

2024 BC Building Code Part 3 Checklist

Revision 1

Project Name _____

Civic Address _____

Authority Having Jurisdiction _____

Permit No. _____ Date _____

Architect (RPR) _____

Certified Professional (CP), if applicable _____

1. BUILDING DATA

Building Area in m² 1.4.1.2. Div. A _____

Major Occupancy (include all)

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

Number of Street Facing _____ Grade (m) _____ Building Height in Storeys _____

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

Construction Articles 3.2.2. _____

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

Fire Wall 3.1.10. ☐ N/A ☐ 2hr ☐ 4hr

Sprinklered ☐ Yes ☐ No ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D

High Building 3.2.6. ☐ Yes ☐ No Single Exit 3.2.10. ☐ Yes ☐ No

Standpipe System ☐ Yes ☐ No Fire Alarm ☐ Yes ☐ No

Fire Resistance Rating per 3.2.2.

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

2. SPATIAL SEPARATION ☐ refer to attached table

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

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

- ☐ Protection of openings when limiting distance <1.2 m _____ 3.2.3.5.
- ☐ Combustible projections within 1.2 m of the property line _____ 3.2.3.6.(1)
- ☐ Projecting roof soffits _____ 3.2.3.6.
- ☐ Maximum size opening where limiting distance ≤ 2.0 m _____ 3.2.3.1.(5)
- ☐ Spacing of unprotected openings 2 m _____ 3.2.3.1.(6)
- ☐ Protection of exit facilities _____ 3.2.3.13.
- ☐ Wall exposed to another wall _____ 3.2.3.14.
- ☐ Protection of exposed soffit (if permitted by 3.2.3.6) _____ 3.2.3.16. & 3.2.3.6.
- ☐ Wall exposed to adjoining roof _____ 3.2.3.15.
- ☐ Class A, B or C roof covering _____ 3.1.15.2.
- ☐ Self-service storage building _____ 3.9.1.1. & 3.9.1.2.
- ☐ Self-service storage building spatial separation _____ 3.9.2.2.

3. PROVISION FOR FIRE FIGHTING

- ☐ Access above grade ☐ Access below grade _____ 3.2.5.1. & 3.2.5.2.
- ☐ Access route location and design _____ 3.2.5.4. to 3.2.5.6.
- ☐ Access to roof for buildings > 3 storeys _____ 3.2.5.3.
- ☐ Location of fire department connection _____ 3.2.5.15.
- ☐ Sprinklers required _____ 3.2.2.18. & 3.2.5.14.
- ☐ Sprinkler standards _____ 3.2.5.12.
- ☐ Single Exit (3.2.10.) sprinklers required _____ 3.2.10.2.(1)
- ☐ Standpipes and hose connections _____ 3.2.5.8. to 3.2.5.11.
- ☐ Fire pump – NFPA 20 _____ 3.2.5.18.
- ☐ Single Exit (3.2.10.) exit facility discharge _____ 3.2.10.2.(4)

4. REQUIREMENTS FOR HIGH BUILDINGS

- ☐ Application of high building requirements _____ 3.2.6.1.
- ☐ Requirements for limiting smoke movement _____ 3.2.6.2.
- ☐ Emergency operation of elevators _____ 3.2.6.4.

- ☐ Requirement for firefighter elevator _____ 3.2.6.5.
- ☐ Venting to aid firefighting _____ 3.2.6.6.
- ☐ Central alarm and control facility (CFAC) _____ 3.2.6.7.
- ☐ Voice communication system _____ 3.2.6.8.

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

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

6. CONSTRUCTION OF FIRE SEPARATIONS AND CLOSURES

- ☐ Basis for fire separations (ULC/cUL/WH listings, or Appendix D) _____ 3.1.7. & Appendix D
- ☐ Protection of openings _____ 3.1.8.1.
- ☐ Support of fire separations _____ 3.1.8.2.
- ☐ Continuity of separations _____ 3.1.8.3.
- ☐ Fire-protection rating requirements for closures _____ 3.1.8.4. & 3.1.8.12.
- ☐ Maximum openings in firewalls _____ 3.1.10.5.
- ☐ Combustible projections beyond firewalls _____ 3.1.10.7.
- ☐ Maximum dimensions of openings _____ 3.1.8.6.

