# Change of Occupancy

**<u>Overview:</u> The City of Nanaimo has developed the following guide to assist those contemplating conversion of a suite or building from one occupancy type, under the BC Building Code (BCBC), to another.**

## Change of Occupancy - General

The requirements of the BC Building Code regarding life safety, property protection, structural requirements, washrooms and accessibility for the disabled are all dependent upon the use or occupancy of the building. For example, the number of washrooms in a restaurant varies greatly from the number required in a retail store of the same size. A change of occupancy for a suite or building will result in different requirements for upgrading, dependent on the specific scope of the project.

The BC Building Code (BCBC) requirements apply to existing buildings that are being altered, where the occupancy type is changing, and if additions are proposed. Full application of the code is described in 1.1.1.1.(1) of Division A. The application applies to both Part 9 and Part 3 Buildings.

The following is a list of some of the typical uses and BCBC occupancy classifications:

**Group A-2** – Assembly occupancy includes daycares with more than 8 children, restaurants, clubs, galleries, schools. *See (D) occupancy for uses with occupant loads of 30 and less.*
**Group E** – Retail occupancy includes shops, stores, etc.
**Group D** – Business and personal service occupancy includes salons, services, offices, etc. and Assembly Uses with occupant loads of 30 or less (does not include daycares).
**Group C** – Residential is one or more dwelling units and home daycares with <8 children.
**Group F, Div. 1, 2, or 3)** – Industrial occupancy includes warehousing and light manufacturing.

## Scope of Project

**A change of building occupancy classification** occurs when a building's major occupancy type changes. This typically happens when a building's occupancy type (i.e.: A-2, D, E, C, F-2, etc.) changes completely or more than 10% of the floor area of the storey becomes a new major occupancy.

**A change of occupancy** in a suite within a building is not necessarily considered a change of major occupancy of the building. For example, where a mall classified as E (retail) proposes to change an existing retail suite to an A-2 restaurant use and the change of occupancy does not result in more than 10% of the floor area of the storey being used for A-2 type occupancies.

**Where a suite is changing occupancy (use),** considerations must always be made for increased washrooms, accessibility, exit travel distance, suite fire separations, etc.

**A change of tenant of the same use and classification within a suite** (e.g.; D real estate office changing to D lawyers office), must be upgraded to meet the current code in all areas undergoing major renovation. For example, if a non-conforming washroom is undergoing a major renovation it must be upgraded to meet the building code requirements for accessibility for persons with disabilities.

**An analysis of the code requirements** for a proposed change of occupancy or use and how the existing building or suite will meet or is proposed to be changed to meet the current BC Building Code requirements must be completed by an architect or designer. Whether the change of occupancy is for a suite within a building or an entire building a code analysis is required. Where the code requirements can not be achieved an explanation or alternative solution will be required. A comprehensive code analysis is always required and is necessary to consider any relaxations of the current BC Building Code.

## Structural, Seismic & Falling Hazards

### Structural & Seismic Assessment

A structural assessment by a structural engineer will be required where change of major occupancy of a building is proposed. A seismic review (the building's ability to withstand the forces of an earthquake) may form part of the assessment as well as a review of falling hazards (OFCs). The Engineers & Geoscientist of British Columbia have a Professional Practice Guideline "Structural Condition Assessment of Existing Buildings" for guidance in their assessment.

This review is required because a change of major occupancy may reduce the performance level of an existing building as it relates to risk to occupants. This can occur where the occupant load is increased, the existing structure is not able to accommodate a required higher floor loading, vibration, seismic and other required structural loads, as well as falling hazards. If the review by a structural engineer identifies the relative performance level of an existing building is reduced by the change of occupancy, structural upgrading will be required.

The National Building Code 2015 Structural Commentaries User's Guide Part 4, Commentary L provides guidance for seismic review of existing buildings and is referenced in the BC Engineers & Geoscientist of British Columbia Professional Practice Guideline "Structural Condition Assessment of Existing Buildings".

### What does this mean for my proposed change of occupancy permit?

A proposed change of major occupancy of a Part 3 Building must be evaluated by a structural engineer to determine if the building requires structural upgrading including the seismic restraint systems.
A proposed change of major occupancy in a Part 9 Building which changes the building classification to Part 3 must be evaluated by a structural engineer to determine if the building requires structural upgrading including the seismic restraint systems.
A proposed change of major occupancy of a Part 9 Building must meet the intent of the current Part 9 structural and seismic building code requirements as determined by a structural engineer.

