

2024 BC Building Code Part 3 Checklist

Project Name _____
 Civic Address _____
 Authority Having Jurisdiction _____
 Permit No. _____ Date _____
 Architect (RPR) _____
 Certified Professional (CP), if applicable _____

1. BUILDING DATA

Building Area in m² 1.4.1.2.Div.A _____

Major Occupancy (include all)

A-1 A-2 A-3 A-4 B-1 B-2 B-3 C D E F-1 F-2 F-3

Number of Street Facing _____ Building Height in Storeys _____

Construction Type Classification Combustible Non-Combustible Encapsulated Mass Timber

Construction Articles/ 3.2.2. _____

3.2.1.2. Storage Garage 3.2.2.51. or 3.2.2.60 Storey Comb. 3.2.2.48. or 3.2.2.57. or 3.2.2.93. EMTC

Fire Wall 3.1.10. N/A 2hr 4hr

Sprinklered Yes No NFPA 13 NFPA 13R NFPA 13D

High Building 3.2.6. Yes No

Standpipe System Yes No Fire Alarm Yes No

Fire Resistance Rating 3.2.2.

Floor: ____ hour Mezzanine: ____ hour Roof: ____ hour Loadbearing walls and columns: ____ hour

2. SPATIAL SEPARATION refer to attached table

Wall								
	Area Exposing Building Face m ²	Ratio L/H, if not sprinklered	Limiting Distance m	% Opening Allowed	% Opening Actual	Fire Resistance Rating	Type of Construction	Type of Cladding*
North								
South								
East								
West								

* For 3.2.2.48., 3.2.2.51., 3.2.2.57., and 3.2.2.60. or more complex building configurations attach additional sheet(s).

- Protection of openings when limiting distance <1.2 m _____ 3.2.3.5.
- Combustible projections within 1.2 m of the property line _____ 3.2.3.6.(1)
- Projecting roof soffits _____ 3.2.3.6.
- Maximum size opening where limiting distance ≤ 2.0 m _____ 3.2.3.1.(5)
- Spacing of unprotected openings 2 m _____ 3.2.3.1.(6)
- Protection of exit facilities _____ 3.2.3.13.
- Wall exposed to another wall _____ 3.2.3.14.
- Protection of exposed soffit (if permitted by 3.2.3.6) _____ 3.2.3.16. / 3.2.3.6.
- Wall exposed to adjoining roof _____ 3.2.3.15.
- Class A, B or C roof covering _____ 3.1.15.2.

3. PROVISION FOR FIRE FIGHTING

- Access above grade / Access below grade _____ 3.2.5.1. / 3.2.5.2.
- Access route location and design _____ 3.2.5.4. to 3.2.5.6.
- Access to roof for buildings > 3 storeys _____ 3.2.5.3.
- Location of fire department connection _____ 3.2.5.15.
- Sprinklers required / Sprinkler standards _____ 3.2.2.18. / 3.2.5.12.-14.
- Standpipes and hose connections _____ 3.2.5.8. to 3.2.5.11.
- Fire pump – NFPA 20 _____ 3.2.5.18.

4. ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS

- Application of high building requirements _____ 3.2.6.1.
- Requirements for limiting smoke movement _____ 3.2.6.2.
- Emergency operation of elevators _____ 3.2.6.4.
- Requirement for firefighter elevator _____ 3.2.6.5.
- Venting to aid firefighting _____ 3.2.6.6.
- Central alarm and control facility (CFAC) _____ 3.2.6.7.
- Voice communication system _____ 3.2.6.8.

5. FIRE SEPARATION BETWEEN OCCUPANCIES, SUITES, FLOOR AREAS AND SHAFTS

- Separation of major occupancies _____ 3.1.3.1. / Table 3.1.3.1.
- Prohibited combination of occupancies _____ 3.1.3.2.
- Fire separation between suites _____ 3.3.1.1.
- Fire separation for public corridor _____ 3.3.1.4.
- Fire separation for corridors serving an assembly occupancy _____ 3.3.2.6.
- Fire separation for residential occupancy _____ 3.3.4.2.
- Fire separation of Group A, Division 1 occupancy (occupant load > 200 persons) _____ 3.3.2.2.
- Fire separation of roof supporting occupancy _____ 3.2.2.13.
- Walkway between buildings _____ 3.2.3.19.
- Underground walkways _____ 3.2.3.20.
- Fire separation of repair garages and storage garages _____ 3.3.5.5. / 3.3.5.6.
- Vestibule requirements for storage garages _____ 3.3.5.4.(1) / 3.3.5.7.
- Hazardous substances _____ 3.3.1.2. & BC Fire Code