- ☐ Self-closing devices _____ 3.1.8.13.
- ☐ Hold open devices _____ 3.1.8.14.
- ☐ Latches required on swing doors _____ 3.1.8.15.
- ☐ Wired glass, glass block and safety glazing in exit enclosures _____ 3.1.8.18. & 3.1.8.19. & Table 3.1.8.17.
- ☐ Wired glass and glass block in fire separations _____ 3.1.8.16.
- ☐ Temperature rise limit for doors _____ 3.1.8.17. & 3.1.8.19. & Table 3.1.8.17.
- ☐ Fire and smoke dampers _____ 3.1.8.7. to 3.1.8.11.
- ☐ Single Exit (3.2.10.) Limits to smoke movement _____ 3.2.10.3.

7. EXITS ☐ refer to attached table

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

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

- ☐ Types of exits _____ 3.4.1.4.
- ☐ Minimum number of exits _____ 3.4.2.1.
- ☐ Distance between exits _____ 3.4.2.3.
- ☐ Travel distance _____ 3.4.2.4.
- ☐ Location of exits _____ 3.4.2.5.
- ☐ Single Exit application _____ 3.2.10.1.
- ☐ Travel distance to exit in service space maximum 50 m _____ 3.4.2.4.(3) & 3.2.1.1.(8)
- ☐ Clear width of exit, corridor, stair, ramp, and door _____ 3.4.3.2. & Table 3.4.3.2.-A & Table 3.4.3.2.-B

Exit capacity 3.4.3.2.:

- ☐ 6.1. mm/person for: ramps ≤ 1 in 8, doorways, corridors and passageways
- ☐ 9.2 mm/person for: ramps > 1 in 8, stairs (rise > 180 mm or run < 280 mm)

- ☐ 8 mm/person for stairs (rise $\leq$ 180 mm and run $\leq$ 280 mm)
- ☐ Exit width reduction _____ 3.4.3.3.
- ☐ Headroom clearance _____ 3.4.3.4.
- ☐ Flame spread rating for exits _____ Tables 3.1.13.2. & 3.1.13.7. (Exception 3.1.13.7.(2))
- ☐ Fire separation of exits _____ 3.4.4.1. & 3.4.4.2. & 3.4.4.3.
- ☐ Integrity of exits _____ 3.4.4.4.
- ☐ Minimum 3 risers _____ 3.4.6.2. (Exception 3.3.2.15.)
- ☐ Treads and risers _____ 3.4.6.8.
- ☐ Maximum of 3.7 m per flight, except Group B Division 2 _____ 3.4.6.3.
- ☐ Length and width of landing _____ 3.4.6.4.
- ☐ Handrails – number/height/graspable/ continuity/horizontal extensions _____ 3.4.6.5.
- ☐ Number of handrails for stairs > 1100 mm _____ 3.4.6.5.
- ☐ Guards – height/ climbability/ openings _____ 3.4.6.6.
- ☐ Exit signs _____ 3.4.5.1.
- ☐ Sign for basement stair _____ 3.4.5.3.
- ☐ Gradients for ramps _____ 3.4.6.7. & 3.8.3.5.
- ☐ Curved flights in exits _____ 3.4.6.9.
- ☐ Horizontal exits _____ 3.4.6.10.
- ☐ Exterior passageways _____ 3.4.1.5. & 3.4.4.3.
- ☐ Exit at interconnected floor spaces _____ 3.4.3.2.(6)
- ☐ Landings 300 mm wider and longer than door _____ 3.4.6.11.
- ☐ Doors and direction of door swing _____ 3.4.6.11. & 3.4.6.12.
- ☐ Sliding doors in exits _____ 3.4.6.14.
- ☐ Exit doors to be self-closing _____ 3.4.6.13.
- ☐ Door release hardware, openable from inside without key _____ 3.4.6.16. & 3.3.2.7.
- ☐ Electromagnetic locks _____ 3.4.6.16.(5) & (6)
- ☐ Emergency crossover access > 3 storeys above grade and > 2 storeys below grade _____ 3.4.6.18.

- ☐ Floor numbering and identification of stair shafts _____ 3.4.6.19.
- ☐ Single Exit (3.2.10.) Exit facility requirements _____ 3.2.10.2.(3) & (4)

8. SAFETY REQUIREMENTS WITHIN FLOOR AREAS

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

Doors in access to exit 3.3.1.13. / 3.3.3.4.:

- ☐ Minimum 850 mm for single leaf clear opening 3.3.1.13.(1)(a)
- ☐ Minimum 850 mm for active leaf in double door 3.3.1.13.(1)(b)
- ☐ Door Hardware 3.3.1.13.(3) and (4)
- ☐ Minimum 850 mm for care facilities 3.3.3.4.(1)
- ☐ Minimum 1050 mm to move patients in beds 3.3.3.4.(2)
- ☐ Readily openable without use of keys 3.3.1.13.(2)
- ☐ Not open onto a step 3.3.1.13.(1)(c)
- ☐ Threshold height and configuration 3.3.1.13.(1)(d)
- ☐ Door swing: occupant load > 60 or F1 occupancy must swing in direction of exit travel _____ 3.3.1.11.
- ☐ Single Exit (3.2.10.) suite doors 45 min. rating and mag-lock _____ 3.2.10.4.
- ☐ Minimum width of corridor _____ 3.3.1.9.
- ☐ Minimum width of corridor in care, treatment, or detention _____ 3.3.1.9. / 3.3.3.3.(3)
- ☐ Hazardous substances, equipment, and processes _____ 3.3.1.2. & BC Fire Code
- ☐ Design of hazardous areas _____ 3.3.6. & BC Fire Code

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

- ☐ Stairs
- ☐ Corridors, passageways, doorways, and ramps not more than 1 in 8 – 6.1 mm per person
- ☐ Ramps > 1 in 8 – 9.2 mm per person

- ☐ Group B, Division 2 & 3 occupancies – 18.4 mm per person
- ☐ Unsprinklered dance hall or licensed beverage establishment occupancies
- ☐ Guards at raised floors, roof, shaft, balcony _____ 3.3.1.18.
- ☐ Tapered treads in curved stair _____ 3.3.1.16.
- ☐ Tactile walking surface indicators _____ 3.3.1.19.
- ☐ Protection of openable windows _____ 3.3.4.8.
- ☐ Explosion venting _____ 3.3.1.21.
- ☐ Flame spread rating _____ 3.1.13.2. & Table 3.1.13.2.
- ☐ Flame spread rating in elevator cars _____ 3.1.13.11.
- ☐ Ventilation for commercial cooking equipment _____ 3.3.1.2.(2)
- ☐ Daycare facilities for children _____ 3.3.2.18. & 3.1.2.8.
- ☐ Protected zones in accessible floor areas _____ 3.3.1.7.
- ☐ Foam plastics protection - combustible construction _____ 3.1.4.2.
- ☐ Foam plastics protection – noncombustible construction _____ 3.1.5.15.

Additional requirements related to occupancy classification:

- ☐ Group A requirements _____ 3.3.2.
- ☐ Group B requirements _____ 3.3.3.
- ☐ Group C requirements _____ 3.3.4.
- ☐ Group F requirements _____ 3.3.5.
- ☐ Self-service storage building safety within floor areas _____ 3.9.3.1.

9. FIRE ALARM SYSTEMS

- ☐ Buildings requiring a fire alarm system _____ 3.2.4.1.
- ☐ Continuity of fire alarm systems _____ 3.2.4.2.
- ☐ Types of systems _____ 3.2.4.3. & 3.2.4.4.
- ☐ Signals to fire department _____ 3.2.4.7.
- ☐ Zoning of fire alarm systems _____ 3.2.4.8.
- ☐ Fire detectors _____ 3.2.4.10.
- ☐ Smoke detectors _____ 3.2.4.11.

- ☐ Sprinkler system monitoring _____ 3.2.4.15.
- ☐ Manual pull stations _____ 3.2.4.16.
- ☐ Visible signal devices and visible warning systems _____ 3.2.4.19.
- ☐ Smoke alarms _____ 3.2.4.20.
- ☐ Residential fire warning systems _____ 3.2.4.21.
- ☐ Voice communication systems _____ 3.2.4.22. & 3.2.4.23.
- ☐ Integrated fire protection and life safety systems testing ____ 3.2.9.1. & CAN/ULC-S1001 & 2.2.7. Sched. A & C-A

10. LIGHTING AND EMERGENCY POWER

- ☐ Lighting for exits, public corridors, and rooms _____ 3.2.7.1.
- ☐ Emergency lighting _____ 3.2.7.3.
- ☐ Emergency power for lighting _____ 3.2.7.4. (1 hour for 3.2.2.51. & 3.2.2.60.)
- ☐ Emergency power for fire alarm systems _____ 3.2.7.8. (1 hour for 3.2.2.51. & 3.2.2.60.)
- ☐ Emergency power for Group B Division 2 occupancies _____ 3.2.7.6.
- ☐ Emergency power for building services _____ 3.2.7.9.
- ☐ Emergency conductor protection _____ 3.2.7.10.

