



ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA

# Comparison Chart:

## The *Architects Act* Requirements for Hiring an Architect; BC Building Code Requirements for Architectural Services; & the AIBC's Reserved Practice Recommendations with Rationale

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The following chart compares the legal requirements in the *Architects Act* for retaining an architect and the BC Building Code (the “BCBC”) requirements for architectural services, with the AIBC’s reserved practice recommendations under the *Professional Governance Act*. Please note that minor amendments have been made to the AIBC’s initial proposal from December 10, 2021, based on feedback received from during the consultation process. The greatest change can be seen with C Occupancy - Residential Buildings.

The chart is organized by major occupancy type which is described in the BCBC as the “principal occupancy for which a building or part thereof is used or intended to be used.” For ease of reference and clarity we have included definitions of each occupancy type, footnotes to explain terms, and links throughout to the *Architects Act* and the BCBC. It is important to note that while the word ‘architect’ is used throughout this document, this term includes those individuals that an architect supervises.

There are some references made to Letters of Assurance (LOA) within the chart. As described in the [Guide to the Letters of Assurance in the BC Building Code 2018 and Vancouver Building By-law 2019](#), LOAs “are legal accountability documents that are required under the Building Code, intended to clearly identify the responsibilities of key participants in a construction project”. Letters of Assurance are located in [Part 2 of Division C of the BCBC](#) and consist of the following Schedules:

- Schedule A: Confirmation of Commitment by Owner and Coordinating Registered Professional
- Schedule B: Assurance of Professional Design and Commitment for Field Review
- Schedule C-A: Assurance of Coordination of Professional Field Review
- Schedule C-B: Assurance of Professional Field Review and Compliance

It is important to note that the BCBC is of critical importance in defining the minimum acceptable standard for buildings in BC, but it is only the most basic minimum. In addition to the building code, an architect must address many other requirements including other provincial regulations which guide facility design for buildings that shelter regulated activities; government policies and guidelines for buildings procured or funded by government; and community objectives that are implemented through bylaws by local governments. The process of compliance can be far more challenging than that of the building code, but for the public (the owners of buildings) compliance with any government mandated requirement is necessary to move forward. In addition, the practice of the profession of architecture does not commence at application for a Building Permit or when Letters of Assurance are required. An architect must be engaged to provide architectural services for buildings requiring an architect at any stage of a local government’s approval process.

| Building Classification by Major Occupancy per BCBC                                                                                                                                                                                                                                                                         |                                                                                            | Building Description per the <i>Architects Act</i>                                                                                                                                                            | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                    | AIBC’s Reserved Practice Recommendations 2022                                                                                | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Group A  <b>Assembly occupancy</b> means the occupancy or the use of a building, or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink (BC Building Code <a href="#">1.4.1.2 Defined Terms</a> ). |                                                                                            |                                                                                                                                                                                                               |                                                    |                                                                                                                                                                                                                      |                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| A1                                                                                                                                                                                                                                                                                                                          | Assembly occupancies intended for the <b>production and viewing of the performing arts</b> | Any 1 storey building used for public assembly that exceeds 275m2 <b>gross area</b> <sup>2</sup> (2960 square feet) and a clear span of 9m (29 feet and 6 3/8 inches).<br><a href="#">(Section 60(h)(iv))</a> | Architect                                          | Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.<br><br><a href="#">(BC Building Code Division C, 2.2.7 Professional Design and Review)</a> | Architect required for a building of any size, consistent with BCBC requirement for architectural Letter of Assurance (LOA). | Assembly occupancy is characterized by large numbers of people assembled in one space. From the National Fire Protection Association (NFPA), the provider of many of the standards referenced in the BC Building Code related to fire and fire suppression:<br><br><b>“Fires in assembly occupancies have shown to be some of the most deadly when the proper features, systems and construction materials were not present.”</b><br><br>It is the architect who determines the need for, and specifies, these features, systems, and construction materials. Although the detail design of some systems, such as sprinklers and fire alarms, is done by others, the architect determines the need for these systems and |
|                                                                                                                                                                                                                                                                                                                             |                                                                                            | Any building more than 1 storey, used for public assembly, that exceeds 235m2 gross area (2530 square feet). <a href="#">(Section 60(h)(v))</a>                                                               |                                                    |                                                                                                                                                                                                                      |                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

<sup>1</sup> **BCBC Requirement:** In all cases, for *Architects Act* Section 60 exceptions, when a 'Registered Professional' (defined as an architect or professional engineer by the VBBL and BCBC) is required, either an architect or an engineer is permitted to perform professional design and review, per the BCBC.