6. CONSTRUCTION OF FIRE SEPARATIONS AND CLOSURES

- Basis for fire separations (ULC/cUL/WH listings or Appendix D) _____ 3.1.7. / Appendix D
- Protection of openings _____ 3.1.8.1.
- Support of fire separations _____ 3.1.8.2.
- Continuity of separations _____ 3.1.8.3.
- Fire-protection rating requirements for closures _____ 3.1.8.4. / 3.1.8.12.
- Maximum openings in firewalls _____ 3.1.10.5.
- Combustible projections beyond firewalls _____ 3.1.10.7.
- Maximum dimensions of openings _____ 3.1.8.6.
- Self-closing devices _____ 3.1.8.13.
- Hold open devices _____ 3.1.8.14.
- Latches required on swing doors _____ 3.1.8.15.
- Wired glass, glass block and safety glazing in exit enclosures _____ 3.1.8.18. / 3.1.8.19. / Table 3.1.8.17.
- Wired glass and glass block in fire separations _____ 3.1.8.16.

Temperature rise limit for doors _____ 3.1.8.17. / 3.1.8.19. / Table 3.1.8.17.

Fire and smoke dampers _____ 3.1.8.7. to 3.1.8.11.

7. EXITS refer to attached table

Table 3.1.17.1. Occupant Load			
Type of Use	Area of floor area m ²	Area per Person m ²	Total number of persons

**Additional table of how this summary was derived can be added.

Types of exits _____ 3.4.1.4.

Minimum number of exits _____ 3.4.2.1.

Distance between exits _____ 3.4.2.3.

Travel distance _____ 3.4.2.4.

Location of exits _____ 3.4.2.5.

Travel distance to exit in service space maximum 50 m _____ 3.4.2.4.(3) / 3.2.1.1.(8)

Clear width of exit, corridor, stair, ramp, and door _____ 3.4.3.2. / Table 3.4.3.2.-A and Table 3.4.3.2.-B

Exit capacity 3.4.3.2.:

6.1. mm/person for: ramps ≤ 1 in 8, doorways, corridors and passageways

9.2 mm/person for: ramps > 1 in 8, stairs (rise > 180 mm or run < 280 mm)

8 mm/person for stairs (rise ≤ 180 mm and run ≤ 280 mm)

Exit width reduction _____ 3.4.3.3.

Headroom clearance _____ 3.4.3.4.

Flame spread rating for exits _____ Tables 3.1.13.2. and 3.1.13.7. (Exception 3.1.13.7.(2))

Fire separation of exits _____ 3.4.4.1. / 3.4.4.2. / 3.4.4.3.

Integrity of exits _____ 3.4.4.4.

Minimum 3 risers _____ 3.4.6.2. (Exception 3.3.2.15.)

Treads and risers _____ 3.4.6.8.

Maximum of 3.7 m per flight, except Group B Division 2 _____ 3.4.6.3.

- Length and width of landing _____ 3.4.6.4.
- Handrails – number/height/graspable/ continuity/horizontal extensions _____ 3.4.6.5.
- Number of handrails for stairs > 1100 mm _____ 3.4.6.5.
- Guards – height/ climbability/ openings _____ 3.4.6.6.
- Exit signs _____ 3.4.5.1.
- Sign for basement stair _____ 3.4.5.3.
- Gradients for ramps _____ 3.4.6.7. / 3.8.3.5.
- Curved flights in exits _____ 3.4.6.9.
- Horizontal exits _____ 3.4.6.10.
- Exterior passageways _____ 3.4.1.5. / 3.4.4.3.
- Exit at interconnected floor spaces _____ 3.4.3.2.(6)
- Landings 300 mm wider and longer than door _____ 3.4.6.11.
- Doors and direction of door swing _____ 3.4.6.11. / 3.4.6.12.
- Sliding doors in exits _____ 3.4.6.14.
- Exit doors to be self-closing _____ 3.4.6.13.
- Door release hardware, operable from inside w/o key _____ 3.4.6.16. / 3.3.2.7.
- Electromagnetic locks _____ 3.4.6.16.(5) & (6)
- Emergency crossover access > 3 storeys above grade and > 2 storeys below grade _____ 3.4.6.18.
- Floor numbering and identification of stair shafts _____ 3.4.6.19.

8. SAFETY REQUIREMENTS WITHIN FLOOR AREAS

- Means of egress from roof and terraces _____ 3.3.1.3.(3) & (4)
- Doors into public corridor, exit in opposite direction _____ 3.3.1.3.(12)
- Roof top enclosure > 200 m², 2 means of egress _____ 3.3.1.3.(6)
- Means of egress for service spaces _____ 3.3.1.3.(10)
- 2 egress doorways; min. 1/3 diagonal separation _____ 3.3.1.5.
- Travel distance _____ 3.3.1.6.