Where a structural and seismic assessment determines upgrades are necessary, the assessment should be reflected in the structural plans submitted. If no structural work is required a report as described in the guideline "Structural Condition Assessment of Existing Buildings" (under Section 3.6) must be submitted.

### A structural assessment is not typically required where:

- a change of occupancy does not change the building major occupancy classification; or,
- a building is less than 5 years old, with current use floor loading higher or equal to the required loading, as per the current building code, for the proposed new use; or,
- a structural review was completed within the last 5 years confirming the structural adequacy of the building, which fits within the same structural requirements of the newly proposed occupancy change as required under the current Building Code.

**Non-Structural Falling Hazards** Non-structural falling hazards must be considered whether or not a structural review is required.

Fastening of interior and exterior components that could cause injury or block exits if dislodged should be assessed, such as parapets; brick veneer; unreinforced chimneys; ceilings; lights; unreinforced masonry partition walls; bulkheads; steel pallet storage racks; elevators / escalators and their equipment; etc. Guidelines for the seismic risk reduction of such components are specified in CAN/CSA S832, *Seismic Risk Reduction of Operational and Functional Components (OFCs) of Buildings*. This standard addresses the fact that non-structural components have posed an equal or greater risk in recent earthquakes than the building structures themselves.

The identification of non-structural falling hazards should be done by all the professionals on the project coordinated by the Coordinating Registered Professional, the architect, and/or designer with the assistance of the structural engineer's original assessment of the existing building OFCs (if available).

## BC Building Code Requirements & Building Permits

### BC Building Code Requirements

Table A (pages 5 - 8) is provided to assist applicants in identifing the code differences between occupancy types that may affect their project.

Table A applies to conversions of single family dwellings (with appropriate zoning), to commercial occupancies, and a change of occupancy in Part 9 Buildings with a maximum 600 m² building area (footprint) and less than 4 storeys in height. The table also includes A-2, Part 3 assembly occupancies to address proposals to turn small buildings, such as a house, into a restaurant or other assembly use.
*Table A does not include every code article that may affect your project; for exact code language and Part 3 Buildings refer to the BC Building Code.*

### Building Permit

A building permit is required for all work to be done when a change of occupancy (use) in a suite or a change of major occupancy of a building is proposed. A building permit is required even if no work or construction is proposed. A building code review will be required to help determine if the existing building is safe to use for the proposed new occupancy.

The City of Nanaimo has a number of guides to assist you in applying for a building permit and putting together a complete application.

- Tenant Improvement Building Permit Application Checklist
- Restaurants & Take-Outs – Tenant Improvement Building Permit Application Checklist
- Accessibility – Requirements for Persons with Disabilities
- Daycare - Conversion To Assembly Occupancy

are a few of the guides that may assist you with your building permit application. A list of additional guides can be found under Forms and Guidelines.

### Documentation Required for Buildings With a Change of Major Occupancy:

The following documentation is required, in addition to any other items identified in checklists for building permit application.

### Part 3 Buildings

Coordinating Registered Professional (CRP)

- Schedule A
- CRP must determine the appropriate required professionals, have signed Schedule B for structural capacity of : 1.6 architectural components; 2.1 structural components; 3.6 mechanical components; 4.7 plumbing components; 5.9 sprinkler components; and, 6.5 electrical components, including anchorage and seismic restraint. CRP to ensure appropriate Schedule S-Bs are received.

Architectural

- Sealed plans
- Comprehensive code analysis addressing the current code requirements and an explanation or alternative solution where compliance can not be achieved.
- Schedule B including sign on for 1.6

Structural

- Sealed plans if required
- Schedule B including sign on for 2.1
- If no structural work is required a report as described in the guideline "Structural Condition Assessment of Existing Buildings" (under 3.6) to be submitted.

Other Registered Professionals

- As required by the CRP
- Schedule B including sign on for 3.6, 4.7, 5.9, 6.5, as required by CRP.

