

Enhanced Building Permit Drawings and Third Party Review

The purpose of this bulletin is to recommend the inclusion of additional information on building permit drawings submission for new building projects in order to expedite the plan checking process.

"This information is provided for convenience only and is not in substitution of applicable City Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws."

In order to expedite the plan checking process it is recommended that the following additional information is included on the building permit drawings for new building projects to demonstrate code compliance and should be submitted at the time of permit application. It is not acceptable to submit enhanced drawings after the permit application is made.

It is not intended to have a separate set of code compliance drawings and the additional information should be on the drawings submitted by different disciplines. Without this information there may be delay in the plan checking process.

Cover Page (part of the architectural drawings signed and sealed by the architect)

- CRP, RP's and Code Consultant contact information
 - name
 - company name if applicable
 - discipline of responsibility
 - telephone number
 - email address
- [2018 BC Building Code Analysis Summary](#)
- number and location of adaptable units

Firefighting Access Plan (part of the architectural drawings signed and sealed by the architect)








- response points
- driveway width, length, turning radius, overhead clearance, gradient, design load, turnaround

- fire department principal entrances
- location of fire department's connection and hydrants
- distance from the fire truck access to main entrance and/or each individual units; all other firefighting facilities
- location of CACF, annunciator panels and lock boxes
- the above information should be on a single page of drawing for easy reference

Floor Plans (part of architectural drawings signed and sealed by the architect)

- on a single page per floor showing location and fire-resistance rating of fire separations (including firewalls)
 - legend – 0 to 4 hrs - color coded with dashed black and white marking in accordance with the following Fire Separation Legend:

(the color coding is for easy references during plan checking and inspection and the dashed black and white marking is for archiving using black and white scanning)

	4 HR FIREWALL
RED	
	2 HR FIREWALL
PURPLE	
	2 HR FIRE SEPARATION
GREEN	
	1- 1/2 HR FIRE SEPARATION
ORANGE	
	1 HR FIRE SEPARATION
PINK	
	3/4 HR FIRE SEPARATION
BLUE	
	0 HR FIRE SEPARATION
YELLOW	

- travel distance measurements
- occupant load – individual area/room and total
- location of exit including capacity
- identification of CO vestibules
- standpipe locations
- alternative solutions – type and location
- accessibility – including adaptable units

Building Cross Sections (part of the architectural drawings signed and sealed by the architect)

- horizontal and vertical fire separations including firewalls
 - legend – 0 to 4 hours – colour coded with dashed black and white marking (refer to Page 2)
- cross over floors

Elevation Plans (part of the architectural drawings signed and sealed by architect)

- spatial separation calculations

High-rise Measure (shown on all applicable architectural, mechanical and electrical drawings signed and sealed by the respective registered professionals of record)

- venting and pressurization
- vestibules including measure N
- firefighters' elevator

Plumbing Drawings (signed and sealed by mechanical engineer)

- Highlight (bolded) all plumbing fixtures
- number of fixtures and hydraulic loads of fixtures - per suite, per floor, per building (water, sanitary and storm)
- pipe design details including material, size, slope and hydraulic load (fixture units or litres) for water, sanitary, venting and storm systems
- list of backflow devices with size and location
- water meter location
- water meter specification - contact Engineering Department

Electrical Drawings (signed and sealed by electrical engineer)

- electrical load calculation- showing both usage space requirements and all other connected loads including all mechanical loads
- ASHRAE compliance details
- emergency power/generator
- emergency lighting
- fire protection for emergency conductors
- transformer room – mechanical ventilation; painted or sealed floor; door sweep; no mechanical piping

Mechanical Drawings (signed and sealed by mechanical engineer)

- high-rise measures (see above)
- venting and pressurization (see above)
- heat loss calculation

Third Party Plan Review (signed and sealed by a registered professional)

- A Third Party Professional reviews the submitted enhanced permit drawings and confirms in writing that they have demonstrated substantial compliance to the requirements of Division A; Division B Parts 1 and 3; and Division C of the BCBC as per the [2018 BC Building Code Compliance Checklist](#).

Additional Information

Each project is unique and may have specific requirements. It is recommended that you contact the Plan Checking Section of the Building Department at 604-294-7130 to discuss specific details of the above-mentioned additional information needed on the permit drawings for your projects.

Q:\Brochures-Bulletins & Zoning Information\Brochures\Current\Enhanced Building Permit Drawings 2019 April 24.docx