Doors in access to exit 3.3.1.13. / 3.3.3.4.:

- Minimum 850 mm for single leaf clear opening 3.3.1.13.(1)(a)
- Minimum 850 mm for active leaf in double door 3.3.1.13.(1)(b)
- Door Hardware 3.3.1.13.(3) and (4)
- Minimum 850 mm for care facilities 3.3.3.4.(1)
- Minimum 1050 mm to move patients in beds 3.3.3.4.(2)
- Readily openable without use of keys 3.3.1.13.(2)
- Not open onto a step 3.3.1.13.(1)(c)
- Threshold height and configuration 3.3.1.13.(1)(d)
- Door swing: occupant load > 60 or F1 occupancy must swing in direction of exit travel _____ 3.3.1.11.
- Minimum width of corridor _____ 3.3.1.9.
- Minimum width of corridor in care, treatment, or detention _____ 3.3.1.9. / 3.3.3.3.(3)
- Hazardous substances, equipment, and processes _____ 3.3.1.2. & BC Fire Code
- Design of hazardous areas _____ 3.3.6. & BC Fire Code

Capacity of access to exit 3.3.1.17. / 3.4.3.2.(1) to (3):

- Stairs
- Corridors, passageways, doorways, and ramps not more than 1 in 8 – 6.1 mm/person
- Ramps > 1 in 8 – 9.2 mm/person
- Group B, Division 2 & 3 occupancies – 18.4 mm/person
- Unsprinklered dance hall or licensed beverage establishment occupancies
- Guards at raised floors, roof, shaft, balcony _____ 3.3.1.18.
- Tapered treads in curved stair _____ 3.3.1.16.
- Tactile walking surface indicators _____ 3.3.1.16.
- Protection of openable windows _____ 3.3.4.8.
- Explosion venting _____ 3.3.1.21.
- Flame spread rating _____ 3.1.13.2. / Table 3.1.13.2.
- Flame spread rating in elevator cars _____ 3.1.13.11.
- Ventilation for commercial cooking equipment _____ 3.3.1.2.(2)
- Daycare facilities for children _____ 3.3.2.18. / 3.1.2.8.

- Protected zones in accessible floor areas _____ 3.3.1.7.
- Foam plastics protection - combustible construction _____ 3.1.4.2.
- Foam plastics protection – noncombustible construction _____ 3.1.5.15.

Additional requirements related to occupancy classification:

- Group A requirements _____ 3.3.2.
- Group B requirements _____ 3.3.3.
- Group C requirements _____ 3.3.4.
- Group F requirements _____ 3.3.5.

9. FIRE ALARM SYSTEMS

- Buildings requiring a fire alarm system _____ 3.2.4.1.
- Continuity of fire alarm systems _____ 3.2.4.2.
- Types of systems _____ 3.2.4.3. / 3.2.4.4.
- Signals to fire department _____ 3.2.4.7.
- Zoning of fire alarm systems _____ 3.2.4.8.
- Fire detectors _____ 3.2.4.10.
- Smoke detectors _____ 3.2.4.11.
- Sprinkler system monitoring _____ 3.2.4.15.
- Manual pull stations _____ 3.2.4.16.
- Visible signal devices and visible warning systems _____ 3.2.4.19.
- Smoke alarms _____ 3.2.4.20.
- Residential fire warning systems _____ 3.2.4.21.
- Voice communication systems _____ 3.2.4.22. / 3.2.4.23.
- Integrated fire protection and life safety systems testing _____ 3.2.9.1. /CAN/ULC-S1001

10. LIGHTING AND EMERGENCY POWER

- Lighting for exits, public corridors, and rooms _____ 3.2.7.1.
- Emergency lighting _____ 3.2.7.3.
- Emergency power for lighting _____ 3.2.7.4. (1 hour for 3.2.2.51. & 60)

- Emergency power for fire alarm systems _____ 3.2.7.8. (1 hour for 3.2.2.51. & 60)
- Emergency power for Group B Division 2 occupancies _____ 3.2.7.6.
- Emergency power for building services _____ 3.2.7.9.
- Emergency conductor protection _____ 3.2.7.10.