## BC Building Code Requirements & Building Permits (continued)

### Part 9 Buildings

Coordinating Registered Professional (if more than 2 registered professionals are required)

- Schedule A
- Comprehensive code analysis addressing the current code requirements and an explanation where compliance cannot be achieved.
- CRP must determine appropriate professionals have signed Schedule B for structural capacity of (1.6, 2.1, 3.6, 4.7, 5.9, 6.5), including anchorage and seismic restraint. CRP to ensure appropriate Schedule S-B's are recieved.

Designer (where there is no Architect of record)

- Plans
- Comprehensive code analysis addressing the current code requirements and/or an explanation where compliance can not be achieved.

Structural

- Sealed plans if required
- Schedule B including sign on for 2.1 (if required by a CRP)
- If no structural work is required a report as described in the guideline "Structural Condition Assessment of Existing Buildings" (under 3.6) to be submitted.

Other Registered Professionals

- As required by the CRP
- Schedule B including sign on for 3.6, 4.7, 5.9, 6.5, as required by CRP.

## Additional Considerations

### Development Cost Charges

Development Cost Charges (DCCs) may be applicable to existing buildings where a change of occupancy of the building results in a new or higher use category. If applicable, the difference between the two categories will be payable at building permit issuance.

DCCs are charges that assist the City with capital cost projects. DCCs are applicable to projects where the value of construction exceeds $50,000.00. DCCs are calculated on the gross floor area (GFA) and vary according to use (i.e., residential, commercial, industrial, etc.). For further information, see Development Cost Charges Effective 2018-APR-23, City of Nanaimo DCC Bylaw 7252, Regional District of Nanaimo Bylaw 1547.01 (effective 2017-JUN-27).

### Zoning & Parking Bylaws

Check with the Current Planning Section to determine if your proposed change of occupancy of a building will be affected by the following bylaws:
The Zoning Bylaw 4500 restricts the type of occupancies permitted in various areas of the City.
The Off-Street Parking Bylaw 7266 requires a certain number of parking spots dependent on the type of occupancy in a building.

If you have any questions or require clarification, please contact a commercial building official at our office at 250-755-4429. This guideline should not be used as a substitute for existing building codes and other regulations. The building owner is responsible for compliance with all codes, bylaws, and other regulations whether or not described in this guideline.

Forms and guides specific to Building Inspections can be printed from the City of Nanaimo website www.nanaimo.ca by typing your search word in the Search Bar or visiting the Building Permits pages under Property & Development, or can be picked up at our office at 411 Dunsmuir Street. Bylaws can be found on our website under City Bylaws on the main page.

# TABLE A

This table applies to conversions of single family dwellings (with appropriate zoning), to commercial occupancies, and a change of occupancy in Part 9 Buildings. The table also includes A-2, Part 3 assembly occupancies to address proposals to turn small buildings, such as a house, into a restaurant or other assembly use.
This table outlines general requirements, for full code description and Part 3 Buildings refer to the BC Building Code.

