HOUSE OF OMEED (THIRD FLOOR ADDITION)



CONSULTANTS LIST

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ARCHITECT

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STRUCTURAL ENGINEER GDR Structural Engineers Inc.

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MECHANICAL ENGINEER
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GEOTECHNICAL ENGINEER

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CIVIL ENGINEER

Core Concept Consulting Ltd. Contact: Bruce Duffy bduffy@coreconcept.com

CIVIC ADDRESS 2340 Clarke St, Port Moody, BC V3H 1Y8

LEGAL DESCRIPTION Lot 52, Block 1, Plan NWP55, DL 202, NWI

EXISTING ZONING EXISTING ZONING M1 (LIGHT INDUSTRIAL)

M1 PERMITTED SECONDARY USE: ARTIST STUDIO-TYPE B, OFFICE, RETAIL, UNENCLOSED STORAGE, ACCESSORY FOOD

PROPOSED ZONING ZONING C3 (GENERAL COMMERCIAL)

C3 PERMITTED PRINCIPAL USE:
APARTMENT, ARTIST STUDIO, CHILD CARE, COMMERCIAL ATHLETIC AND RECREATION,
COMMUNITY CARE, HOTEL, OFFICE, PERSONAL SERVICE, RETAIL FOOD SERVICE,
RESTAURANT, RETAIL, WORK-LIVE

C3 PERMITTED SECONDARY USE: HOME OCCUPATION: TYPE A

EXISTING BUILDING USE: OFFICE AND STORAGE (FOOD BANK)

PROPOSED USES:
EXISTING OFFICE AND STORAGE (FOOD BANK) WILL REMAIN UNCHANGED-PROPOSED
DIVIDLING UNITS AND SLEEPING ROOMS AS TRANSITIONAL HOMES ON 3RD FLOOR
ADDITION

MINIMUM LOT AREA AND WIDTH PER C3 ZONE 800MP IN AREA AND 15M WIDTH

EXISTING BUILDING AREA 1.885 SF (175M²)

PROPOSED BUILDING AREA

PROPOSED BULDING CHARACTERISTICS
BUILDING WILL CONTAIN GROUP C, D & F-3 MAJOR OCCUPANCIES WITH COMBINATION OF
COMBUSTBLE AND NONCOMBUSTBLE CONSTRUCTION WITHOUT SPRINKLER SYSTEM.

LEVEL 1 WITH GROSS FLOOR AREA OF 211.7M° W.L. CONTAIN OFFICES (GROUP D MAJOR OCCUPANCY) AND FOOD STORAGE (GROUP F-S MAJOR OCCUPANCY) LEVEL 2 WITH GROSS FLOOR AREA OF 2000 WILL CONTAIN OFFICES (GROUP D MAJOR

CCCUPANCY)

WITH GROSS FLOOR AREA OF <u>214.50</u>2 WILL CONTAIN DWELLING UNITS AND SLEEPING ROOMS (GROUP C MAJOR OCCUPANCY)

ZONE REGULATIONS (EXISTING CONDITION/ EXISTING ZONE M1 AND PROPSED C3 ZONE)

REQUIRED PER C3 ZONE: 9.5M AND 3 STOREYS PROPOSED: 9.5M AND 3 STOREYS

REQUIRED PER C3 ZONE: N/A PROPOSED# 233.5 M²/ 252 M²* 100# 92.5%

REQUIRED PER EXISTING M.1.20NE. 0.0M FROM AN INTERIOR LOT LINE AND 3.0M FROM AN EXTERIOR LOT LINE EXISTING: 0.0M & 0.05M

REQUIRED PER C3 ZONE:
1.3M EXCEPT IT SHALL BE 0.0M WHERE ABOUTING A COMMERCIAL ZONE AND 3.0M FOR AN EXTERIOR LOT LINE
PROPOSED: 0.0M & 0.95M

VANIBULINEAR LOT LIVE SETENCES.
SCILLIES DES REMITIS LIT YOUR
SOURCE DE SOURCE DES REMITIS LIT YOUR
SOURCE DE SO

REQUIRED PER C3 ZONE:
NONE REQUIRED, EXCEPT, WHERE A LOT LINE ABUTS OR IS SEPARATED BY A LANE FROM A RESIDENTIA ZONE, IT SHALL BE 3.5M
PROPOSED: 0.5M AND 1.38M

OFF STREET PARKING PER SECTION 6.0 OF ZONING BYLAW
NUMBER OF REQUIRED PARKING TO ROUND UP FOR FRACTION GREATER THAN 0.5 AND ROUND

PARKING REQUIRED
OFFICE SPACE 2 STALLS (1 SPACE PER 50M2 (10M2/ 50 m/2 = 2.09))
ACCESSBLE PARKING= 1 SPACE (1 SPACE PER 1-39 REQUIRED REQUIAR PARKING STALLS)
BELOW MARKET RENTAL= 4 STALLS (0.9 SPACE PER DWELLING UNIT (0.9 *5 DWELLING UNIT) 4.5))
VISITOR PARKING= 0 STALLS (0.1 SPACE PER DWELLING UNIT (0.1 * 5 DWELLING UNITS= 0.5))
TOTAL REQUIRED= 2+4+1 ACCESSIBLE = 7 STALLS.

EXISTING= PARKING STALLS ARE NOT PROVIDED

TOTAL PARKING STALLS PROPOSED = NONE OFFICE SPACE PARKING STALLS ARE PROPOSED TO REMAIN AS EXISTING CONDITION WITH NO

OFFICE SPACE PARKINS STALLS ARE PROPUSED TO REMAIN AS EAST THE GUMBLIC OFFI OFF-STREET PARKING.

STORAGE SPACES WILL BE MANAGED BY SAME OFFICE STAFF THEREFORE, ARE CONSIDERED ARCILLARY USE TO THE OFFICES AND NOT COUNTED IN THE RECURSED PARKING ANALYSIS. DIVELLOR LAWLS AND SEEPING ROOMS ARE CONSIDERED TRANSITIONAL HOMES WHICH ARE NOT EXPECTED BECUINDING PARKING STALLS.

REQUEST FOR PARKING VARIANCE OF TWO STALLS FOR OFFICE SPACES.

