

2024 BC Building Code Part 3 Checklist

Revision 1

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 _____ Grade (m) _____ Building Height in Storeys _____

Construction Type Classification Combustible Non-Combustible Encapsulated Mass Timber (EMTC)

Construction Articles 3.2.2. _____

3.2.1.2. Storage Garage 3.2.2.51. or 3.2.2.60 Six 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 Single Exit 3.2.10. Yes No

Standpipe System Yes No Fire Alarm Yes No

Fire Resistance Rating per 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.
- Self-service storage building _____ 3.9.1.1. & 3.9.1.2.
- Self-service storage building spatial separation _____ 3.9.2.2.

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 _____ 3.2.2.18. & 3.2.5.14.
- Sprinkler standards _____ 3.2.5.12.
- Single Exit (3.2.10.) sprinklers required _____ 3.2.10.2.(1)
- Standpipes and hose connections _____ 3.2.5.8. to 3.2.5.11.
- Fire pump – NFPA 20 _____ 3.2.5.18.
- Single Exit (3.2.10.) exit facility discharge _____ 3.2.10.2.(4)

4. 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.
- Single Exit (3.2.10.) Limits to smoke movement _____ 3.2.10.3.

7. EXITS refer to attached table

Table 3.1.17.1. Occupant Load			
<i>Type of Use</i>	<i>Area of floor area m²</i>	<i>Area per Person m²</i>	<i>Total number of persons</i>

**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.
- Single Exit application _____ 3.2.10.1.
- 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 & 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 \leq 180 mm and run \leq 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. & 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 without 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.
- Single Exit (3.2.10.) Exit facility requirements _____ 3.2.10.2.(3) & (4)

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.
- Single Exit (3.2.10.) suite doors 45 min. rating and mag-lock _____ 3.2.10.4.
- 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 per person
- Ramps > 1 in 8 – 9.2 mm per person

- Group B, Division 2 & 3 occupancies – 18.4 mm per 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 _____ 3.3.1.19.
- 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.
- Self-service storage building safety within floor areas _____ 3.9.3.1.

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 & 2.2.7. Sched. A & C-A

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. & 3.2.2.60.)
- Emergency power for fire alarm systems _____ 3.2.7.8. (1 hour for 3.2.2.51. & 3.2.2.60.)
- 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.					
Occupancy classification	# of Persons of each sex	# of water closets required		# of water closets provided	
		male	female	male	Female

- 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.
- Accessible path of travel _____ 3.8.2.5. & 3.8.3.2.
- Adaptable dwelling units (ADU) requirements _____ 3.8.5.
- Entrances _____ 3.8.2.2.
- 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.