| **Requirement** & **REASON FOR REQUIREMENT** | **A2 (restaurant, assembly)** | **E (retail)** | **D(office/service) A2 low occupancy -** (≤30 occupant load) | **C (residential)** **(Not including secondary suites)** | **F2, F3 (industrial)** |
|---|---|---|---|---|---|
| **Fire resistance** – LIFE SAFETY | | | | | |
| Fire separation (fs) (8) & Fire resistance rating (frr) (7) between suites of major occupancy. 9.10.9, 9.10.10. In Part 9 bldgings non-major occupancy separations 45 min. 9.10.9.11. -.14 | A2 45 minute<br>E 2 hour<br>D/C 1 hour<br>F2 2 hour<br>F3 1 hour<br><br>3.1.3.1. | E/D 45 minute, 0 if sprinklered + 3.3.1.4.(4)(b) corridor<br>A2 2 hour<br>C 2 hour/1 hour if <3 C suites<br>F2 45 minute | D none<br>E 45 minutes, 0 if sprinklered + 3.3.1.4.(4)(b) corridor<br>F2 45 minute<br>C 1 hour<br>A2 1 hour<br>For A2 L.O.(6) 1 hr fs(8) to remainder of bldg, 0 frr(7) if sprinklered | A2 1 hour<br>D 1 hour<br>E 2 hour/1 hour if <3 suites of C<br>F2 2 hour, one C unit only<br>C 45 minutes, 1 hour if DU >1 storey | E/D 45 minute<br>F2 to A2 2 hrs<br>F3 to A2 1 hr<br>C 2 hour, one unit only |
| At service rooms that are a fire hazard or have fuel-fired applicance 9.10.10.3. & 4. | 1 hr, 0 FS if serving 1 room or suite or sprinklered<br><br>3.6.2. | 1 hr, 0 FRR if serving 1 rm or suite or bldg ≤400m2 | 1 hr, 0 FRR if serving 1 rm or suite or bldg ≤400m2, same for A2 L.O. if within suite | 1 hr, 0 FRR if serving 1 room or suite or bldg ≤400m2 | 1 hr, 0 FRR if serving 1 rm or suite or bldg ≤400m2 |
| At storage garage 9.10.9.16. | 1.5 hr | 1.5 hr, 1 hr if < 6 vehicles | 1.5 hr, 1 hr if < 6 vehicles | 1.5 hr, 1 hr if < 6 vehicles or 0 if part of DU | 1.5 hr, 1 hr if < 6 vehicles |
| Closures 9.10.13. | 1hr FRR=45 /45=20 3.1.8.4. & .12 | 1hr FRR=45 /45=20 | 1hr FRR=45 /45=20 | 1hr FRR=45 /45=20 | 1hr FRR=45 / 45=20 |
| Fire dampers 9.10.13.13. | In all rated assemblies where ducts penetrate 3.1.8., exceptions under 3.1.8.8. | In all rated assemblies where ducts penetrate | In all rated assemblies where ducts penetrate | In all rated assemblies where ducts penetrate | In all rated assemblies where ducts penetrate |
| **Rated assemblies –** LIFE SAFETY | | | | | |
| Roof 9.10.8.1.-2. | 45 / 0 if sprinklered or < 3 storeys | 0, 45 if > 2 storey, 0 if sprinklered | 0, 45 if > 2 storey, 0 if sprinklered | 0, 0 if sprinklered | 0, 45 if > 2 storey, 0 if sprinklered |
| Floor 9.10.8.1.-9.10.9.1. | 45<br>If 3.2.2.25. applies | 45 | 45 | 45, 0 within suite | 45 |
| Supports 9.10.8.4.-5. | 45<br>If 3.2.2.25. applies | 45, or not less than floor/roof above | 45,or not less than floor/roof above | 45, 0 within suite, or not less than floor/roof above | 45, or not less than floor/roof above |
| Mezzaine 9.10.8.6. | 45<br>If 3.2.2.25. applies | 0 if not considered a storey, 45 > 2 storey | 0 if not a storey, 45 > 2 storey, | 0 if not a storey, 45 > 2 storey | 0 if not a storey, 45 > 2 storey |
| **Exits** – LIFE SAFETY | | | | | |
| Door swing 9.9.6.5. | Out | Out | Out | In | Out |
| Max. area & travel distance in a room / suite w single exit, <60 persons < 3 stories. 9.9.7.4. | 150 m2 / 15 m unsprinklered 200m2 / 25m sprinklered Table 3.3.1.5. | 150m2 / 15m | 200m2 / 25m | 100m2 / 15m Up or down one storey to an exit, <1.5m above ground, each DU 9.9.9.1. | F2 - 150m2 / 10m F3 – 200m2 / 15m |
| Headroom for exits 9.9.3.4. | 2050mm 3.4.3.4. | 2100mm | 2100mm | 2100mm | 2100mm |
| Protect openings exposing exit 9.9.4.4. | Wired glass or glass block @ every exit 3.2.3.13. | Wired glass or glass block if single exit | Wired glass or glass block if single exit | Wired glass or glass block if single exit | Wired glass or glass block if single exit |