11. REQUIREMENTS FOR MEZZANINES AND INTERCONNECTED FLOOR SPACES

- Exception in building height; mezzanine/rooftop enclosure/space under tiers of seats _____ 3.2.1.1.
- Termination at vertical fire separation _____ 3.2.8.1.(1)
- Mezzanine egress _____ 3.4.2.2.
- Interconnected floor space not permitted in B-2 occupancy with sleeping rooms _____ 3.2.8.1.(3)
- Openings through horizontal fire separation for vehicular ramps in storage garage _____ 3.2.8.2.(2)
- Openings in fire separation for manufacturing process _____ 3.2.8.2.(3)
- Openings for stairways, escalators, moving walkways _____ 3.2.8.2.(5) & (6)
- Interconnected first floor and floor below or above _____ 3.2.8.2.(6)
- Exit width for stairs serving interconnected floors _____ 3.4.3.2.(6)
- Elevator openings _____ 3.2.8.4.(3)
- Sprinkler system _____ 3.2.8.3.
- Draft stops _____ 3.2.8.6.
- Mechanical exhaust system _____ 3.2.8.7

12. SERVICES FACILITIES

- No storage in services spaces _____ 3.6.1.4.
- Fire separation of service rooms _____ 3.6.2.1.
- Fire separation for service room with fire safety system _____ 3.6.2.1.(8)
- No boiler under exit _____ 3.6.2.2.
- Door swing for service rooms _____ 3.6.2.6.
- Fire separation of janitor rooms _____ 3.3.1.22.
- Fire separation of laundry rooms _____ 3.3.1.23.
- Fire separation & sprinklers for residential storage room _____ 3.3.4.3.

- Recall and alternate floor recall _____ 3.5.2.1.(1)
- Fire separation for elevator shafts _____ 3.5.3.1. / Table 3.5.3.1.
- Fire separation for combustible refuge storage rooms _____ 3.6.2.5.
- Fire separation of electrical equipment vaults _____ 3.6.2.7.
- Fire separation for vertical services spaces _____ 3.6.3.1. / Table 3.6.3.1.
- Prohibition on combustible vent pipes in vertical service spaces _____ 3.1.9.4.(4)(c) / 3.1.5.19.(3)(b)
- Fire separation at top/bottom of vertical service space _____ 3.6.3.1.
- Fire separation of horizontal service spaces _____ 3.6.4.2.
- Fire separation of fuel fired service _____ 3.6.2.1.
- Fire separation and sprinklers for garbage rooms _____ 3.6.2.5.
- Linen and garbage chutes and rooms _____ 3.6.3.3.
- Negative pressure required for vertical service space _____ 3.6.3.4.
- Grease duct enclosures _____ 3.6.3.5.
- Plenums, fire stop flaps _____ 3.6.4.3.
- Access to attic or roof space _____ 3.6.4.4.
- Access to horizontal service space _____ 3.6.4.5.
- Access to crawl space _____ 3.6.4.6.

13. HEALTH REQUIREMENTS refer to attached table

Plumbing Facilities 3.7.2.					
<i>Occupancy classification</i>	<i># of Persons of each sex</i>	<i># of water closets required</i>		<i># of water closets provided</i>	
		<i>male</i>	<i>female</i>	<i>male</i>	<i>Female</i>

- Room and space height _____ 3.7.1.1. / 9.5.3.
- Room ventilation _____ 6.3.1.1. / 6.3.1.3.
- Medical gas piping systems _____ 3.7.3.1. / CSA Z7396.1

13. ACCESSIBILITY

- Accessible design standard option Section 3.8 or CSA B651 _____ 3.8.3.1.
- Application and exemptions to buildings _____ 3.8.2.1.
- Areas requiring access _____ 3.8.2.3.
- Existing buildings _____ 3.8.4.1.
- Adaptable dwelling units _____ 3.8.5.
- Entrances _____ 3.8.2.2.
- Accessible path of travel _____ 3.8.2.5. / 3.8.3.2.
- Exterior walks _____ 3.8.3.3.
- Wheelchair spaces _____ 3.8.2.3.(3) / 3.8.3.22.
- Access to parking areas _____ 3.8.2.5.
- Where accessible washroom required _____ 3.8.2.1. / 3.8.2.8.(5)
- Accessible signs _____ 3.8.3.9.
- Drinking fountains _____ 3.8.3.10.
- Water-bottle filling stations _____ 3.8.3.11.
- Water closet stalls _____ 3.8.3.12.
- Water closets _____ 3.8.3.14. / 3.8.3.15.
- Limited mobility urinals _____ 3.8.2.8. / 3.8.3.15.
- Lavatories and mirrors _____ 3.8.2.8. / 3.8.3.16.
- Universal washrooms _____ 3.8.2.8. / 3.8.3.13.
- Showers / Bathtubs _____ 3.8.3.17. / 3.8.3.18.
- Doorways and doors providing access _____ 3.8.3.6.
- Power door operators _____ 3.8.2.7.
- Ramp minimum width/maximum slope/handrails/guards _____ 3.8.3.5. / 1.4.1.2. of Div A (ramp definition)
- Elevating devices (elevators CSA B44 and lifts CSA B355) _____ 3.8.3.7. / 3.5.2.1. / 3.5.4.1.

14. ALTERNATIVE SOLUTIONS

List of Alternative Solution(s)