<sup>2</sup> **Gross area** means the “aggregate area of all floors”, i.e., the sum of those floors below, at or above grade, measured between outside faces of exterior perimeter walls. For example, a 10-storey building with each floor being 100 m<sup>2</sup> would have a gross area of 1,000 m<sup>2</sup>.

| Building Classification by Major Occupancy per BCBC | Building Description per the <i>Architects Act</i> | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup> | AIBC's Reserved Practice Recommendations 2022 | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|                                                     |                                                    |                                                    |                                                   |                                               | <p>coordinates their design. Some examples include:</p> <ul style="list-style-type: none"> <li>• control on interior finishes, requirements for interior materials within code mandated flame spread ratings (architect designed);</li> <li>• fire alarm systems (architect coordinated);</li> <li>• portable fire extinguishers (architect designed); and</li> <li>• occupant load calculation for determining exiting requirements, greater number of exits, wider exits than other occupancies, location of exits to allow the use of an alternative if one blocked (architect designed).</li> </ul> <p>In addition, the AIBC receives many calls from the public and from building officials expressing frustration at the <i>Act</i> <b>not requiring</b> an architect, yet the building code <b>requiring</b> an architectural Letter of Assurance (LOA). Owners often note “our engineers won’t provide the architectural LOA”. This conflict is the one that receives the most calls expressing dissatisfaction with the <i>Architects Act</i>.</p> |

| Building Classification by Major Occupancy per BCBC |                                                                                                                                                                    | Building Description per the <i>Architects Act</i>                                                                                                                                                          | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                      | AIBC's Reserved Practice Recommendations 2022                                                                                                                                                                                                                                                                                                                                                                                   | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| A2                                                  | Assembly occupancies not elsewhere classified in Group A, includes Child Care facilities.<br><br>( <a href="#">Daycare: BC Building Code Division B, 3.1.2.8</a> ) | Any school                                                                                                                                                                                                  | Architect                                          | Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.<br><br>( <a href="#">BC Building Code Division C, 2.2.7 Professional Design and Review</a> ) | Architect required for a building of any size (includes child care facilities), consistent with BCBC requirement for architectural LOA.<br><br>Except as permitted in <a href="#">3.1.2.6 of the BC Building Code</a> <sup>3</sup> . (Small assembly occupancies can be considered business and personal services, and therefore require an architect when the gross area is 470 m <sup>2</sup> (5059 square feet) or greater). | See note above (A1).<br><br>For the A2 occupancy the proposed alignment with the BCBC closes the 'daycare gap' by ensuring that all child care facilities require the services of an architect, regardless of size, which is appropriate for this higher risk use as these are among the most vulnerable building occupants.<br><br>While this change may impact some small commercial child care operations, it does not affect licensed child care facilities within a home (see <a href="#">Child Care Licensing Regulation</a> .) |
|                                                     |                                                                                                                                                                    | Any 1 storey building used for public assembly that exceeds 275m <sup>2</sup> gross area (2960 square feet) and a clear span of 9m (29 feet and 6 3/8 inches).<br><br>( <a href="#">Section 60(h)(iv)</a> ) |                                                    |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                     |                                                                                                                                                                    | Any building more than 1 storey, used for public assembly, that exceeds 235m <sup>2</sup> gross area (2530 square feet).<br><br>( <a href="#">Section 60(h)(v)</a> ).                                       |                                                    |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

<sup>3</sup> **BCBC 3.1.2.6 Group A, Division 2, Low Occupant Load**

- 1) A *suite* of Group A, Division 2 *assembly occupancy*, except a child or infant daycare facility, is permitted to be classified as a Group D, *business and personal services* occupancy provided
  - a) the number of persons in the *suite* does not exceed 30, and
  - b) except as permitted by Sentence (2), the *suite* is separated from the remainder of the *building* by a *fire separation* having a *fire-resistance rating* of not less than 1 hr.
- 2) The *fire separation* required by Sentence (1) need not have a *fire-resistance rating* where the *suite* is located in a *building* that is sprinklered throughout.
- 3) A permanent sign, with lettering not less than 50 mm high with a 12 mm stroke, indicating the lesser of the *occupant load* for the *suite* or 30 persons, shall be posted in a conspicuous location near the *suite's* principal entrance.