## Table A (continued)

| **Requirement** **& REASON FOR REQUIREMENT** | **A2 (restaurant, assembly)** | **E (retail)** | **D(office/service) A2 low occupancy -** (≤30 occupant load) | **C (residential)** (Not including secondary suites) | **F2, F3 (industrial)** |
|---|---|---|---|---|---|
| **Fire detection /safety** – LIFE SAFETY | | | | | |
| Emergency Lighting 9.9.12.2. | To illuminate path from every area of building to exit(s) 3.2.7.1. | To illuminate path from every area of building to exit(s) | To illuminate path from every area of building to exit(s) | In public areas only | To illuminate path from every area of building to exit(s) |
| Fire Alarm 9.10.18.2. | >3 storey<br>>150 occupants<br>storey above or below or for restaurant 3.2.4.1. | >3 storey<br>>300 occupants<br>>150 occup. storey above or below | >3 storey<br>> 300 occupants<br>>150 occup. storey above or below | >4 suites served by a single corridor | >3 storey<br>>300 occupants<br>>75 occup. storey above or below |
| Flame spread 9.10.21.6. | 150<br>3.1.13.2. | 150 | 150 | 150 in public areas | 150 |
| Interconnected floor permitted if: 9.10.9.5. / 3.2.8. 9.9.4.7. | 2 storey and sprinklered or < half the area under 3.2.2. and opening for stairs only or 3.2.8.(1)(c) < 500m$^2$, and not considered a storey by 3.2.1.1. (3) or (4) | 2 storey - 100m$^2$ per storey 25m to exit, & 45 FRR 9.9.4.7. or as per A-2 requirements or 3.2.8.(1)(c) < 500m$^2$, and not considered a storey by 3.2.1.1. (3) or (4) | 2 storey - 100m$^2$ per storey 25m to exit, & 45 FRR 9.9.4.7. or as per A-2 requirements or 3.2.8.(1)(c) < 500m2, and not considered a storey by 3.2.1.1. (3) or (4) | 3.2.8.(1)(c) < 500m$^2$, and not considered a storey by 3.2.1.1. (3) or (4) For within dwelling permited under 9.10.9.4.(2) | 2 storey and sprinklered or < half the area under 3.2.2. and opening for stairs only or 3.2.8.(1)(c) < 500m$^2$, and not considered a storey by 3.2.1.1. (3) or (4) |
| **Stairs & Guards** – LIFE SAFETY | | | | | |
| Guards required where difference in elevations is 24" 9.8.8.1. - 9.8.8.5. 3.4.6.6. | 42" at landings & exit stairs<br>35.5" at stairs<br>4" openings non-climbable from 5.5" to 35.5" above walking surface surface if >13' 9.4" above ground | 42" at landings & exit stairs<br>35.5" at other stairs<br>4" openings non-climbable from 5.5" to 35.5" above walking surface if >13' 9.4" above ground | 42" at landings & exit stairs<br>35.5" at other stairs<br>4" openings non-climbable from 5.5" to 35.5" above walking surface if >13' 9.4" above ground | 42" at landings 35.5" if < 5'11" above ground<br>35.5" at stairs<br>35.5" within suites<br>4" openings non-climbable from 5.5" to 35.5" above walking surface if >13' 9.4" above | 42" at landings & exit stairs<br>35.5" at stairs<br>Top rail & horizontal rails spaces 21" max |
| Handrails 9.8.7.4 & 3.4.6.5.. | 34" to 42" | 34" to 42" | 34" to 42" | 34" to 42" | 34" to 42" |
| Stair rise & run 9.8.4.1. & 9.8.4.2. 3.4.6.8. | Rise 5" to 7"<br>Run 11" min<br>Tread 11"min | Rise 5" to 7"<br>Run 11" min.<br>Tread 11" min. | Rise 5" to 7"<br>Run 11" min.<br>Tread 11" min. | Rise 5" to 7 7/8"<br>Run 10" to 14"<br>Tread 10" to 15" | Rise 5" to 7"<br>Run 11" min.<br>Tread 11" min. |
| **Structural -** LIFE SAFETY | | | | | |
| Structural & Seismic evaluation | Required | See section above Structural, Seismic & Falling Hazards | See section above Structural, Seismic & Falling Hazards | See section above Structural, Seismic & Falling Hazards | See section above Structural, Seismic & Falling Hazards |
| Additional floor load 4.1.5.3. & 9.4.1.1. | 100 or 50 lb/sf – dining < 101m2<br>100 lb/sf assembly | 100 lb/sf | 100 lb/sf 1$^{st}$ storey<br>50 lb/sf 2$^{nd}$ storey | 21 lb/sf | 125.3 lb/sf or as engineer requires |
| **Spatial separation -** PROPERTY PROTECTION | | | | | |
| (Openings permitted –approx. unsprinklered) 9.10.14.4. /3.2.3.1. In single room, not sprinklered | <1.2m ld$_{(1)}$– 0<br>@ 1.5m – 7-11%<br>@2m – 7-18%<br>@3m – 7-68%<br><2m–2m spacing may be required | <1.2m ld$_{(1)}$- 0<br>@1.5m - 4%<br>@2m – 4-6%<br>@3m – 5-13%<br><2m–2m spacing may be required | <1.2m ld$_{(1)}$- 0<br>@1.5m - 7-9%<br>@2m – 8-12%<br>@3m – 10-25%<br><2m–2m spacing may be required | <1.2m ld$_{(1)}$ - 0<br>@1.5m - 7-9%<br>@2m – 8-12%<br>@3m – 10-25%<br><2m–2m spacing may be required | <1.2m ld$_{(1)}$- 0<br>@1.5m - 4%<br>@2m – 4-6%<br>@3m – 5-13%<br><2m–2m spacing may be required |