	Natha
	ARCHITECTURE
	ect: Robert H. Lee, Architect AIBC
Mara	+ Natha Architecture Ltd.
Mara 202 - :	+ Natha Architecture Ltd. 2414 St Johns St., Port Moody,
Mara 202 - : BC V3	+ Natha Architecture Ltd. 2414 St. Johns St., Port Moody, H 281
202 - : BC V3 (±1) 6	+ Natha Architecture Ltd. 2414 St Johns St., Port Moody,
Mara 202 - : BC V3 (+1) 6/ rob@r	+ Natha Architecture Ltd. 2414 St Johns St., Port Moody, H 281 04.420.2233

RREVISION CLOUD SCHEDULE REVISION					
Revision	Mark	Comments			
Seq. 3 - REVISED PRE-APP REVIEW	1	ADJUSTED PROPERTY LINE AND OUTLINE OF SCOPE OF WORK			
Seq. 4 - REVISED PRE-APP REVIEW	1	ADDED DISTANCE TO EXISTING FIRE HYDRANT			
Seq. 4 - REVISED PRE-APP REVIEW	2	ADDED LIMITING DISTANCES			
Seq. 4 - REVISED PRE-APP REVIEW	3	ADDED SPATIAL SEPARATION REQUIREMENT			
Seq. 4 - REVISED PRE-APP REVIEW	3	ADDED SPATIAL SEPARATION REQUIREMENT			
Seq. 4 - REVISED PRE-APP REVIEW		WINDOW SIZES REDUCED TO MAX, 0.35M2			
Seq. 4 - REVISED PRE-APP REVIEW		ADDED SPATIAL SEPARATION REQUIREMENT			
Seq. 4 - REVISED PRE-APP REVIEW		ADDED SPATIAL SEPARATION REQUIREMENT			
Seq. 4 - REVISED PRE-APP REVIEW	5	UPDTAED CODE ANALYSIS			
Seq. 4 - REVISED PRE-APP REVIEW		UPDTAED CODE ANALYSIS			
Seq. 4 - REVISED PRE-APP REVIEW	6	PROPOSED WALL TYPE			
Seq. 4 - REVISED PRE-APP REVIEW	7	UPDATED PROJECT DATA			
Seq. 4 - REVISED PRE-APP REVIEW	8	UPDATED CONSULTANTS LIST			
Seq. 4 - REVISED PRE-APP REVIEW	9	UPDATED PARKING ANALYSIS			





Sign & Seal

HOUSE OF OMEED ADDITION

240203 240203 Project Start Date

PROJECT DATA



BCBC	2024 Article
1.3.3.3	Per Division A, as the building occupancies, this building w Part 9 buildings are permitted Doorways and Doors
3.8.2.7 & 3.8.3.6.(6	
	Accessible doors shall have Door operating devices shall mm above the floor. A threshold for a doorway st facilitate the passage of whe
	A cane-detectable guard shi travel.
	travel. Except for a door with a pow the force applied to the hand swinging door.
	Unless equipped with a pow on the latch side extending t the door swings toward the a from the approach side.
	The clear floor space on the rectangular area of not less. The clear floor space on the travel shall be level within a and whose dimension perpe
	and whose dimension perpe Where a door noted above is closed door is permitted to b
	Required: Accessible doors to be design
	Proposed: Accessible doors will be des and clear level areas as mar
	and clear level areas as mar
	and clear level areas as mar Power Door Operators Doors equipped with a self-o 3.8.3, that allow persons to a located in an accessible ent Only the active leaf in a mult where more than one doorw requirement.
	Power operated doors opera
	Power operated doors opera an accessible path of travel, and not less then 600 mm as are operable from a height b and are operable by touching safety sensors, fully open th door.
	Required: Main entry to the daycare is
	Proposed: Main entry to the daycare wi
9.5.2	Accessible Design
2.0.2	
	Except as provided in Article Where an accessible path o requirements in Article 3.3.1
	Apartment Buildings 1) Except as provided in Ser common interior space serv the entrances, required by S and within all other common
	the entrances, required by S and within all other common
	ne entrances, required by s and within all other common 2) Access required by Sente a) is not served by a ramp, t inclined moving walk, b) is not a building entrance c) does not contain common
	b) is not a building entrance c) does not contain common
	Visible Signal Devices Visible signal devices shall b
	Lighting
	Lighting Notwithstanding the requirer 3.2.7.1.
9.5.3.1	Ceiling and Clear Heights minimum 2.1m ceiling height
9.5.4.1	
	Hallway Width The unobstructed width of a is permitted to be 710 mm w living area, and a second ex served by the hallway.
9.5.5	Doorway Sizes Minimum door width of 910s
_	poonway Sizes Doonway Sizes Minimum door width of 810m Minimum door width of 610m Doonways to public water-ck Installation of Door Windows choose and skulich
9.7,6	Installation of Door
	remoons, cools and onjuge
	compatible with the sealing Flashing used to protect ope
	The sealing compound used compatible with the sealing Flashing used to protect ope Sealants shall be applied be Subsection 9.27.4. All unfinished portions of the edges of masonry, concrete
9.8.1.5	edges of masonry, concrete Tactile Walking Surface Indi

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^^^^^
 ng area will be less than euumz, maximum 3 storey with Grou;
ill be under Part 9.
id to be of combustible construction without sprinkler system.
 a clear width not less than 850 mm,
Il comply with Clause 3.8.3.8.(1)(b), and be operable at a height between 900 mm and 1100
 hall be not more than 13 mm higher than the finished floor surface and shall be beveled to
selchairs.
all be installed on the hinged side of power-assisted doors that swing open into the path of
wer door operator, when unlatched, a door in an accessible path of travel shall open when 
die, push plate or latch-releasing device is not more than 38 N in the case of an exterior
ver door operator, a swinging door in an accessible path of travel shall have a clear space 
the height of the doorway and not less than 600 mm beyond the edge of the door opening if 
approach side, and 300 mm beyond the edge of the door opening if the door swings away
e pull side of a swinging door in an accessible path of travel shall be level within a 
than 1700 mm by 1500 mm measured from the hinged side of the door. 
by push side of a swinging door and on each side of a sliding door in an accessible path of 
rectangular area whose dimension parallel to the dosed door is not less than 1200 mm, 
includes to the closed door is not less than 1500 mm.
 s equipped with a power door operator, the width of the clear floor space parallel to the 
se reduced to not less than 1 000 mm.
 gned in accordance with requirements noted above
 signed in accordance with requirements noted above, with minimum door width of $50mm
rised on the drawings.
closing device shall be equipped with power door operators complying with Subsection 
activate the operaing of the doors in the intended direction of travel, where the doors are 
traves, including job interior closes of a vaspibule where provided. The provided is 
ligital leaf door in an accessible path of travel need conform to the requirements noted and 
way is provided at an accessible path or travel need conform to the major close 
way is provided at an accessible path or travel need conform to the mis required to comply with this
ators required shall activate automatically or through the use of controls that are located in 
, are marked with the International Symbol of Access, are located clear of the door sering 
, because the control of the International Symbol of Access, are located clear of the door sering 
between 150 mm and 400 mm as well as belowed 900 mm and 1100 mm above the floor, 
go or appreaching any part of their surface with a fist, arm or foot, and unless equipped with 
400 min of less find 3, self requires a done not more than 65 N to losin provement of the 
100 min of the 100 ms. The self of the 100 ms.
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BCBC 2024 Article

Minimum Number of Risers
1) at least 3 risers shall be provided in interior flights.