| Building Classification by Major Occupancy per BCBC |                                               | Building Description per the <i>Architects Act</i>                                                                                                                                                          | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                      | AIBC's Reserved Practice Recommendations 2022                                                          | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| A3                                                  | Assembly occupancies of the <b>arena type</b> | Any 1 storey building used for public assembly that exceeds 275m <sup>2</sup> gross area (2960 square feet) and a clear span of 9m (29 feet and 6 3/8 inches).<br><br>( <a href="#">Section 60(h)(iv)</a> ) | Architect                                          | Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.<br><br>( <a href="#">BC Building Code Division C, 2.2.7 Professional Design and Review</a> ) | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA. | See note above (A1).<br><br>In the case of arena-type assembly occupancies, very few buildings are built smaller than 275 m <sup>2</sup> gross area. The nature of these buildings is such that they are almost always larger, so there is less conflict than with A1 and A2. Although there is little impact on the public, the AIBC proposes A3 consistency with other A occupancies, for the theoretical possibility of an arena type building of less than 275 m <sup>2</sup> gross area. See notes on A2. |
|                                                     |                                               | Any building more than 1 storey, used for public assembly, that exceeds 235m <sup>2</sup> gross area (2530 square feet).<br><br>( <a href="#">Section 60(h)(v)</a> ).                                       |                                                    |                                                                                                                                                                                                                        |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Building Classification by Major Occupancy per BCBC |                                                                                 | Building Description per the <i>Architects Act</i>                                                                                                             | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                      | AIBC's Reserved Practice Recommendations 2022                                                          | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| A4                                                  | Assembly occupancies in which the <b>occupants are gathered in the open air</b> | Any 1 storey building used for public assembly that exceeds 275m <sup>2</sup> gross area (2960 square feet) and a clear span of 9m (29 feet and 6 3/8 inches). | Architect                                          | Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.<br><br>( <a href="#">BC Building Code Division C, 2.2.7 Professional Design and Review</a> ) | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA. | Open bandshells and similar structures, with no enclosing walls, no heating systems, and no exiting systems, are considered by the AIBC to be 'works of engineering' allowing engineers to undertake them without an architect (per customary and reasonable interpretation and application of <i>Architects Act</i> Section 60(b)). These types of A4 buildings will continue to be considered this way. For all other A4, the public is frustrated at the <i>Act</i> not requiring an architect, yet the building code requiring an architectural Letter of Assurance (another <i>Act</i> vs. Code gap).<br><br>See notes on A2. |
|                                                     |                                                                                 | Any building more than 1 storey, used for public assembly, that exceeds 235m <sup>2</sup> gross area (2530 square feet).                                       |                                                    |                                                                                                                                                                                                                        |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Building Classification by Major Occupancy per BCBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Building Description per the <i>Architects Act</i>                                                                                                    | <i>Architects Act</i> requirement for an architect                                                                                                    | BC Building Code (BCBC) requirements <sup>1</sup> | AIBC's Reserved Practice Recommendations 2022                                                                                                                                                                          | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>Group B  </b><br><b>Detention occupancy</b> means the occupancy by persons who are restrained from or are incapable of evacuating to a safe location without the assistance of another person because of security measures not under their control (BC Building Code <a href="#">1.4.1.2 Defined Terms</a> ).<br><b>Treatment occupancy</b> means the occupancy or use of a building or part thereof for the provision of treatment, and where overnight accommodation is available to facilitate the treatment. (See Note A-1.4.1.2.(1))<br><b>Care occupancy</b> means the occupancy or use of a building or part thereof where care is provided to residents. (See Note A-1.4.1.2.(1).) |                                                                                                                                                       |                                                                                                                                                       |                                                   |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>B1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Detention occupancies in which persons are under restraint or are incapable of self-preservation because of security measures not under their control | Any building in excess of 470m2 (5059 square feet) gross area, being the aggregate area of all floors.<br><br>( <a href="#">Section 60(h)(vii)</a> ). | Architect                                         | Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.<br><br>( <a href="#">BC Building Code Division C, 2.2.7 Professional Design and Review</a> ) | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA.<br><br>These buildings are primarily procured by government, and architects are retained by policy, so there will be little impact on the public. Consistency between the requirement for an architect and the requirement for an architectural Letter of Assurance will ease enforcement and procurement of architectural services. To our knowledge, the AIBC may never have received a query on the requirement for an architect on a B1 building. |