## Table A (continued)

| **Requirement** **& REASON FOR REQUIREMENT** | **A2 (restaurant, assembly)** | **E (retail)** | **D(office/service) A2 low occupa** (≤30 occupant load) | **C (residential)** (Not including secondary suites) | **F2, F3 (industrial)** |
|---|---|---|---|---|---|
| **Spatial separation (**continued) **-** PROPERTY PROTECTION | | | | | |
| Wall construction 9.10.14.5. / 3.2.3.7. (based on the percentage of allowable openings) | @0-10% 1hr frr$_{(7)}$ n/c$_{(2)}$, n/c cladding >10-25% 1 hr frr combustible with n/c cladding >25-50% 3/4 hr frr combustible n/c clad > 50-100% 3/4hr frr combustible with combustibe cladding | @0-10% -2 hr frr$_{(7)}$, n/c$_{(2)}$, n/c cladding >10-25% 2 hr frr combustible with n/c cladding >25-50% 1 hr frr combustible,. n/c clad > 50-100% 1hr frr combustible with combustible cladding | @0-10% 1 hr frr$_{(7)}$ n/c$_{(2)}$, n/c cladding >10-25% 1 hr frr combustible with n/c cladding >25-50% 3/4 hr frr combust. n/c clad. > 50-100% 3/4hr frr combustible with combustible cladding | @. >.6m <1.2m 3/4 hr frr$_{(7)}$ combustible with exterior gypsum sheathing, n/c$_{(2)}$ cladding, no openings for attic space above. C residential – wall construction same as D and F-3 | F-2 @0-10% 2 hr frr$_{(7)}$ n/c$_{(2)}$,n/c clad. >10-25% 2 hr frr combustible with n/c cladding >25-50% 1 hr frr combust. n/c clad > 50-100% 1hr frr combust. w combust. clad. F-3 see D occup. |
| **Washrooms -** HEALTH | | | | | |
| Number required 9.31.1.1. 3.7.2. & 3.8. (based on the occupant load) | ≤10 = 1 universal wc$_{(3)}$ ≤20 = 1 universal wc, 1 unisex ≤50 = 1f,1m both being universal ≤60=1f, 1m,1 universal ≤110=2f, 1m,1 universal | ≤10 = 1 universal wc$_{(3)}$ ≤20 = 1 universal wc, 1 unisex (area < 500m$^2$ # of wc$_{(3)}$ based on number of staff) | ≤10 = 1 universal wc$_{(3)}$ ≤20 = 1 universal wc, 1 unisex ≤50 = 1f,1m both being universal ≤60=1f, 1m,1 universal ≤110=2f,2m,1 univ | 1 wc | ≤10 = 1 universal wc$_{(3)}$ ≤20 = 1 universal wc, 1 unisex ≤50 = 2f,2m - 1 of each sex being universal rooms ≤60=2f, 2m,1 universal |
| **Handicap access -** ACCESSIBILITY | | | | | |
| Entrances 3.8.2.1. & 3.8.2.2. | To 50% of entrances, including prinicple | To 50% of entrances, including prinicple | To 50% of entrances, including prinicple | Apartments & condominiums bldgs. w elevators or to accessible levels | To 50% of entrances, including prinicple |
| Washrooms 3.8.2.8. | Universal wc$_{(4)}$ req. Add accessible stall where others are > 45m away | Universal wc$_{(4)}$ accessible stall where others are > 45m away or available to all suites or within each | Universal wc$_{(4)}$ accessible stall where others are > 45m away or available to all suites or within each | N/A | Universal wc$_{(4)}$ accessible stall where others are > 45m away |
| Ramps 3.8.3.5. | Where located in accessible path of travel | Where located in accessible path of travel | Where located in accessible path of travel | Where located in accessible path of travel to building | Where located in accessible path of travel |
| Door width clear of obstructions 3.8.3.6. | 2'9.5" Typically requires 3' door | 2'9.5" Typically requires 3' door | 2'9.5" Typically requires 3' door | N/A | 2'9.5" Typically requires 3' door |
| **Basements** | | | | | |
| Basement vs. crawlspace defined 9.10.8.9. / 3.2.2.9. | Crawlspaces must be less than 1.8m height, with no occupancy. No plenum in combustible construction., no flue pipe | Crawlspaces must be less than 1.8m height, with no occupancy. No plenum in combustible const-ruction., no flue pipe | Crawlspaces must be less than 1.8m height, with no occupancy. No plenum in combustible const-ruction, no flue pipe | Crawlspaces must be less than 1.8m height, with no occupancy. No plenum in combustible construction, no flue pipe | Crawlspaces must be less than 1.8m height, no occup-ancy. No plenum in combustible. construction., no flue pipe |

