**Requirements**

**Building Codes**

Construction (just because is a Building Area Parts of building required to be of Noncombustible Construction permitted) **Parts of building required to be of Noncombustible Construction (just because is a midrise building of combustible construction)**

**Building Code Variations**

### 1 storey: 3600

- **All Requirements in BCBC 2009/2012**: 18000
- **All Requirements in OBC 2015**: 18000
- **All Requirements as Required in 2015 NBC**: 18000

### 2 storeys: 3600

- **All Requirements in BCBC 2009/2012**: 9000
- **All Requirements in OBC 2015**: 9000
- **All Requirements as Required in 2015 NBC**: 9000

### 3 storeys: 3600

- **All Requirements in BCBC 2009/2012**: 6000
- **All Requirements in OBC 2015**: 6000
- **All Requirements as Required in 2015 NBC**: 6000

### 4 storeys: 3600

- **All Requirements in BCBC 2009/2012**: 4500
- **All Requirements in OBC 2015**: 4500
- **All Requirements as Required in 2015 NBC**: 4500

### 5 storeys: 3600

- **All Requirements in BCBC 2009/2012**: 3600
- **All Requirements in OBC 2015**: 3600
- **All Requirements as Required in 2015 NBC**: 3600

### 6 storeys: 3600

- **All Requirements in BCBC 2009/2012**: 3000
- **All Requirements in OBC 2015**: 3000
- **All Requirements as Required in 2015 NBC**: 3000

### Sprinkler Requirements

**NFPA Standard**

- **Adjustable Requirements**: None

**Additional Requirements**

- **Sentence 3.2.5.12.(j)** – Notwithstanding the requirements of the standards referenced in Sentences (1) (2) and (2) regarding the installation of automatic sprinkler systems, in buildings conforming to Article 3.2.2.50: or 3.2.2.58., sprinklers shall be provided for balconies and decks exceeding 610 mm in depth measured perpendicular to the exterior wall.

**Fire Resistance Ratings**

- **Sentence 3.2.2.57.(2)** – (a) floors assemblies shall have 1 h FRR and be fire separations, (b) mezzanines shall have 1 h FRR, (c) loadbearing walls, columns and arches shall have a fire-resistance rating not less than required for the supported assembly

- **Sentence 3.2.2.58.(2)** – (a) floors assemblies shall be fire separations with a FRR not less than 1 h, (b) roof assemblies shall have 1 h FRR, (c) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly

**Parts of building required to be of Noncombustible Construction (just because is a midrise building of combustible construction)**

- **Sentence 3.2.5.12.(j)** – Except as permitted in (2), and (4), an automatic sprinkler system shall be designed, constructed, installed and tested in conformance with NFPA 13, "Installation of Sprinkler Systems.”

- **Sentence 3.2.5.13.(j)** – Except as provided by Sentences (2) to (4), an automatic sprinkler system shall be designed, constructed, installed and tested in conformance with NFPA 13, "Installation of Sprinkler Systems.”

- **Sentence 3.2.5.12.(k)** – Except as permitted in (2), and (4), an automatic sprinkler system shall be designed, constructed, installed and tested in conformance with NFPA 13, "Installation of Sprinkler Systems.”

Please note that since the QCC does not permit any part of these buildings to be higher than 25 m (see Physical Height Restrictions entry below) under any circumstances, there is no need for a requirement for a noncombustible roof assembly when the roof is higher than 25 m, as there is in the NBC and OBC.

- **Sentence 3.1.4.1.(3) & 3.2.2.57.(4)** – Exit stairwells and their rooftop enclosures shall be of non-combustible construction.

- **Sentence 3.2.5.20.(d)(a)** – the fire separation of exits described in Sentence 3.4.4.1.(3) shall be of noncombustible construction. (See Fire Resistance Ratings above for Sentences 3.4.4.1.(1) & (3).)
Group D, Business and Personal Services Occupancy

**BUILDING CODES – PART 3 – FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY (continued)**

**Major Occupancy Fire Access Route Design**

**Physical Height Restrictions**

- **None**

**Access Route Design**

- **[3.2.5]** – Regular requirements of NBC

**Mixed Major Occupancies**

- **[3.1.3.2.(1)&(2)]** – Regular requirements of NBC in 3.1.3. (i.e. no Group F Division 1 major occupations, and no more than 1 suite of Group C with F-2)

**Major Occupancy Fire Separations**

- **[Table 3.1.1.1. Note (3)]** – a fire separation with a 2 h fire-resistance rating is required between the Group D and Group A, Division 2 major occupations.

**ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC** (i.e. no Group D midrise of combustible construction permitted)

- **[3.2.2.58.(1)(c)]** – height of not more than 18 m measured between the floor of the first storey and the uppermost floor level that does not serve a rooftop enclosure for elevator machinery, a stairway or a service room used only for service to the building. (Note: Limit of total physical building height to peak of roof of 25 m, if roof want assembly to be combustible construction – see row “Parts of building required to be of noncombustible Construction” above.)

- **[3.2.2.58.(1)(d)]** – height of not more than 18 m, measured between the floor level of the first storey and the floor level of the uppermost storey or mezzanine that is not a rooftop enclosure provided for elevator machinery, a stairway or a service room used for no purpose other than for service to the building.

- **[3.2.2.58.(1)(e)]** – there is not more than 18 m between grade and the level of the highest floor.

**ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2015 NBC**

- **[3.2.2.58.(3)]** – at least 10% of perimeter to be within 15 m of roast or streets to be considered “facing one street” (for firefighting access)

- **[3.2.2.58.(3)]** – is considered to face 1 street provided not less than 25% of the building perimeter is located within 15 m of the street.

- **[3.2.2.10.(3)]** – No part of the access route described in Sentence 3.2.2.10.(3) may be located more than 20 m above the level of the highest floor.

- **[3.2.2.23.(1)&[3.2.2.24.(1)]** – exception cross-referenced to 3.2.2.7.(3) for F-3

- **[3.2.2.62.(1)]** – exception cross-referenced to 3.2.2.7.(3) for E combustible re-construction as per 3.2.2.50. and 3.2.2.58.

- **[3.2.2.50.(3)]** – no part of the required access route shall be more than 20 m below the floor level of the uppermost storey or mezzanine that is not a rooftop enclosure provided for elevator machinery, a stairway or a service room used for no purpose other than for service to the building.

- **[3.2.2.50.(3)]** – a major occupancy classified as Group A, Division 1 or 3, Group B, an ambulatory clinic occupancy described in Article 3.1.2.7. or Group F, Division 1 or 2, occupancy, (b) a major occupancy classified as Group A, Division 2 or Group E located above the second storey, or (c) except as permitted by Sentence (6), a Group F, Division 3 major occupancy.

- **[3.2.2.50.(3)]** – a building containing to a storage garage which may be located below the fourth storey. (See Appendix A-3.1.3.2.4(3)), (See also Sentence 4.4.2.1.1)

- **[3.2.2.50.(3)]** – building to a storage garage below the third storey permitted.

- **[3.2.2.50.(3)]** – a building in which one major occupancy is located entirely above another major occupancy, the requirements of this Subsection for the most restricted major occupancy shall apply to the whole building.

- **[3.2.2.50.(3)]** – exception cross-referenced to 3.2.2.7.(1) for E combustible re-construction as per 3.2.2.50. and 3.2.2.58.

- **[3.2.2.50.(3)]** – a building in which one major occupancy is located in the same floor level occupied by more than one major occupancy, the requirements of this Subsection for each portion of the building containing a major occupancy shall apply to that portion as if the entire building was of that major occupancy.

- **[3.2.2.50.(3)]** – shall not be used for one of the following occupancies:

  - (a) a major occupancy classified as Group A, Division 1 or 3, Group B, an ambulatory clinic occupancy described in Article 3.1.2.7. or Group F, Division 1 or 2, occupancy,
  - (b) a major occupancy classified as Group A, Division 2 or Group E located above the second storey,
  - (c) a major occupancy classified as Group F, Division 3, with the exception of a storage garage which may be located below the fourth storey.

- **[3.2.2.50.(3)]** – A building conforming to Sentence 3.2.2.57. containing superimposed major occupancies shall be built in accordance with the type of construction and dimensions described in this sentence.

- **[3.2.2.50.(3)]** – A building conforming to Sentence 3.2.2.57. containing superimposed major occupancies shall be built in accordance with the type of construction and dimensions described in this sentence.

- **[3.2.2.50.(3)]** – a building in which one major occupancy is located entirely above another major occupancy, the requirements of this Subsection for the most restricted major occupancy shall apply to the whole building.