| Building Classification by Major Occupancy per BCBC |                                                                                                                                                                                                                                                                                                    | Building Description per the <i>Architects Act</i>                                                                                                             | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                    | AIBC's Reserved Practice Recommendations 2022                                                          | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| B2                                                  | Treatment occupancies                                                                                                                                                                                                                                                                              | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors<br><br><a href="#">(Section 60(h)(vii)).</a> | Architect                                          | Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.<br><br><a href="#">(BC Building Code Division C, 2.2.7 Professional Design and Review)</a> | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA. | B2 and B3 occupancies are characterized by occupants who cannot exit a building in an emergency on their own, without assistance. They are vulnerable people, unable to protect themselves and therefore highly dependant on others for their safety in an emergency. The BC Building Code has several special provisions applicable to B occupancies that address this limited capacity for exiting in a fire. In addition to the BC Building Code, there are various regulations under the <i>Community Care and Assisted Living Act</i> that an architect must apply to the design of B2 and B3 occupancies, as well as policies and guidelines issued by the regional health authorities and by BC Housing. Incorporating the code requirements, along with the multiple other requirements applicable to the design of health care facilities in BC in addition to the code, requires the judgement and expertise of architects. |
|                                                     | Treatment means the provision of medical or other health-related intervention to persons, where the administration or lack of administration of these interventions may render them incapable of evacuating to a safe location without the assistance of another person. (See Note A-1.4.1.2.(1).) | Any building to be used as a hospital, sanatorium or home for the aged with a capacity of over 12 beds.<br><br><a href="#">(Section 60(h)(vi)).</a>            |                                                    |                                                                                                                                                                                                                      |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Building Classification by Major Occupancy per BCBC      | Building Description per the <i>Architects Act</i> | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup> | AIBC's Reserved Practice Recommendations 2022 | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <a href="#">(Defined term BC Building Code 1.4.1.2.)</a> |                                                    |                                                    |                                                   |                                               | <p>In addition, these buildings are most often procured by government and by the private sector. Architects are nearly always retained on these buildings, so there will be little impact on the public. The AIBC is rarely asked about the requirement for an architect on B2 occupancies.</p> <p>'Beds' is a difficult and inconsistent measure of a building's size; operationally the number of beds may change, moving upward or downward. Consistency between the requirement for an architect and the requirement for an architectural Letter of Assurance will ease AHJ enforcement and procurement of architectural services.</p> |

| Building Classification by Major Occupancy per BCBC |                                                                                                                                                                                                                                                                       | Building Description per the <i>Architects Act</i>                                                                                                               | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                      | AIBC's Reserved Practice Recommendations 2022                                                          | Rationale       |
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| B3                                                  | Care occupancies                                                                                                                                                                                                                                                      | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors<br><br>( <a href="#">Section 60(h)(vii)</a> ). | Architect                                          | Professional design and review, (architect OR engineer) including architectural Letters of Assurance, regardless of size.<br><br>( <a href="#">BC Building Code Division C, 2.2.7 Professional Design and Review</a> ) | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA. | See notes on B2 |
|                                                     | Care means the provision of services other than treatment by or through care facility management to residents who require these services because of cognitive, physical or behavioural limitations.<br><br>( <a href="#">Defined term BC Building Code 1.4.1.2.</a> ) | Any building to be used as a hospital, sanatorium or home for the aged with a capacity of over 12 beds.<br><br>( <a href="#">Section 60(h)(vi)</a> ).            |                                                    |                                                                                                                                                                                                                        |                                                                                                        |                 |

