars, wash basins, mirrors	3.7.2.10.(4) / (5) / (7)
	<input type="checkbox"/> Universal toilet rooms	3.7.2.10.(9)
	<input type="checkbox"/> Bathtubs / <input type="checkbox"/> Showers	3.7.2.10.(10) / (11)
	<input type="checkbox"/> Doors and vestibules in barrier-free path	3.3.1.13.
	<input type="checkbox"/> Power doors in hotels, B2, B3, A, D, or E > 500 m ²	3.8.3.5.(4)
	<u>Ramps:</u>	
	<input type="checkbox"/> Minimum width 915 mm or 1500 mm	3.8.3.3.
	<input type="checkbox"/> Maximum gradient	3.8.3.3.
	<input type="checkbox"/> Handrails and guards	3.8.3.3.
	<input type="checkbox"/> Elevators	3.5.2. / CSA B44

	<u>Special occupancy requirements:</u> <input type="checkbox"/> Apartment/Condomium buildings <input type="checkbox"/> Business and Personal Services <input type="checkbox"/> Mercantile <input type="checkbox"/> Protected zones for disabled persons	3.8.2.27. 3.8.2.32. 3.8.2.36. 3.8.3.19.
15	ALTERNATIVE SOLUTIONS:	
	Alternative Solutions Report: <input type="checkbox"/> Submitted / <input type="checkbox"/> Required / <input type="checkbox"/> Not Required	
	<u>Summary of the Alternative Solution(s):</u>	