Maximum Height of Stairs
1) The vertical height of any flight of stairs shall not exceed 3.7 m.

1) required exit stairs and public stairs serving buildings of residential occupancy shall have a width of not less than

sub min.

3) Required exit stairs and public stairs serving buildings of other than residential occupancy shall have a width of no less than the greater of 900 mm, or 8 mm per person based on the occupant load limits specified in Table 3.1.17.1.

Dimensions for Risers
Except for stairs serving areas only used as service rooms or service spaces, the rise, which is measured as the
vertical nosing-to-nosing distance, shall comply with Table 9.8.4.1. (minimum 125mm and maximum 180mm)

Dimensions for Rectangular Treads Except for stairs serving areas only used as service rooms or service spaces, the run shall comply with Table 9.8.4.2. (minimum 250mm with or maximum limit)

Leddowijk aar Takenson is friikens, Noor and Traedo.

3. Strong an produktin frombere, Disease had the cumlimm height in any one flight, with a maximum tolerance of a 3 mm belevens adjacent tracks of besidenge, and 0.9 mm belevens the fliest and advorated interior in a flight.

9.10 mm belevens the fliest and advorated interior in a flight.

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19.10 mm belevens the fliest and advorate in the accordance in a flight.

19.10 mm belevens the cleasest and relationship to the fliest and the fliest and the accordance in a flight.

Tread Notings:

1) Except is permitted by Sentence (2), the top of the notings of stair issets shall have a rounded or bevelod edge.

1) Except is permitted by Sentence (2), the top of the notionated hospitally from the first of the notion.

2) If readled mixed all used to core the coning of a stair tread the minimum extension of the nounded or bevelod edge required by Sentence (1) is permitted to be reduced to 3 mm.

Landings
Landings (Landings Landings)
Landings for ramps in an accessible path of travel shall conform to the requirements in Article 3.8.3.5.
Finished thors, and ground surfaces with a slope not exceeding 1 in 50, at the top and bottom of stairs or ramps shall be considered as fundings.

Dimensions of Landings
) Except as provided in Sentences (2) to (7), landings shall be at least as wide and as long as the width of the stair or

ramp in which they occur. 2) Where the landing in a stairway or ramp does not turn or turns less than 90°, the length of the landing need not be more than the losser of

more than the leasure of your requirements of the second of the 3) The length of a lending shall be measured perpendicular to the readings of adjacent steps or to the end of the tearny and editiones equal that the length requirements of the second of

handrails shall be installed on stairs and ramps in accordance with Table 9.8.7.1. Stairs and ramps less than 1100mm require one handrail, stairs and ramps equal or greater than 1100mm re handrails.

Termination of Handrails

Handrails shall be terminated in a manner that will not obstruct pedestrian travel or create a hazard.

Ergonomic Design The clearance between a handrail and the surface behind it shall be not less than

Continuity of Handrails handrails shall be continuously graspable throughout the length of ramps, and flights of stairs, from the bottom riser to the too riser.

Height of Handraish.

The haight of handraish on stairs and ramps shall be measured vertically from the top of the handrail to a straight line drawn hangent to the tread noisings of the stair served by the handrail, or the surface of the ramp, floor or landing served by the handrail or the surface of the ramp, floor or landing served by the handrails in Clause 3.8.3.5.(1)(e), required handrails install the 866 mm to 1.070 mm high except handrails install the distillor to required handrails install the distillor to require thandrails.

Required Lindings
Properties of the Control of the

Height over Landings The clear height over landings shall be not less than 2 050 mm.

not required to have power operated door. rill be provided with power operated door designed as noted above.

9.5.2.3. and 3.8.2.1., every building shall be designed in conformance with Section 3.8. and required in Article 9.5.2.1 is provided to any storey above the first storey, the

Intence (2), in a building of residential occupancy that contains multiple diveiling units and ed by a common building entituce, societa described in Section 3.8, shall be provided from pages including records occupancies serving adequate developing units. Intence (1) need not be provided on a floor fevel that passes get-deving on a platform-equipped passenger developing device, an escalator or an passenger devinors, a platform-equipped passenger developing device, an escalator or an intence (1) need not be provided on the content of the content of

level, and r facilities that are not also provided on an accessible level.

be installed in conformance with Articles 3.2.4.19, and 3.2.4.20. ments of Subsection 9.34.2., illumination shall be provided in accordance with Article

t and clear height of minimum 2m in living room, dining room, kitchen, bedroom, sleeping

shallway within a dwelling unit shall be not less than 800 mm, except that the hallway width where there are only bedrooms and bathrooms at the end of the hallway furthest from the ski is provided in the hallway near the end farthest from the living area; or in each bedroom

mm in dwelling units, vestibule or entrance hall, utility rooms and entrance to stairs. nm to walk-in closets, bathroom, water clost room and shower room. loset rooms shall be not less than 810 mm wide and 2030 mm high.

its shall be sealed to air barriers.

d to seal the glass component of an insulating glazing unit to the sash component shall be compound used to edge seal the glass component, enlings shall conform to Articles 9.27.3.7, and 9.27.3.8, etween window frames or trim and the exterior cladding or masoniy in conformance with

a) 90 mm, or b) where said surface is rough or abrasive, 60 mm.
2) All handralis shall be constructed so as to be continually graspable along their entire length with no obstruction on or e frame and other components of aluminum windows, doors or skylights in contact with the studge or plaster shall be protected with an alkali-resistant coating. icators shall be installed in conformance with Article 3.3.1.19. Projections into Stairs and Ramps
Handrals and constructions below handralls, including handral supports and stair stringers, shall not project more
than 100 mm into the required within of a stair or ramp.

Design and Attachment of Handraits
Handraits and Mari supports shall be designed and constructed to withstand the following bads, which need not be considered to act simultaneously a concentrated load of not less than 0.9 NN applied at any point and in any direction for all handraits.

BCBC 2024 Article

1) Except as provided in Sentence (2) and except at the leading edge at the top of a light, every surface to which senses as product, and any activities of continuous and continuous and

b) at four plain region groupes. Or of when places sprough of marriemance purposes only.

3) Doors in buildings of residential occupancy, where the finished floor or one side of the door is more than 6000 mm shown the four or showly of the marriemance purposes only.

3) Doors in buildings of residential occupancy, where the finished floor or one side of the door, shall be protected by a quest, or a meta-term capsible of completing the less energing or storing of the door so as to finit any claser quest. Or a meta-term in section of the completing or storing or the completing or storing or the completing or the co

the window is located
a) amone than 800 mm above the firshed floor, or
b) loss than 1800 mm above the florished floor, or
b) loss than 1800 mm above the floor or ground on the other side of the window.