| Building Classification by Major Occupancy per BCBC                                                                                                                                                                                                                                                                   | Building Description per the <i>Architects Act</i> | <i>Architects Act</i> requirement for an architect                                                                    | BC Building Code (BCBC) requirements <sup>1</sup> | AIBC's Reserved Practice Recommendations 2022                                                                                                                                                                                                                                                                                                    | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| Group C  Residential occupancy means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but who are not harboured for the purpose of receiving care or treatment and are not involuntarily detained (BC Building Code <a href="#">1.4.1.2 Defined Terms</a> ). |                                                    |                                                                                                                       |                                                   |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| C                                                                                                                                                                                                                                                                                                                     | Residential occupancies                            | Any apartment or residential building containing 5 or more dwelling units.<br><br><a href="#">(Section 60(h)(i)).</a> | Architect                                         | Professional design and review, including architectural Letters of Assurance, when exceeding 600 m2 in <b>building area</b> <sup>4</sup> (6458 square feet) or exceeding 3 storeys in building height; or buildings with a common egress system where the building area is reduced to less than 600 m2 in building area by the use of firewalls. | <div>1. Architect required for a building with a building area 600 sq m (6458 square feet) or larger or exceeding three storeys, consistent with BCBC requirement for architectural LOA.</div> <div>2. Architect required on any residential building with five or more dwelling units.</div> <div>3. Architect required on any mixed-use building with a gross area of 470 sq m (5059 square feet) or greater and contains one or more residential units, and for assembly, detention, care, treatment occupancies of any size containing one or more residential units.</div> | <div>1. For the public, the C occupancy of any size not requiring an architect of 4 units or less regardless of size, when an architectural letter of assurance is required at 600 sq. m. and/or 4 storeys, is second only to A2 for the frustration it causes as communicated to the AIBC. Consistency with the building code to require an architect when the code requires an architectural Letter of Assurance will eliminate this conflict and reduce public confusion, delay, and frustration.</div> <div>2. The AIBC revisited its initial recommendation following feedback from stakeholders. Based on concerns expressed about moving away from the</div> |

<sup>4</sup> **Building area**, per the BCBC, "means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centreline of firewalls". In other words, it is the size of the building's "footprint" (between firewalls, if any), no matter how many floors are in the building. For example, a 10-storey building with each floor being 100 m<sup>2</sup> would have a building area of 100 m<sup>2</sup>.

| Building Classification by Major Occupancy per BCBC | Building Description per the <i>Architects Act</i> | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup> | AIBC's Reserved Practice Recommendations 2022 | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                                                     |                                                    |                                                    |                                                   |                                               | <p>status quo for residential buildings to a more calibrated, modern analysis of this typology, the AIBC recommends no change with the requirement of an architect at 5 or more dwelling units.</p> <p>The AIBC is committed to (and recommends) revisiting this threshold with further consultation following the transition to the PGA.</p> <p>3. For a building that combines residential use with other uses (i.e., commercial), the AIBC proposes that the other use area parameter be used, rather than trying to reconcile number of units and area.</p> <p>The BC Building Code prohibits mixed use with F1 (high hazard industrial) occupancy and limits only one residential suite for F2 (medium hazard industrial) occupancy. (<u>BC Building Code, Division B, section 3.1.3.2</u>)</p> |

| Building Classification by Major Occupancy per BCBC |                                 | Building Description per the <i>Architects Act</i>                                                                                                   | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                                                                                                                                                                 | AIBC's Reserved Practice Recommendations 2022                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|                                                     | Residential occupancies cont'd: | Any hotel or similar occupancy containing 11 or more guest rooms for permanent or transient occupancy.<br><br>( <a href="#">Section 60(h)(ii)</a> ). | Architect                                          | Professional design and review, including architectural Letters of Assurance, when exceeding 600 m <sup>2</sup> (6458 square feet) in building area <sup>2</sup> or exceeding 3 storeys in building height; or buildings with a common egress system where the building area is reduced to less than 600 m <sup>2</sup> in building area by the use of firewalls. | <p>Architect required for a building in excess of 470m<sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors, consistent with current <i>Architects Act</i> for 'commercial' use.</p> <p><i>Note: This occupancy and the issues related to bed and breakfast and other smaller hotel deserves deeper review and perhaps specific Code treatment; may need to retain current Architects Act threshold until OHCS completes review and recommendations.</i></p> | <p>To make it easier for the public, hotels would be considered in the same manner as any other commercial building. Although the building code correctly classifies 'hotel' as residential, for the application of the requirement for an architect, the area of the building is easier to assess than number of units.</p> <p>The number of units can be unclear when a hotel is a 'bed and breakfast' type operation with the owner resident and the 'guest rooms' being indistinguishable from bedrooms. Note this change will likely result in some smaller hotels currently requiring an architect, no longer requiring one.</p> <p>Another factor considered when proposing an alignment with 'commercial' use is the lower fire risk for hotels. Cooking facilities are the leading cause of residential fires, both in apartments and hotels. Hotels do not usually have cooking facilities or have very limited cooking facilities. The greater use of cooking elevates the</p> |

