

Washrooms for the shell of a building

The purpose of this bulletin is to clarify the requirement of washrooms for the shell of the industrial or strip commercial buildings where there are no specific tenants.

"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."

When a developer/owner applies for a building permit to construction the shell of a building, such as an industrial warehouse or a strip commercial building, the tenants usually are not known and there are no or very few demising walls.

Generally the developer/owner will construct the demising walls for future tenants and the tenants will do all the interior renovation prior to occupy the space.

The BC Building Code requires buildings be provided with washrooms for the occupants based on the use of the space and the occupant load. Since the tenant is not known it is difficult to determine the location of the washrooms and the number of plumbing fixtures required in the washrooms.

To facilitate the construction of the shell of the building when the tenants are not known and there is no interior finishing we would not require the construction of any washrooms but the following shall be provided:

- under slab plumbing lines for the future washrooms and they shall be shown on the drawings submitted for building permit, installed and inspected by the plumbing inspectors; and
- if there are tenant demising walls being constructed with the shell of the building, location of future washrooms shall be shown in dotted lines and a note on the drawings stating that "future washrooms by tenant"

This bulletin does not apply to buildings with common washrooms such as shopping malls and office buildings. Those washrooms must be installed prior to occupancy of the buildings.

If you have any questions, please contact the Building Department at 604-294-7130.