O) Except sep rovided in Serience (7), Existing instelled over stains, ramps and landings that extends to less than 1 070
mm above the surface of the teachs, ramp or landing shall be protected by guards, in accordance with this Subsection,
or monoposmable and designed to withstants he expedited lateral class for belacting sustains a provided in Article
and the surface of the teach is supported.

Glazing installed in public areas that extends to less than 1 m from the floor and is located above the second storey in buildings of residential occupancy shall be protected by guards in accordance with this Subsection, or non-openable and designed to withstand the specified lateral loads for balcony quards as provided in Article 4.15.14.

Loads on Guards guards shall be designed to resist the specified loads prescribed in Table 9.8.8.2. The size of the opening between any two adjacent vertical elements within a guard shall not exceed the limits required by Sentence 9.8.6.5.(1) when each of these elements is subjected to a specified live load of 0.1 kN applied in opposite directions in the in-plane direction of the quarts on as to produce the most ortical effect.

region or scarce.

If guards shall be not less than 1 070 mm high.

The height of guards for flights of steps shall be measured vertically from the top of the guard to a line drawn through the tread noising served by the guard.

Openings in Guards
Openings through guards shall be of a size that prevents the passage of a spherical object having a diameter of 100

mm.

Openings through any guard that is not required by Article 9.8.8.1, and that serves an occupancy other than an industrial occupancy shell be of a size that
a) prevents the seasop of a spherial object having a diameter of 100 mm, or
b) permits the passage of a spherical object having a dismeter of 200 mm.

Design of Guards to Not Facilitate Climbing
Except for guards in industrial occupancies, guards required by Article 9.8,8.1. that protect a level located more than
4.2 m above the algorated level shall be designed so that no member, attachment or opening located between 140 mm and 900 mm showe the level protected by the guard feofiliates climbing.

Occupant had for dwelling units shall be based on 2 persons per bestroom. The occupant bed of a floor area or per of a floor area in this building shall be based on the number of persons for which the area is designed, but not less than that determined from Table 3.1.17.1, unless it can be shown that the area will be occupated by fewer persons.

Storage occupant load= 60m2 / 46m2 per person= 2 persons Office accupant load on first and second floors= 119m2 / 9.3 m2 per person= 13 persons

Width of Comidors
The width of every public corridor, comidor used by the public, and exit corridor shall be not less than 1100 mm.

Clear Height Except for stainways, doorways and storage garages, the minimum clear height in exits and access to exits shall be 2.1

m.
The clear height in exits and access to exits in storage garages shall be not less than 2 m.

Required:
All floor areas= min.2100mm
Stairs and exits= min.2050mm
Doorway= min.2030 mm
At door hardware= min.1980 mm
Proposed:
same as noted above
Fire Protection of Exits

Except as provided in Archibe 20.8.2.5, (withing through end budy), every set during them are entired courses; and in recognited form road in legionar thore sizes or from monther road view here in a first executively, above the first of incises, for exceptation having a first-resistance rating real teles than that required for the floor asserting, where the floor areas, and view Prieme is not own asserting view for the floor areas. And in the view prieme is a required in the real prieme installation rating road and where the real view is the floor areas, and an area of the real view is the real view of the real view of the real view is the real view of the view of

Wired Glass or Glass Block
Except as provided in Sentence (3), the combined area of glazing in doors and sidelights shall not exceed 0.8 m2.
Where an ext. enclosure connects with a filter area through an enclosed vestible

Occupancies in Corridors
Where a corridor contains an occupancy, the occupancy shall not reduce the unobstructed width of the corridor to less
then the required width of the corridor.

Obstructions in Public Contions (C), detailedisons boated within 1 880 mm of the floor shall not project bocoscularly 1 Ecosys in portation an Solidance (C), detailedisons boated within 1 880 mm of the floor shall not project bocoscularly controls seed by the public controls in some of the floor shall not public controls in some of the shall not public controls and public control in shall not shall n

Contractions in Means of Egrees.

Not obtained as set on power of unrelies shall be placed so as to restrict the width of a required means of egrees from a floor area or gard of a floor area to see than 750 mm unless an alternate unrelativistic means of egrees is provided adjourch to all pully vigiled from the excitated egrees. No collections, such as counter garden, that do not mean the excitated egrees. No collections, such as counter garden, that do not mean and effective that garden is an explaint than a polarity visible from the excitated egrees. Mirrors or Draperies
1) No mirror shall be placed in or adjacent to arry exit so as to confuse the direction of exit, and no mirror or draperies shall be placed on or over exit doors.

Fuel-fired Appliances
Fuel-fired appliances shall not be installed in an exit or corridor serving as an access to exit.

Ancillary rooms
Ancillary coms such as storage rooms, washrooms, tollet rooms, laundry rooms and service rooms shall not open directly into an exit.

BCBC 2024 Article

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Centractions and are wern inclusion.

Destructions board within 1980 mm of the Boar shall not project hostostadily more than 100 mm into exit.

Destructions board within 1980 mm of the Boar shall not project hostostadily more than 100 mm into exit.

In the contraction of the shall be shall

Distinctions created by doors shall be limited in at each doors, at doors that open into or are located within a patiell control, and at doors that open into or are located within a motion feeling that provides access to not from a scale, or seem to be a scale of the scale of t

Proposed: mimimum 1100mm exit width will be provided. 906 Doors in a Means of Foress

Contractions by Chorn.

Contractions are published by closes shall be limited at exit doors, at doors that open into or are boated within a public contridor, and at doors that open into or are boated within a nother facility that provides access to exit from a studie, thorse had yone, thorse had open contractions and or contraction and present contractions are more than 100 minus of contractions. And if an internal contraction are provided within the contraction and the contraction are contracted as a contraction are contracted and the contraction are contracted and the

Clear Opening Height at Doorways

1) Except as provided in Sentences (2) and (3), the clear opening height of doorways shall be not less than 2 030 mm

phy his est doors, other that open into or are located within a public conflox, and doors that open into or are located

2) The clear opening height under door closers and other devices in doorways described in Sentence (1) shall be not

less than 1400 mm.

Clair Openity Width at Doursop.

1) The daint opening with a plantage of the development of the plantage of the development of

In doorways described in Sentence (1) that have multiple-leaf doors installed,
 a) no active leaf shall be less than 850 mm wide where only one leaf is active, and
 b) no single leaf shall be less than 610 mm wide where two leaves are active.

Door Action
Required exit doors and doors in required means of egrees, except doors in means of egrees within dwelling units, stall awing on the vertical axis.
Breakarey stiding doors, installed as required exit doors or required doors in means of egrees, shall be identified as watering doors by means of a label or decal affixed to the door.

Direction of Door Swing.
Exit doors that are required to swing shall swing in the direction of ealt travel.
Doors that open onto a contidor or other facility that provides access to exit from a room or suite having an occupant load of more than 60 persons shall swing on the vertical axis in the direction of exit travel.