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|                                                     |  |                                                    |                                                    |                                                   |                                               | <p>fire risk in apartments over hotels. There is usually a greater volume of combustible material in a permanent residence than in a hotel room. Hotels are managed by a single management entity, who can access the rooms. Apartments are entirely within the control of the resident. As hotels have a documented (in fire statistics) lower risk to the public, more units without an architect appears reasonable.</p> |

| Building Classification by Major Occupancy per BCBC                                                                                                                                                                                                                      |                                            | Building Description per the <i>Architects Act</i>                                                                                                   | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                                                                             | AIBC’s Reserved Practice Recommendations 2022                                                                                                                               | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| Group D   Business and personal services occupancy means the occupancy or use of a building or part thereof for the transaction of business or the rendering or receiving of professional or personal service (BC Building Code <a href="#">1.4.1.2 Defined Terms</a> ). |                                            |                                                                                                                                                      |                                                    |                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| D                                                                                                                                                                                                                                                                        | Business and personal services occupancies | Any building in excess of 470m2 (5059 square feet) gross area, being the aggregate area of all floors.<br><br><a href="#">(Section 60(h)(vii))</a> . | Architect                                          | Professional design and review, including architectural Letters of Assurance, when exceeding 600 m2 (6458 square feet) in building area or exceeding 3 storeys in building height.<br><br><a href="#">(BC Building Code Division C, 2.2.7 Professional Design and Review)</a> | Architect required for a building in excess of 470m2 (5059 square feet) gross area, being the aggregate area of all floors, consistent with current <i>Architects Act</i> . | No change proposed as AIBC recommends the level of public protection not be reduced.<br><br>The AIBC recommends maintaining the 470 m2 gross area threshold because moving to the 600 m2 building area threshold of the BCBC would result in a much lesser level of professional oversight. Building area, per the BCBC, is the size of the building’s “footprint” (between firewalls, if any), no matter how many floors are in the building. Consequently, a 600 m2 building area could result in an up to 1800 m2 building or even 2400 m2 building with a basement, without an architect. |

| Building Classification by Major Occupancy per BCBC                                                                                                                                                                    |                        | Building Description per the <i>Architects Act</i>                                                                                                   | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                                                                             | AIBC’s Reserved Practice Recommendations 2022                                                                                                                               | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| Group E   Mercantile occupancy means the occupancy or use of a building or part thereof for the displaying or selling of retail goods, wares or merchandise (BC Building Code <a href="#">1.4.1.2 Defined Terms</a> ). |                        |                                                                                                                                                      |                                                    |                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| E                                                                                                                                                                                                                      | Mercantile occupancies | Any building in excess of 470m2 (5059 square feet) gross area, being the aggregate area of all floors.<br><br><a href="#">(Section 60(h)(vii))</a> . | Architect                                          | Professional design and review, including architectural Letters of Assurance, when exceeding 600 m2 (6458 square feet) in building area or exceeding 3 storeys in building height.<br><br><a href="#">(BC Building Code Division C, 2.2.7 Professional Design and Review)</a> | Architect required for a building in excess of 470m2 (5059 square feet) gross area, being the aggregate area of all floors, consistent with current <i>Architects Act</i> . | No change proposed as AIBC recommends the level of public protection not be reduced.<br><br>The AIBC recommends maintaining the 470 m2 gross area threshold because moving to the 600 m2 building area threshold of the BCBC would result in a much lesser level of professional oversight. Building area, per the BCBC, is the size of the building’s “footprint” (between firewalls, if any), no matter how many floors are in the building. Consequently, a 600 m2 building area could result in an up to 1800 m2 building or even 2400 m2 building with a basement without an architect. |