- **[3.2.2.50.(3)]** – exception cross-referenced to 3.2.2.7.(1) for F-3 in combustible construction and as per 3.2.2.50.(3) and 3.2.2.57.(3)

- **[3.2.2.50.(3)]** – exception cross-referenced to 3.2.2.7.(3) for F-3 in combustible construction as per 3.2.2.50.(3) and 3.2.2.57.(3)

**ALL REQUIREMENTS IN 2015 NBC ARE AS REQUIRED IN 2015 NBC**

- **[3.2.2.50.(3)]** – a building in which one major occupancy is located entirely above another major occupancy, the requirements of this Subsection for the most restricted major occupancy shall apply to the whole building.

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- **[3.2.2.50.(3)]** – a building in which one major occupancy is located entirely above another major occupancy, the requirements of this Subsection for the most restricted major occupancy shall apply to the whole building.
## Building Codes—Part 3—Fire Protection, Occupant Safety and Accessibility (continued)

### Group D, Business and Personal Services Occupancy

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<tbody>
<tr>
<td><strong>Firewall-related Requirements</strong></td>
<td><strong>Regular NBC requirements</strong></td>
<td><strong>Regular NBC requirements</strong></td>
<td><strong>ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC</strong> (i.e. no Group D midrise of combustible construction permitted)</td>
<td><strong>General spatial separation requirements (3.2.3.) apply:</strong></td>
<td><strong>ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC</strong> (i.e. no Group D midrise of combustible construction permitted)</td>
<td><strong>General spatial separation requirements (3.2.3.) apply:</strong></td>
<td><strong>ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC</strong> (i.e. no Group D midrise of combustible construction permitted)</td>
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<tr>
<td><strong>Exterior Cladding</strong></td>
<td>Regular requirements of NBC for all combustible construction, and general spatial separation requirements (3.2.3.)</td>
<td>General spatial separation requirements (3.2.3.) apply;</td>
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<td>[3.1.4.8.(4)] Not less than 90% of the exterior cladding on each exterior wall of buildings conforming to Article 3.2.2.50. or 3.2.2.58. shall consist of</td>
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<td>a) non-combustible cladding, or</td>
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<td>b) a wall assembly that satisfies the criteria of Clause 3.1.5.5.(1)(b).</td>
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<td><strong>Fire Blocking</strong></td>
<td>Regular NBC requirements</td>
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<td><strong>ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC</strong> (i.e. no Group D midrise of combustible construction permitted)</td>
<td><strong>[3.1.10.2.(4)(e)]</strong> - can only use non-concrete/non-masonry noncombustible construction for 2-h firewalls if buildings on both sides are sprinklered, and neither building is a high building.</td>
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<td><strong>ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC</strong> (i.e. no Group D midrise of combustible construction permitted)</td>
<td><strong>[3.2.7.8.(3)(b)(iii)]</strong> – 1 hour</td>
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<td><strong>Fireplace Requirements</strong></td>
<td>Regular requirements of NBC – ¼ hour</td>
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<td><strong>[3.2.7.4.(2)(b)(iii)]</strong> – 1 hour</td>
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<td><strong>Emergency Power for Fire Alarm Systems</strong></td>
<td>Regular requirements of NBC – ¼ hour</td>
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<td><strong>[3.2.7.3.(3)(b)(iii)]</strong> – 1 hour</td>
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<td><strong>ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC</strong> (i.e. no Group D midrise of combustible construction permitted)</td>
<td><strong>[3.1.11.5.(3)]</strong> - Except as provided by Sentence (4), a horizontal concealed space within a floor assembly or roof assembly of combustible construction shall be separated by construction conforming to Article 3.1.11.7. into compartments that are, (a) not more than 600 m² in area with no dimension more than 60 m, if the exposed construction materials within the space have a flame-spread rating not more than 25, and (b) not more than 300 m² in area with no dimension more than 20 m, if the exposed construction materials within the space have a flame-spread rating more than 25. (Note that these values are applicable where the space is sprinklered or not as per NFPA 13 or 1.8R, and are the values usually applicable only to unsprinklered concealed spaces.)</td>
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<td><strong>[3.1.11.5.(3)]</strong> - Except as provided by Sentence (4), a horizontal concealed space within a floor assembly or roof assembly of combustible construction shall be fire blocked into compartments not more than, (a) 600 m² in area with no dimension more than 60 m, if the exposed construction materials within the space have a flame-spread rating not more than 25, and (b) 300 m² in area with no dimension more than 20 m, if the exposed construction materials within the space have a flame-spread rating more than 25. (Note that these values are applicable where the space is sprinklered or not as per NFPA 13 or 1.8R, and are the values usually applicable only to unsprinklered concealed spaces.)</td>
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<td><strong>[3.1.11.5.(3)]</strong> - Except as provided by Sentence (4), a horizontal concealed space within a floor assembly or roof assembly of combustible construction shall be fire blocked into compartments not more than, (a) entirely filled with noncombustible insulation, or (b) sprinklered according to NFPA 13 requirements. (Reference to the 50 mm air gap between the top of the insulation and the underside of the floor or roof deck is made in A-3.1.11.5.(3))</td>
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<td><strong>[3.1.11.5.(3)]</strong> - Horizontal concealed spaces within a floor assembly or roof assembly of a building conforming to Sentence 3.2.2.57.(3) shall be: (a) entirely filled with noncombustible insulation, or (b) sprinklered according to NFPA 13 requirements. (Reference to the 50 mm air gap between the top of the insulation and the underside of the floor or roof deck is made in A-3.1.11.5.(3))</td>
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**Notes:**
- **BCBC 2009/2012** are as required in 2010 NBC, except as permitted any cladding that passes 3.1.5.5. requirements when tested with the wall assembly to CAN/ULC-S134 when permitted to do so by 3.2.3.7.(6).
- **[3.2.7.10.(1)(d)]** – In a building conforming to Sentence 3.2.2.57.(3), power cables for fire alarm systems and for emergency lighting must be conformed to the requirements of Sentences 3.2.7.10. (2) to (8).
- **[3.2.7.4.(1)(b)(iii)]** – 1 hour
- **[3.2.7.10.(1)(d)]** – In a building conforming to Sentence 3.2.2.57.(3), power cables for fire alarm systems and for emergency lighting must be conformed to the requirements of Sentences 3.2.7.10. (2) to (8).
- **[3.2.7.8.(3)(b)(iii)]** – 1 hour
- **[3.2.7.10.(1)(d)]** – In a building conforming to Sentence 3.2.2.57.(3), power cables for fire alarm systems and for emergency lighting must be conformed to the requirements of Sentences 3.2.7.10. (2) to (8).
- **[3.2.7.10.(1)(d)]** – In a building conforming to Sentence 3.2.2.57.(3), power cables for fire alarm systems and for emergency lighting must be conformed to the requirements of Sentences 3.2.7.10. (2) to (8).
<table>
<thead>
<tr>
<th>Building Codes – Part 3 – Fire Protection, Occupant Safety and Accessibility (continued)</th>
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<tbody>
<tr>
<td><strong>Roof Covering</strong></td>
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<td><strong>Roof Access</strong></td>
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<td><strong>Combustible Piping Restrictions and Permissions</strong></td>
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<td><strong>Ducts, Wires, Cables and Raceways - Restrictions</strong></td>
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</table>
| | | **[3.2.7.10.(1)(d)]** - In a building conforming to Sentence 3.2.2.57.(3), power cables for fire alarm systems and for fire protection are required.

