

# 2018 BC 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 BC Building Code requirements. The City of Pitt Meadows accepts no responsibility for any errors or omissions resulting from the use of this checklist.

PROJECT: \_\_\_\_\_

CIVIC ADDRESS: \_\_\_\_\_

PERMIT APPLICATION #: \_\_\_\_\_ DATE: \_\_\_\_\_

CRP: \_\_\_\_\_

CERTIFIED PROFESSIONAL: \_\_\_\_\_

1.	Value of Construction: \$ _____	Developed Site Area: _____ m <sup>2</sup>						
2.	BUILDING DATA:							
	Building Area: _____ m <sup>2</sup>	Major Occupancy(ices): _____						
	Number of Streets: _____ Building Height: _____ Storey							
	Construction Type Classification: <input type="checkbox"/> COMBUSTIBLE / <input type="checkbox"/> NON-COMBUSTIBLE							
	<input type="checkbox"/> Construction Articles/Part 3: (3.2.2 _____ / _____ / _____) <input type="checkbox"/> High Building 3.2.6							
	<input type="checkbox"/> Fire Wall: <input type="checkbox"/> 2 hr / <input type="checkbox"/> 4 hr <input type="checkbox"/> Mezzanine(s) <input type="checkbox"/> 3.2.1.2 Horizontal Fire Separation							
	<input type="checkbox"/> Sprinkler System <input type="checkbox"/> Standpipe System <input type="checkbox"/> Fire Alarm System							
	Fire Resistance Rating: FLOOR: _____ hr/ MEZZ.: _____ hr/ ROOF: _____ hr/ LOAD BEARING: _____ hr							
3.	SPATIAL SEPARATION:							
	WALL							
	Limiting Distance	Area Exposing Building Face	L/H Ratio	% Opening Actual	% Opening Allowed	Type of Construction	Fire Rating	Cladding
	North							
	South							
	East							
	West							
	<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 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:	
	OCCUPANCY LOAD 3.1.17.1.	
	Room	Area (m <sup>2</sup> )
		÷
		Area/person (m <sup>2</sup> )
		= 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
	Exit capacity:	3.4.3.2.
	<input type="checkbox"/> 6.1. mm/person for: ramps <= 1:8, doorways, corridors and passageways	
	<input type="checkbox"/> 9.2 mm/person for: ramps > 1:8, stairs (rise > 180 mm or run < 280 mm)	
	<input type="checkbox"/> 8 mm/person for stairs (rise <= 180 mm and run >= 280 mm)	

	<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 <sup>2</sup> , 2 means of egress	3.3.1.3.(6)

<input type="checkbox"/> 2 means of egress required for service spaces greater than 200 m <sup>2</sup> 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.
Doors in access to exit: <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	3.3.1.13. / 3.3.3.4.
<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)
Capacity of access to exit: <input type="checkbox"/> Corridors, passageways, doorways, and <input type="checkbox"/> 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	3.3.1.17. / 3.4.3.2.(1) – (8)
<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)
Foam plastics protection in: <input type="checkbox"/> Combustible construction <input type="checkbox"/> Non-combustible construction	3.1.4.2. 3.1.5.12.
Requirements by occupancy: <input type="checkbox"/> Assembly A1, A2, A3, A4 <input type="checkbox"/> Detention B1, Treatment B2, Care B3 <input type="checkbox"/> Residential C	3.3.2. 3.3.3. 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)	3.2.1.1.
	<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 occupancy	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		
	<input type="checkbox"/> Plumbing Facilities 3.7.2.:			
	Occupancy	# of persons of each sex	# of water closets required	# of water closets provided
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 <sup>2</sup> , certain 2-storey buildings with max. 600 m <sup>2</sup> 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 <sup>2</sup>	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/Condominium buildings	3.8.2.27.
	<input type="checkbox"/> Business and Personal Services	3.8.2.32.
	<input type="checkbox"/> Mercantile	3.8.2.36.
	<input type="checkbox"/> Protected zones for disabled persons	3.8.3.19.
16.	ALTERNATIVE SOLUTIONS:	
	Alternative Solutions Report: <input type="checkbox"/> Submitted / <input type="checkbox"/> Required / <input type="checkbox"/> Not Required	
	Summary of the Alternative Solution(s):	