| Building Classification by Major Occupancy per BCBC                                                                                                                                                                                                                                                                      |                                    | Building Description per the <i>Architects Act</i>                                                                                                  | <i>Architects Act</i> requirement for an architect                                                                    | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                    | AIBC's Reserved Practice Recommendations 2022                                                                                                                                                                                    | Rationale                                                                                                                                 |
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| Group F  <b>High-hazard industrial occupancy</b> means an industrial occupancy containing sufficient quantities of highly combustible and flammable or explosive materials which, because of their inherent characteristics, constitute a special fire hazard (BC Building Code <a href="#">1.4.1.2 Defined Terms</a> ). |                                    |                                                                                                                                                     |                                                                                                                       |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                  |                                                                                                                                           |
| F1                                                                                                                                                                                                                                                                                                                       | High-hazard industrial occupancies | Any building in excess of 470m2 (5059 square feet) gross area, being the aggregate area of all floors<br><br><a href="#">(Section 60(h)(vii))</a> . | Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60(b) | Professional design and review, (architect OR engineer) including architectural Letters of Assurance, regardless of size.<br><br><a href="#">(BC Building Code Division C, 2.2.7 Professional Design and Review)</a> | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA, except where the scheduled industrial buildings in the Regulations allow for professional design and review by engineers. | The AIBC proposes alignment with BCBC requirements for professional design and review, per <a href="#">Division C, subsection 2.2.7</a> . |

| Building Classification by Major Occupancy per BCBC |                                      | Building Description per the <i>Architects Act</i>                                                                                                               | <i>Architects Act</i> requirement for an architect                                                                    | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                                                                                                             | AIBC's Reserved Practice Recommendations 2022                                                                                                                                                                                                                                         | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| F2                                                  | Medium-hazard industrial occupancies | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors.<br><br><a href="#">(Section 60(h)(vii))</a> . | Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60(b) | Professional design and review, including architectural Letters of Assurance, when exceeding 600 m <sup>2</sup> (6458 square feet) in <b>building area</b> <sup>5</sup> or exceeding 3 storeys in building height.<br><br><a href="#">(BC Building Code Division C, 2.2.7 Professional Design and Review)</a> | Architect required for a building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors, consistent with current <i>Architects Act</i> , except where the scheduled Regulations allow for professional design and review by engineers. | No change proposed as AIBC recommends the level of public protection not be reduced.<br><br>The AIBC recommends maintaining the 470 m <sup>2</sup> gross area threshold because moving to the 600 m <sup>2</sup> building area threshold of the BCBC would result in a much lesser level of professional oversight. Building area, per the BCBC, is the size of the building's "footprint" (between firewalls, if any), no matter how many floors are in the building. Consequently, a 600 m <sup>2</sup> building area could result in an up to 1800 m <sup>2</sup> building or even 2400 m <sup>2</sup> building with a basement without an architect.<br><br>In addition to the fire protection provisions, BCBC requires that F2 and F3 buildings include access for persons with disabilities and energy efficiency. |

<sup>5</sup> **Building area**, per the BCBC, "means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centreline of firewalls". In other words, it is the size of the building's "footprint" (between firewalls, if any), no matter how many floors are in the building. For example, a 10-storey building with each floor being 100 m<sup>2</sup> would have a building area of 100 m<sup>2</sup>.

| Building Classification by Major Occupancy per BCBC |                                   | Building Description per the <i>Architects Act</i>                                                                                                                | <i>Architects Act</i> requirement for an architect                                                                     | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                                                                                                                           | AIBC's Reserved Practice Recommendations 2022                                                                                                                                                                                                                                         | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| F3                                                  | Low-hazard industrial occupancies | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors.<br><br>( <a href="#">Section 60(h)(vii)</a> ). | Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60 (b) | Professional design and review, including architectural Letters of Assurance, when exceeding 600 m <sup>2</sup> (6458 square feet) in building area or exceeding 3 storeys in building height.<br><br>( <a href="#">BC Building Code Division C, 2.2.7 Professional Design and Review</a> ) | Architect required for a building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors, consistent with current <i>Architects Act</i> , except where the scheduled Regulations allow for professional design and review by engineers. | <p>No change proposed as AIBC recommends the level of public protection not be reduced.</p> <p>The AIBC recommends maintaining the 470 m<sup>2</sup> gross area threshold because moving to the 600 m<sup>2</sup> building area threshold of the BCBC would result in a much lesser level of profession oversight. Building area, per the BCBC, is the size of the building's "footprint" (between firewalls, if any), no matter how many floors are in the building. Consequently, 600 m<sup>2</sup> building area could result in an up to 1800 m<sup>2</sup> building or even 2400 m<sup>2</sup> building with a basement without an architect.</p> <p>In addition to the fire protection provisions, BCBC requires that F2 and F3 buildings include access for persons with disabilities and energy efficiency.</p> |