Neamess of Deors to Stairs 1) Except as provided in Sentence (2), the distance between a stair riser and the leading edge of a door during its

1) Except as provided in Sentence (2), the distance between a stair riser and the leading edge of a door during its awing, shall be not less than 300 mm.
2) Where there is a danger of blockage from ice or snow, an exit door, may open onto not more than one step, provided the riser of such a step does not exceed 150 mm.

Dort Latching, Locking and Opening Moderatemes.

Principal authors do south or an of doors to souther, including enterlor doors of dwelling units, and other doors in an expectation of the southern of the so

Elloir, required to Open.

Every oxit door, except doors serving a single dwelling unit or a house with a secondary suite including their commo spaces, shall be designed and installed so that when the latch is released the door will open in the direction of exit travel under a force of not more than 90 N applied to the door needses hardware.

Door Action and countries and countries are supported to the countries and countries are supported to the vertical action. Except of orders are which developed and the vertical action. Except for doors are windy a single-developing unit or a house with a secondary subh including their common spoose, exit actions are supported to the countries and the countries are supported to the countries and the countries are supported to the countries and the countries are supported to the countries and the doors and the vertical actions are such as except to the countries are supported to countries and other doors are supported to the countries are supported to the countries are supported by a section and other doors are desired to the countries are supported by a section and the doors are desired to the countries are supported by a section and the doors are desired to the countries are supported by a section and the doors are desired to the countries are supported by a section and the doors are desired as a support and the countries are supported by a support and the countries are supported by an are supported by an

гимципия Exit door to swing on vertical axis and swing in direction of travel to exit with door hardware to be operable with one hand withour requiring any special knowledge and installed at max. 1100mm A.F.F.

Access to Exits

Means of Egress from Suites each suite in a floor erise occupied by more than one suite shall have a) an exterior ext doorway, to a public corridor, or o) a doorway to a public corridor, or o) a doorway to an exterior pessegerway.

Dead-End Corridors
Except for a dead-end corridor that is entirely within a suite and except, a dead-end corridor is permitted p
not more than 6 m lang.

Number and Spacing of Egress Doors
All text 2 egress doors shall be provided when the area of a residential room or suite access 100m2 with travel
All text 2 egress doors shall be provided when the area of a residential better than the state of the sta

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Project Start Date

BUILDING CODE ANALYSIS

240203

240203

BCBC 2024 Article Measurement of Travel Distance

4

	rating of at least 45 min or, in a sprintered building, by a fire separation which is not required to have a fire-resistance rating, the travel distance may be measured from an egress door of the room or suite to the nearest exit.
	Number of Required Exits
	1) Except as provided in Sentence (2) and Subsection 9.9.9, at least 2 exist shall be provided from every floor area, spaced so that the travel distance to the nearest exist is not more than a) 40 m in the case of business and presonal services occupancies, b) 45 m for all occupancies where the floor area is sprintened, and c) 30 m for all other occupancies.
	c) or in an order acceptances. Contribution of Each Etil Where more than one exit is required from a floor area, each exit shall be considered as contributing not more than half the required exit width.
	the required eart width. Location of Exits Where mone than one exit is required from a floor area, at least 2 exits shall be independent of each other and be placed remote from each other along the poth of tweel between them.
	placed remote from each other along the path of travel between them. Exiting through a Lobby. Exiting through a Lobby and the path of th
	The lobby shall be not more than 4.5 m above grade, and the path of travel through the lobby to the outdoors shall not exceed 15 m. The lobby shall conform in all respects to the requirements for exits, except that rooms other than service rooms, the respect to the requirements for exits, except that rooms of the than service rooms, the rooms of the rooms of the rooms.
	The lobby yeal to be not more than 4.5 m above grade, and the path of timed through the lobby to the outdoors shall not the lobby shall confirm an elementation for expectation for expectatio
9.9.9	except while leading and unloading passengers. Egress from Dwelling Units
	Two Separate Exits When an expression of the form a dwalling unit access and a public provider or subsign corresponding it shall be consider from
	Two Separate Exis When an agress door from a dwelling unit opens onto a public confdor or exterior passageway if shall be possible from the location where the egress door opens onto the comitor or exterior passageway to go in opposite directions to 2 separate exits unless the dwelling unit has a second and separate means of egress.
	Shared Egress Facilities A dwelling unit shall be provided with a second and separate means of egress where an egress door from the dwelling
	unit opinis of contemporaries procedules that one suite. 1) a plant of contemporaries procedules of contemporaries and served by a single exit. c) an extended procedules of contemporaries of
9,9,10	d) a balcony serving more than one suite, served by a single exit stairway or ramp, and more than 1.5 m above adjacent ground level. Foreas from Badrooms
	Epiese Wickobes on Duran for Redictions. Except where the salt is primitived, except to the decidence of the primitive of th
9.9.11	Where a protective embourse is installed over the noted window, the enclosure shall be operable from the inside without the use of keys, tools or special knowledge of the opening mechanism. Exit Sign
9.9.11	Exit sign Exits shall be located so as to be clearly visible or their locations shall be clearly indicated.
	Exist shall be located so as to be clearly visible or their locations shall be clearly indicated. Every exid box shall have an exit sign providing visual information placed over for adjacent to it. If the exit serves a server as a continuous providing or the providing of the exist server as a continuous providing or the providing or the providing or the providing or the providing or common of those area to that as a file except as part of a resulted marker of sprace. Where no exit is visible from a public contribut, from a contribut used by the public, or from principal routes serving an open floor search serving an account location or them in 100, and exit surfly with a range or poterter indicating the direction of agrees shall be provided. Existing an which are directionable when the provided in accordance with Article 5.4.5.2.
	open floor area having an occupant load of more than 150, an exit sign with an arrow or pointer indicating the direction of egress shall be provided. Exit signs with state information shall be provided in accordance with Article 3.4.5.2.
9.9.12	Lymy
	Required Lighting in Egress Facilities Every exc, public comidor or contrior providing access to exit for the public shall be equipped to provide illumination to an average level on fect less than 50 it at floor or tread level and at all points such as angles and intersections at changes of level where there are statis or ramps. The minimum value of the Illumination required by Sentence (1) shall be not less than 10 is.
	The minimum value of the illumination required by sentence (1) shall be not less than 10 bt. Emergency Lighting Frequency Lighting shall be provided in
	Emergency Lpilling Emergency Lpilling a) exits, a) exits, b) emproyer by emproyers b) prompting under growtring access to exit in an open toor area, b) prompting under growtring access to exit in an open toor area, c) c) underground weldways, c) c) public commons, p) public commons, s) public commons, s)
	d) underground welkways, e) public conflicts, f) public washrooms that see equipped to serve more than one person at a time, g) locations where doors are equipped with an electromagnetic lock as described in Clauses 3.4.6.16.(5)(k) and (6)(g).
	and h) universal washrooms, universal shower rooms and accessible change spaces required by Article 3.8.2.8.
	Empressor lything rotes shall be provided from a source of energy accounts from the electrical supply for the building. Lighting roted with the designed to be automatically actuated for a period of all least 30 min when the electric lighting in the affected area is interrupted. The affected area is interrupted. Illumination from invalle plightingshall be provided to average levels of not less than 10 ft. at filter or tread level with minimum value of the Illumination not less than 11 ft. When incandances of lettings in provided lighting quall for 1 Wim? of floor area shall be considered to meet the
	Illumination from noted lightingshall be provided to average levels of not less than 10 k at floor or tread level with minimum value of the illumination not less than 1 k. Where incandescent lighting is provided, lighting equal to 1 W/m2 of floor area shall be considered to meet the
•	requirement noted. Where self-contained emergency lighting units are used, they shall conform to CSA C22.2 No. 141, "Emergency lighting equirement."
9.10.1.3	Items Under Part 3 Juristiction
9.10.5.1	In accordance with Sentence 9.10.1.3.(8), when sprinder system will be provided, it will needs to conform to Part 3. In accordance with Sentence 9.10.1.3.(9), when standappe and hose systems will be provided, it will need to conform to Arctices 3.2.8.6. 3.2.8.1.1 8.2.8.17. Permitted Opening in Walls and Celling Membranes.
	1) Except as permitted in Sentences (2) and (3), a membrane forming part of an assembly required to have a
	fine-residance rating shall not be pierced by openings into the assembly unless the assembly has been tested and rated for such openings. 2) A wall or ceiling membrane forming part of an assembly required to have a fire resistance rating is permitted to be pierced by openings for electrical and similar service outlet boxes, provided such outlet boxes and the peretrations conforms of Article 5.0.9.3.
	conform to Article 9:109.38. 3) A membrane colling forming part of an assembly assigned a fire1-esistance rating on the basis of Table 9:10.3.1.8 to Appendix D is permitted to be pierced by openings leading to ducts within the celling space, provided the ducts, the annount of openings and their protection conform to the requirements of Appendix D.
9.10.6	Combustible Elements in Noncombustible Construction
9.10.8	Where a building or part of a building is required to be of noncombustible construction, combustible elements shall be Instead in conformation with the requirements in Subsection 3.1.5. Fire Resistance Rating
0.10.0	In accordance with Table 9.10.8.1 fire resistance rating for floors and roof of a 3 storey building is required to be 45min (roof of residential is not required to have fire resistance rating).
9.10,0	(roof of residential is not required to have fire resistance rating).
•	(root or residential is not required to have the resistance rating). Fire-Resistance Ratings for Walls, Columns and Anches Except as otherwise provided in this Subsection, all bacabearing walls, columns and arches in the storey immediately below a floor or roof assembly shall have a fire resistance rating of not less than that required for the supported floor or roof assembly.