11. REQUIREMENTS FOR MEZZANINES AND INTERCONNECTED FLOOR SPACES

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

- ☐ Draft stops _____ 3.2.8.6.
- ☐ Mechanical exhaust system _____ 3.2.8.7

12. SERVICES FACILITIES

- ☐ No storage in services spaces _____ 3.6.1.4.
- ☐ Fire separation of service rooms _____ 3.6.2.1.
- ☐ Fire separation for service room with fire safety system _____ 3.6.2.1.(8)
- ☐ No boiler under exit _____ 3.6.2.2.
- ☐ Door swing for service rooms _____ 3.6.2.6.
- ☐ Fire separation of janitor rooms _____ 3.3.1.22.
- ☐ Fire separation of laundry rooms _____ 3.3.1.23.
- ☐ Fire separation & sprinklers for residential storage room _____ 3.3.4.3.
- ☐ Recall and alternate floor recall _____ 3.5.2.1.(1)
- ☐ Fire separation for elevator shafts _____ 3.5.3.1. & Table 3.5.3.1.
- ☐ Fire separation for combustible refuge storage rooms _____ 3.6.2.5.
- ☐ Fire separation of electrical equipment vaults _____ 3.6.2.7.
- ☐ Fire separation for vertical services spaces _____ 3.6.3.1. & Table 3.6.3.1.
- ☐ Prohibition on combustible vent pipes in vertical service spaces _____ 3.1.9.4.(4)(c) & 3.1.5.19.(3)(b)
- ☐ Fire separation at top/bottom of vertical service space _____ 3.6.3.1.
- ☐ Fire separation of horizontal service spaces _____ 3.6.4.2.
- ☐ Fire separation of fuel fired service _____ 3.6.2.1.
- ☐ Fire separation and sprinklers for garbage rooms _____ 3.6.2.5.
- ☐ Linen and garbage chutes and rooms _____ 3.6.3.3.
- ☐ Negative pressure required for vertical service space _____ 3.6.3.4.
- ☐ Grease duct enclosures _____ 3.6.3.5.
- ☐ Plenums, fire stop flaps _____ 3.6.4.3.
- ☐ Access to attic or roof space _____ 3.6.4.4.
- ☐ Access to horizontal service space _____ 3.6.4.5.
- ☐ Access to crawl space _____ 3.6.4.6.

13. HEALTH REQUIREMENTS ☐ refer to attached table

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

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

13. ACCESSIBILITY

- ☐ Accessible design standard option Section 3.8 or CSA B651 _____ 3.8.3.1.
- ☐ Application and exemptions to buildings _____ 3.8.2.1.
- ☐ Areas requiring access _____ 3.8.2.3.
- ☐ Existing buildings _____ 3.8.4.1.
- ☐ Accessible path of travel _____ 3.8.2.5. & 3.8.3.2.
- ☐ Adaptable dwelling units (ADU) requirements _____ 3.8.5.
- ☐ Entrances _____ 3.8.2.2.
- ☐ Exterior walks _____ 3.8.3.3.
- ☐ Wheelchair spaces _____ 3.8.2.3.(3) & 3.8.3.22.
- ☐ Access to parking areas _____ 3.8.2.5.
- ☐ Where accessible washroom required _____ 3.8.2.1. /& 3.8.2.8.(5)
- ☐ Accessible signs _____ 3.8.3.9.
- ☐ Drinking fountains _____ 3.8.3.10.
- ☐ Water-bottle filling stations _____ 3.8.3.11.
- ☐ Water closet stalls _____ 3.8.3.12.

- ☐ Water closets _____ 3.8.3.14. & 3.8.3.15.
- ☐ Limited mobility urinals _____ 3.8.2.8. & 3.8.3.15.
- ☐ Lavatories and mirrors _____ 3.8.2.8. & 3.8.3.16.
- ☐ Universal washrooms _____ 3.8.2.8. & 3.8.3.13.
- ☐ Showers / ☐ Bathtubs _____ 3.8.3.17. & 3.8.3.18.
- ☐ Doorways and doors providing access _____ 3.8.3.6.
- ☐ Power door operators _____ 3.8.2.7.
- ☐ Ramp minimum width/maximum slope/handrails/guards _____ 3.8.3.5. & 1.4.1.2. of Div A (ramp definition)
- ☐ Elevating devices (elevators CSA B44 and lifts CSA B355) _____ 3.5.2.1. & 3.8.3.7.
- ☐ Passenger elevator dimensions _____ 3.5.4.1. & 3.8.3.7.

14. ALTERNATIVE SOLUTIONS

- ☐ List of Alternative Solution(s)

2024 BC Building Code Part 3 Checklist Amendment History

2025: May Revised to reflect BCBC Updates to March 3, 2025

2024: April Issued