## Table A (continued)

| **Requirement** **& REASON FOR REQUIREMENT** | **A2 (restaurant, assembly)** | **E (retail)** | **D(office/service) A2 low occupancy -** (≤30 occupant load) | **C (residential)** (Not including secondary suites) | **F2, F3 (industrial)** |
|---|---|---|---|---|---|
| **Bylaws -** ACCESS | | | | | |
| Zoning<br>See Bylaw 4500 for specifics | *See Bylaw 4500* | *See Bylaw 4500* | *See Bylaw 4500* | *See Bylaw 4500* | *See Bylaw 4500* |
| Parking<br>See Off Street Parking Bylaw 7266 for specifics | 1 space/3 seats - restaurants | 1 space/25m$^2$ gross floor area (GFA)<br>Shopping Centres 1 space/30m$^2$ GFA | Office use: varies – 1 spaces per 22m$^2$ net floor area(5)<br>Service use: varies - 1 space/10m$^2$ to 25m$^2$ GFA | 2 spaces per dwelling unit -<br>1 space per secondary suite or accessory dwelling unit | Varies dramatically dependant on use |
| Building Bylaw 7224 Section 28 requires bldg to be sprinklered where: | Value of renovation exceeds 50% building value<br>or addition >25% of floor area<br>or > 200m$^2$<br><br>or non- combustible addition >25%<br>or > 600m2<br>or detached bldg. >100 m$^2$<br>This includes construction for which a building permit was issured within the prior 2 yrs. | Value of renovation exceeds 50% building value<br>or addition >25% of floor area<br>or > 200m$^2$<br><br>or non- combustible addition >25%<br>or > 600m$^2$<br>or detached bldg. >100m$^2$<br>This includes construction for which a building permit was issured within the prior 2 yrs. | Value of renovation exceeds 50% building value<br>or addition >25% of floor area<br>or > 200m$^2$<br><br>or non- combustible addition >25%<br>or > 600m$^2$<br>or detached bldg. >100m$^2$<br>This includes construction for which a building permit was issured within the prior 2 yrs. | More than 2 dwelling units or community care facilities.<br>This includes construction for which a building permit was issured within the prior 2 yrs. | Value of renovation exceeds 50% building value<br>or addition >25% of floor area<br>or > 200m$^2$<br><br>or non-combustible addition >25%<br>or > 600m$^2$<br>or detached bldg. >100m$^2$<br>or standalone greenhouse, rock storage, etc.<br>This includes construction for which a building permit was issured within the prior 2 yrs. |

(1) ld = limiting distance
(2) n/c = non-combustible
(3) wc = water closet (toilet)
(4) wc in universal room may not counts as one of total required toilets
(5) net floor area = 90% of gross floor area
(6) L.O. = low occupancy
(7) frr = fire resistance rating