**Group D, Business and Personal Services Occupancy**
### Group D, Business and Personal Services Occupancy

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<td>BUILDING CODES – PART 4 – STRUCTURAL DESIGN</td>
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<tr>
<td>Seismic Requirements: Restriction on Irregularities</td>
<td>N/A</td>
<td>ALL REQUIREMENTS IN 2010 NBC (i.e. no Group D midrise of combustible construction permitted)</td>
<td>ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC</td>
<td>ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC</td>
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<tr>
<td>Seismic Requirements: Seismic Design Force Level for Using Equivalent Static Force Procedure</td>
<td>N/A</td>
<td>ALL REQUIREMENTS IN 2010 NBC (i.e. no Group D midrise of combustible construction permitted)</td>
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<tr>
<td>Seismic Requirements: Seismic Design Force Level for Using Dynamic Procedures</td>
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<td>ALL REQUIREMENTS IN 2010 NBC (i.e. no Group D midrise of combustible construction permitted)</td>
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- **4.1.8.10.(4)** – For buildings constructed with more than 4 storeys of continuous wood construction and where \( \text{IF}, \text{SF}, (0.2) \) is equal to or greater than 0.35, timber SFRS of shear walls with wood-based panels or braced or moment-resisting frames as defined in Table 4.1.8.9. within the continuous wood construction shall not have Type 4 or 5 irregularities as described in Table 4.1.8.6.

- **4.1.8.10.(4)** – For buildings constructed with more than 4 storeys of continuous wood construction and where \( \text{IF}, \text{SF}, (0.2) \) is equal to or greater than 0.35, timber SFRS of shear walls with wood-based panels, braced frames or moment-resisting frames as defined in Table 4.1.8.9. within the continuous wood construction shall not have irregularities of Type 4 or 5 as described in Table 4.1.8.6.