BCBC 2024 Article Confined Barrier of white and a state of the properties of the pro Opinings to be Protocled with Cleaures
Opinings in inequired fire separations shall be protected with cleaures
Opinings in inequired fire separations with a support of the protocled with cleaures conforming to Subsection 8:10.13.
Dozon a fire separation with a sequired fire-resistance railing of 15 min, but not greater than 45 min, need not have a all are at 8 seas 45 min thick solds core wood doors, and b) have a self-closing device.

Floor Assemblies Floor assemblies shall be constructed as fire separations. General Requirements for Penetrations of Fire Senarations

Penetrations of a required fire separation or a membrane forming part of an assembly required to be a fire separation and the separation of separation of

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located in a vertical shaft.

5) Water distribution pirps is permitted to party or wholly generate a fire separation required to have a fire-resistance rating, provided a) the pilong is noncombustible and the penetration is protected in accordance with Sentence 9.193.8.(1) or 1) the pipping is combustible and is not located in a vertical shaft, and the penetration is sealed by a firestop conforming to Clause 9.19.8.6.(1)(a).

Potentiation by Outile Boson or Service Equipment to Concoded Spaces.

This Except als produced in Services (2014) (such those are permitted to posterious the membrane of an assembly required to have a fine-resistance mining, provided they are sealed at the potentiation by a firestip that, when subjective to the fire best membrane (in CAVILC,2511). Spacial fellowed by the size of Freindey Spakes, "has self-Triendey Spakes," has self-Triendey Spakes," has self-Triendey Spakes, "has self-Triendey Spakes," has self-Triendey Spakes, "has self-Triendey Spakes," has self-Triendey Spakes, and the self-triendey Spakes, "has self-Triendey Spakes," has self-Triendey Spakes, and the self-triendey Spakes, "has self-Triendey Spakes," and "has self-triendey," and "has self-triend

membrane forming part of an assembly engageness or ware a minimum control part of a substance reason. Droubled success of the State of

membrane forming part of an assembly required to have a file-resistance using reach conform to Settlemon (1), all the older bloss are separated from the membrane of the space with the assemble by an exclusion of on time that 0.7 at 2 mass make of the tobe indexide conforming to Aritis 5.10, 15.3, or located in a space within the part of the space within the conforming to the part of the space within the conforming to the conforming to the space of the conforming to Settlemon (2) are printed to be located or appoint sides of a vertical free section of the conforming to Settlemon (2) are printed to be located or appoint sides of a vertical free section of the conforming to Settlemon (2) are printed to be located or appoint sides of a vertical free section of the conforming to Settlemon (2) are printed to be located or appoint sides of a vertical free section of the conforming to Settlemon (2) are printed to be located or appoint sides of a vertical free section of the conforming to Settlemon (2) are printed to be located or appoint sides of a vertical free section of the conforming to Settlemon (2) are printed to be located or appoint sides of a vertical free assertion to read to conforming to Settlemon (2) are printed to be bounded or appoint side of a vertical free assertion to read or a ver

Seatables making an end-assistant being since each comment of seatables of the comment of the co

Forestantion by Cultura loses or device acquirment in chromoster gates 1. Except as provided in Sentences (2) 10 (3), culed how are sented at the potentials the membrane of an asserably recurred to the an line resistance militing, provided they are sented at the potential to the provided by the subjected less than the five-indication arring of the responsability. The sented of Provided by Provider 1, and IT sold in a pull-ce less than the five-indication arring of the responsability. The sented of Provider 1, and IT sold in a pull-2) horocontinuation out to one that to execute the provided and the sentence of the sentenc

miss just no execute the concentratible mulation, are used.

In any infloridation of the concentratible mulation, are used.

In any infloridation of the concentration of the con

space by an inclusion conforming to Subclass (D)(A)(I), of located in an invalidate will space in accordance with Subclassas (D)(A)(II).