| Building Classification by Major Occupancy per BCBC       | Building Description per the <i>Architects Act</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <i>Architects Act</i> requirement for an architect | BC Building Code (BCBC) requirements <sup>1</sup>                                                                                                                                              | AIBC's Reserved Practice Recommendations 2022                                                          | Rationale                                                                                              |
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| All                                                       | <p><b>Post-disaster buildings of any occupancy</b> means a building that is essential to the provision of services in the event of a disaster, and includes:</p> <ul style="list-style-type: none"> <li>• hospitals, emergency treatment facilities and blood banks,</li> <li>• telephone exchanges,</li> <li>• power generating stations and electrical substations,</li> <li>• control centres for air, land and marine transportation,</li> <li>• public water treatment and storage facilities, and pumping stations,</li> <li>• sewage treatment facilities,</li> <li>• buildings having critical national defence functions, and</li> <li>• buildings of the following types, except buildings exempted from this designation by the authority having jurisdiction: <ul style="list-style-type: none"> <li>• emergency response facilities,</li> <li>• fire, rescue and police stations and housing for vehicles, aircraft or boats used for such purposes, and</li> <li>• communications facilities, including radio and television stations.</li> </ul> </li> </ul> <p>(BC Building Code <a href="#">1.4.1.2 Defined Terms</a>)</p> |                                                    |                                                                                                                                                                                                |                                                                                                        |                                                                                                        |
| hospitals, emergency treatment facilities and blood banks | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors; plus any hospital facility with a capacity more than 12 beds<br><br>( <a href="#">Section 60(h)(vii) and (vi)</a> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Architect                                          | Professional design and review, including architectural Letters of Assurance, regardless of size.<br><br>( <a href="#">BC Building Code Division C, 2.2.7 Professional Design and Review</a> ) | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA. | Post disaster not discussed in December 2021 Architectural Reserved Practice Recommendations document. |

| Building Classification by Major Occupancy per BCBC                                              | Building Description per the <i>Architects Act</i>                                                                                                               | <i>Architects Act</i> requirement for an architect                                                                    | BC Building Code (BCBC) requirements <sup>1</sup> | AIBC's Reserved Practice Recommendations 2022                                                                                                                                                                                    | Rationale |
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| telephone exchanges, power generating stations and electrical substation                         | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors<br><br>( <a href="#">Section 60(h)(vii)</a> ). | Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60(b) |                                                   | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA, except where the scheduled industrial buildings in the Regulations allow for professional design and review by engineers. |           |
| control centres for air, land and marine transportation                                          | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors<br><br>( <a href="#">Section 60(h)(vii)</a> ). | Architect, except per <i>Architects Act</i> exceptions in Section 60(i) or (j)                                        |                                                   | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA.                                                                                                                           |           |
| public water treatment and storage facilities, and pumping stations, sewage treatment facilities | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors<br><br>( <a href="#">Section 60(h)(vii)</a> ). | Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60(b) |                                                   | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA, except where the scheduled industrial buildings in the Regulations allow for professional design and review by engineers. |           |

| Building Classification by Major Occupancy per BCBC                                                                                                                                                                                                                                | Building Description per the <i>Architects Act</i>                                                                                                          | <i>Architects Act</i> requirement for an architect                                                                                                                                      | BC Building Code (BCBC) requirements <sup>1</sup> | AIBC's Reserved Practice Recommendations 2022                                                                                                                                                                                    | Rationale |
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| buildings having critical national defence functions                                                                                                                                                                                                                               | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors<br><a href="#">(Section 60(h)(vii))</a> . | Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60(b); except per <i>Architects Act</i> exceptions Section 60(i) or (j) |                                                   | Architect required for a building of any size, consistent with BCBC.                                                                                                                                                             |           |
| buildings of the following types except buildings exempted by the AHJ: emergency response facilities, fire, rescue and police stations and housing for vehicles, aircraft of boats used for such purposes, and communications facilities, including radio and television stations. | Any building in excess of 470m <sup>2</sup> (5059 square feet) gross area, being the aggregate area of all floors<br><a href="#">(Section 60(h)(vii))</a> . | Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60(b); except per <i>Architects Act</i> exceptions Section 60(i) or (j) |                                                   | Architect required for a building of any size, consistent with BCBC requirement for architectural LOA, except where the scheduled industrial buildings in the Regulations allow for professional design and review by engineers. |           |