- **4.1.8.10.(4)** – Buildings with more than 4 storeys of continuous wood construction and having a timber SFRS of shear walls with wood-based panels or braced or moment-resisting frames as defined in Table 4.1.8.9., shall have the base shear, \( V_{d} \), determined in accordance with Sentence (2) of Article 4.1.8.11.

- **4.1.8.10.(12)** – Buildings constructed with more than 4 storeys of continuous wood construction and having a timber SFRS of shear walls with wood-based panels, braced frames or moment-resisting frames as defined in Table 4.1.8.9., shall have the base shear, \( V_{d} \), as determined in accordance with Sentence (7) and 100% of the lateral earthquake design force, \( V_{e} \), as determined in Article 4.1.8.11.
### Group D, Business and Personal Services Occupancy

|---------------------------------|-----------------------------------|---------|----------------|---------|---------|---------|------------------|
| **Sealing and Drainage**        | Regular NBC requirements          | New Appendix Note: [A.5.6.2.1.] As a consequence of increased building height, wood construction buildings exceeding 4 storeys may experience increased loadings on environmental separators and may require different design considerations than common approaches used by industry for buildings of 4 storeys or less. These considerations include but are not limited to, the following:  
- air barrier assemblies,  
- fenestration selection,  
- protection from precipitation,  
- differential movement due to wood shrinkage,  
- roofing selection and design, and  
- risk of deterioration due to longer exposure of materials to the elements during construction.
| Information on environmental separators and the loading they experience as well as recommendations on dealing with differential movement may be found in a number of publications including, but not limited to:  
- Section 5.4 of "APEGBC Technical & Practice Bulletin 5 and 6 Storey Wood Frame Residential Building Projects (Mid-Rise)," APEGBC, and Government of British Columbia,  
- "Building Enclosure Design Guide: Wood-Frame Multi-Unit Residential Buildings," Homeowner Protection Office Branch of BC Housing,  
- "Moisture and Wood-Frame Buildings", Canadian Wood Council, and  
| ALL REQUIREMENTS IN BCBC 2009/2012 ARE AS REQUIRED IN 2010 NBC (i.e. no Group D midrise of combustible construction permitted) | Regular OBC requirements; unknown whether an Appendix Note has been implemented, since currently-accessible document (i.e. legislation) does not include Appendix information; however, it is likely that a similar Appendix Note as will be in the 2015 NBC has been added. | Regular QCC requirements  
New Appendix Note: [A.5.6.2.1.] As a consequence of increased building height, wood construction buildings exceeding 4 storeys may experience increased loadings on environmental separators and may require different design considerations than common approaches used by industry for buildings of 4 storeys or less. These considerations include but are not limited to, the following:  
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| ALL REQUIREMENTS ARE AS REQUIRED IN 2015 NBC | ALL REQUIREMENTS ARE AS REQUIRED IN 2015 NBC | ALL REQUIREMENTS ARE AS REQUIRED IN 2015 NBC |  

*Published January 1, 2016. Typically, the Provinces of Saskatchewan, Manitoba, Nova Scotia, New Brunswick and Newfoundland & Labrador eventually adopt new editions NBC without substantial changes, as do the 3 Territorial governments; however, all provincial and territorial governments have the authority to adopt any revisions they believe appropriate.*

*Effective January 1, 2015.*

*Effective June 15, 2015.*

*Effective May 1, 2015.*

*Effective in early 2016. As far as is known, six-storey wood frame structures are to be accepted in the city of Saskatoon through the building standards alternative solution process based on the 2015 NBC.*
### Group D, Business and Personal Services Occupancy

<table>
<thead>
<tr>
<th>MIDRISE COMBUSTIBLE CONSTRUCTION PROVISIONS</th>
<th>2010 NFC (no combustible midrise)</th>
<th>2015 NFC</th>
<th>BCFC 2012</th>
<th>OFC 2015</th>
<th>Quebec</th>
<th>2015 AFC</th>
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<tbody>
<tr>
<td>Site Identification</td>
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<td>Division B of the Code 3.2.2.50. and 3.2.2.58. of Division B of the Code.</td>
<td>5.6.3.1.</td>
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<td>Firefighting</td>
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<td>Site Security (See also Article 8.2.1.3. of Division B of the Code.)</td>
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<tr>
<td>New Construction/Municipal Affairs and Housing Construction Site Fire Safety Guide is recommended</td>
<td>5.6.3.1.</td>
<td>[A-5.6.3.1.]</td>
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**Published January 1, 2016.**

**Effective May 1, 2015.**