5) Combustile could sous conforming to Sentence (3) as permitted to be board on opposite sides of a vertical fireSentence (3) as permitted to permitted to permitted to be stated on opposite sides of a vertical fireSentence (3) as a subclass (3) and (3) an

BCBC 2024 Article

Separation of Religional Occupancies

1) Except as provide in Sentence (2), residential occupancies shall be separated from all other major occupancies.

a five separation having a five-relistance rating of not less than 1 h.

2) Except as provided in Sentence (3), a pair occupancy posted as a residential occupancy shall be separated from other major occupancies daesified as mercantile or medium-trazard industrial occupancies by a five separation other major occupancies daesified as mercantile or medium-trazard industrial occupancies by a five separation

from other major occupancies classified as mercannia or micrount around instant occupancies by a time separation having a fine-resistance rating of not less than 2 h.

3) Where not more than two dwelling units are located in a building containing a mercantile occupancy such mercantile occupancy shall be secarated from the dwelling units by a fine segaration having not less than 1 h fine-resistance rating.

Separation of Residential Suites
Suites in residential occupancies shall be separated from adjacent rooms and suites by a fire separation having a
fire-resistance rating of not less than 45 min.

Separation of Pada Controls

1) Except and a provided in Senderous (2) (16) pada conformation in Senderous (2) (16) pada conformation (2) Except as described in Senderous (2) (16) pada conformation (2) Except as described in Senderous (2) (16) pada conformation (2) (16) pada (2) pada (2) (16) pada (

Separation of Service Rooms

Location of Fusi-Fired Appliances (1), fluid-find appliances shall be board in a price or me separated from 1) Except a provided in Sentences (2), fluid-find appliances shall be board in a price or me separated from 1) Except a provided in Sentences (2), fluid-find separated in Sentences (2), fluid-find separated in Sentences (3), fluid-find separated from the sentences (3), fluid-find separated from the manner of this budge or sentences (3), fluid-find separated from the manner of this budge or separated from the sentences (3), fluid-find separated from the manner of this budge or separated from the sentences (3), fluid-find separated from the manner of this budge appliances, service valued from the separated from the sentences (3), fluid-find sentences (3), fl

spaces.
3) Sentence (1) does not apply to fireplaces and cooking appliances.

Stronge Rooms
Rooms for the temporary storage of combustible refuse and materials for recycling in all occupancies or for public storage in residential occupancies shall be separated from the remander of the building by a fine separation having not leave that it is represented to the public public processor of the separation with a first revealable or first, on one leave that of the separation with a first revealable or first, or not leave than 45 min is a first than 15 min is permitted where a) the fire-resistance rating of the floor assembly is not required to exceed 45 min, or b) the room is sprinklered.

9.10.13 Doors, Dampers and Other Closures in Fire Separations

Closures Except as provided in Article 9.10.13.2, openings in required fire separations shall be protected with a closure conforming to Table 91.01.3.1 and shall be installed in conformance with Chapters 2 to 14 of NFPA 80, "Standard for Fire Doors and Other Opening Protections."

30 or 45minutes FRR fire separatio requires closure with 20 minutes FPR. 1hr FRR fire separatio requires closure with min 45 minutes FPR. 1.5hr FRR fire separatio requires closure with min 1hr FPR. 2hr FRR fire separatio requires closure with min 1.5hr FPR.

Solid Core Wood Door as a Closure
A 45 mm thick solid core wood door is permitted to be used where a minimum fire-protection rating of 20 min is
permitted or between a public conflor and a suite provided that the door conforms to CANUILC-S113. "Standard
Specification for Wood Core Doors Meeting the Performance Required by CANUILC-S104 for Twenty Minute Fi Related Clasure Assemblies.

Doors noted shall have not more than a 6 mm clearance beneath and not more than 3 mm at the sides and top.

Unrated Wood Door Frames
Doors required to provide a 20 min fine-protection rating or parmitted to be 45 mm solid core wood shall be mounted in a wood frame on to less than 38 mm thickness where the frame has not been tested and rated.

Where Class is a Classification of the Control of t

Door Latch Every swing type door in a fire separation shall be equipped with a latch.

Self-clusing Device

1) Except as described in Sentence (2), every door in a fire separation shall have a self-closing device,
2) Self-closing doors are not required between public corridors and suites in business and personal service
occupancies, except in deed end corridors.

Hold-Open Devices
Where hold-open devices are used on doors in required fire separations, they shall be installed in accordance with
Article 3.18.19.

Service Room Doors
Swing-type doors shall open into service rooms containing fuel-fired equipment where such doors lead to public
confidors or rooms used for assembly but shall swing outward from such rooms in all other cases.

Spatial separation between buildings

Proposed unprotected openings will be in accordance with Table 9.10.14.4.-A and 9.10.14.4.-B. Construction of exposing building face and exterior cladding will be in accordance with Table 9.10.14.5.-A.
Alarm and Delscio

A fire alarm system shall be installed in a residential building with more than 10 occupants with sleeping acc

Rooms and Spaces Requiring Heat Detectors or Smoke Detectors
Where a fire alarm system is required, every public corridor in buildings of residential occupancy and every exit stair
shall be provided with smoke detectors.

If a fire alarm system is required in a building that is not sprinklered, fire detectors shall be installed in the following

spaces.

In common and within developing units,
b) sender common of which developing units,
c) pinchain rooms

In common and the common and t

Sincklo Detectors in Recirculating Air-Handling Systems Except for a corrolating air system serving not more than one develling unit, where a fire alarm system is required to brisistation, every recitating air-invariance system shall be designed to prevent the circulation of smoke upon a signal from a duct type smoke detector where such system supplies more than one suits on the same floor or service more than 1 storry.

BCBC 2024 Article

Required Stroke Alarms
Except as permitted by Article 9.10.19.6. (Readerdal Fire Warning Systems), smoke alarms conforming to
CANULU. SS31: "Standard for Smoke Alarms' shall be installed in
a sech develop; und not within a dwelling unit, and
b) sech disperay pour not within a dwelling unit, and
c) annothing spaces and common spaces not in dwelling units in a house with a secondary suite.

Location of Smisk Alarms

(1)Whitto Auditing on Auditories mobile adams shall be installed so that

a) have it is a fleast one smisks adam installed on each slowy, recluding basements, and

b) on any storogy of a desting and containing sleeping comes, anothed dams in installed

i) in a location televenth the designage rooms and the memarizer of the storey, and if the electing rooms are served by a hallow, the survival ame all to footied in the hallowy.

2) A smoke alarm required by Sentence (1) shall be installed in conformance with CAN-ULC-S653, "Standard for the Installation of Smoke Alarms."
3) Smoke alarms required in Article 9-10-19-1. and Sentence (1) shall be installed on or near the celling.

Prevent South
sometic datima solid
a) be installed with premanent connections to an electrical circuit,
a) be installed with premanent connections to an electrical circuit,
b) have no disconnect wintch fellowers the overcurrent device and the arroles aftern, and
b) have no disconnect with the second connection of the se

Interconnection of Smoke Alarms
Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be interconnected so that the actuation of any one alarm causes all alarms within the dwelling unit to sound.

Sherring of product forms:

1) Except apprehend in Sentence (2), a manually operated device shall be incorporated within the circuity of a service altern installed in a developing unit on that the signal emitted by the service altern can be although the operation of sentence of the product of the service of the service

1) Except as provided in Seriesce (1), a window or access parel providing an opening not less than 1.100 mm high and the providing an opening not less than 1.100 mm high and third storps of every building in all leads to see wall facing on a street facult storps are not spriskened. A places parel required in Seriesce (1) shall be receipt) opening from the molt inside and collade or be glaced with a place of the providing and the provided in a buildings containing only dwelling state where there is no dwelling until action particle or placed with a place is no design of a storp where the providing high common state of the providing and the providing high providing and the providing and the providing high providing and the providing and the providing and the providing high providing and the prov

9.27.2.2 6 9.27.3.3

At least one layer of alreathing membrane shall be applied on sheathing behind cladding such that all joints have positive lay of minimum 100mm horizontally. Sheathing membranes shall conform to the performance requirements of CANCOSB-51.32-M. "Sheathing, Membrane, Breather Type;"

Flashing shall consist of not less than a) 1.73 mm thick sheet lead, b) 0.33 mm thick galvanized sted, c) 0.48 mm thick capper, d) 0.46 mm thick zinc, e) 0.48 mm thick zinc, p) 1.02 mm thick vinyl, milk yill shall be sh

Flashing shall be installed at a) every hosticated junction between cladding elements, or every hosticated junction between cladding and mortals of every hosticated latest in the cladding, and a between the substalled differ sufficiently for stresses to be consolirated along that line, or the installation of the cladding on the lewer substalled may compromise the drainage or insistent from behind the cladding above.

Flashing need not be installed as noted above a) where the super-clading elements overlap the lower cladding elements by not less than 25 mm. a) where the super-clading elements overlap the lower cladding element of a downed and verted air space, and the horizontal death is constructed as as to minimize the impress of previouslation into the air report or) as horizontal construction joints in stucco, where the joint is finished with an expension-contraction strip, and the cladding is installed incloud of a dividend and verted air space.

displaying an intellect outcome of a praired and vertical and state. Planking shall be included over entire visit openings where the vertical distance from the battom of the serve to the top of the term is more than one-quarter of the interrupt of the serve.

I have been a serve of the serve of the control of the control of the serve of the

9.27.4 Sealants
Sealants shall be provided where required by prevent the setty of easter labs the structure.
Sealant shall be provided where required by prevent the setty of easter labs the structure.
Sealant shall be provided between masory, sisting or stacco and the adjacent close and window frames or trim,
Including silk, under such locations are conseleding protected from the entry of rain.
Sealant shall be provided at writch glints between different cladding materials unless the joint is suitably lapped or
statusted to prevent the entry of rain.

Sesiants shall be a) a non-hardening type suitable for exterior use, b) selected for their ability to resist the effects of weathering, and c) compatible with and achiere to the substrate to which they are applied.

by Delignative with an activity of the delignation coulsection is 4.2. Support to the state of the state of

Grab Bars shall be capable of resisting a load of not less than 1.3 kN applied vertically or horizontally

Every dwelling unit shall be supplied with potable water.

Where a piped water supply is available, piping for hot and cold water shall be connected to every kitchen sink, laviator, bathtub, shower, slop sink and laundry area. Piping for cold water shall be not no every water closed.

A kitchen sink, lavatory, bathtub or shower, and water closet shall be provided for every dwelling unit, Where a piped water supply is available a hot water supply shall be provided in every dwelling unit.

Where gravity drainage to a server, drainage ditch or dry well is possible, a floor drain shall be installed in a baseme forming part of a dwelfing unit. A floor drain shall be provided in a garbage room, incinerator room or boiler room sendra more than one dwelling unit.

Where hot water is required to be supplied, equipment shall provide an adequate supply of hot water, and be installed in conformance with Part 7. Heating coils of service water heaters shall not be installed in a flue or in the combustion chamber of a boiler or fumace heating a but drig.

When an Order in sentence (I), could fibe cacles and electrical users and cables installed in ladicing.

1) Except as required in sentence (I), could fibe cacles and electrical users and cables installed in ladicing.

1) Except as the first of the could file in the could be considered in the could be considered in the could be considered in the could file in the could file in the could be considered in the considered in the could be considered in the considered in th



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It is the responsibility of the Owner and General Contractor to verify all dimensions and site condition prior to commencement of work and they shall not the architect of any event, emissions or discrepantial. Any work completed without architect is invokedge be the full responsibility of the Owner and General Contractor.

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PRE-APPLICATION REVIEW

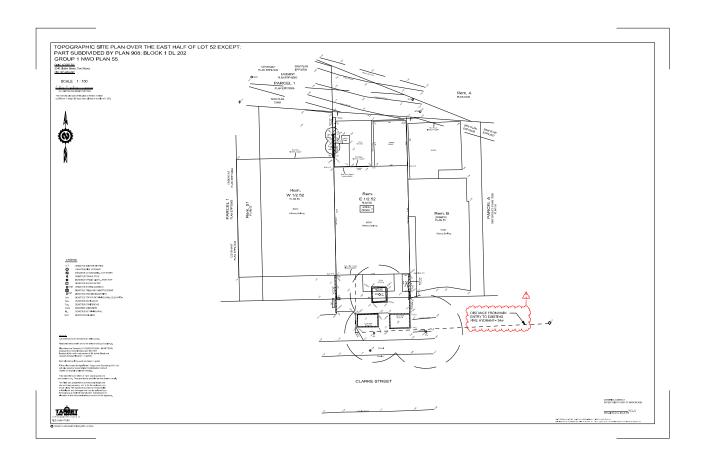
CITY REVIEW

HOUSE OF OMEED ADDITION

240203

240203 Project Start Date BUILDING CODE ANALYSIS







202 - 2414 St Johns St., Port Moody, BC V3H 2B1 (±1) 604.420.2233 rob@msarch.com www.maraarch.com





Sign & Seal

HOUSE OF OMEED ADDITION

Project No.	240203
Project Start Date	240203
Sheet Title	Scalo 1/4" = 1"-0"





SOUTH - WEST VIEW



SOUTH / FRONT VIEW



SOUTH - EAST VIEW







SOUTH / FRONT VIEW



NORTH - EAST VIEW





Project Title
HOUSE OF OMEED ADDITION

Project No. Project Start Date	240203	
Sheet Title	Scale	
SITE PHOTOS		

