

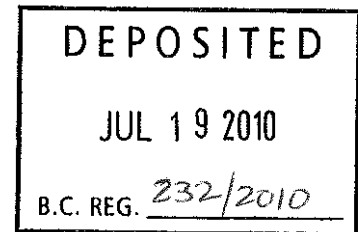
REGULATION OF THE MINISTER OF
HOUSING AND SOCIAL DEVELOPMENT

Local Government Act


Ministerial Order No. M 214

I, Rich Coleman, Minister of Housing and Social Development, order that

- (a) effective September 1, 2010, B.C. Reg. 216/2006, the British Columbia Building Code Regulation, is amended as set out in the attached Schedule, and
- (b) an applicant for a building permit referred to in Part 21 of the *Local Government Act* or Part 2 of the *Community Charter* is exempt from the amendments set out in the attached Schedule in respect of a building permit application submitted before September 1, 2010.



July 15/10
Date


Minister of Housing and Social Development

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section:- Local Government Act, R.S.B.C. 1996, c. 323, section 692

Other (specify):- M166/2006

June 30, 2010

R 621/2010/33

SCHEDULE

- 1** *Sentence 1.4.1.2 (1) in Part 1 of Division A of the British Columbia Building Code Regulation, B.C. Reg. 216/2006, is amended by adding the following definition:*

Registered professional of record means a registered professional retained to undertake design work and *field review* in accordance with Subsection 2.2.7 of Division C.

- 2** *Article 2.2.7.1 in Part 2 of Division C is repealed and the following substituted:*

2.2.7.1 Application

- 1) The requirements of this Subsection apply to
- (a) *buildings* within the scope of Part 3 of Division B,
 - (b) *buildings* within the scope of Part 9 of Division B that are designed with common egress systems for the occupants and require the use of *firewalls* according to Article 1.3.3.4 of Division A, or
 - (c) the following, in respect of *buildings* within the scope of Part 9 of Division B other than *buildings* described in Clause (b),
 - (i) structural components that are not within the scope of Part 9 of Division B (See Appendix A.),
 - (ii) geotechnical conditions at *building* sites that are not within the scope of Part 9 of Division B,
 - (iii) sprinkler systems designed to NFPA 13, "Installation of Sprinkler Systems", or
 - (iv) standpipe and hose systems designed to NFPA 14, "Installation of Standpipe and Hose Systems".

- 3** *Sentence 2.2.7.2. (1) in Part 2 of Division C is amended*

- (a) *by striking out* "Before an *owner* obtains a *building* permit from an *authority having jurisdiction*," *and substituting* "Before the construction of or the *alteration* to a *building*,"
- (b) *in clause (a) by striking out* "registered professionals" *and substituting* "registered professionals of record", *and*
- (c) *by repealing clause (b) and substituting the following:*
 - (b) if a *building* permit is required, deliver to the *authority having jurisdiction* letters in the forms set out in Schedules A and B (See the end of Division C.) (See Appendix A.)

- 4** *Sentence 2.2.7.2. (2) in Part 2 of Division C is repealed and the following substituted:*

- (2) If an occupancy permit or final inspection from an *authority having jurisdiction* is required and before an *owner* occupies or receives permission to occupy the *building*, the *owner* or *coordinating registered professional* shall deliver to that authority letters in the forms set out in Schedules C-A and C-B. (See Appendix A.)

SCHEDULE

- 1 *Sentence 1.4.1.2 (1) in Part 1 of Division A of the British Columbia Building Code Regulation, B.C. Reg. 216/2006, is amended by adding the following definition:*

Registered professional of record means a registered professional retained to undertake design work and *field review* in accordance with Subsection 2.2.7 of Division C.

- 2 *Article 2.2.7.1 in Part 2 of Division C is repealed and the following substituted:*

2.2.7.1 Application

- 1) The requirements of this Subsection apply to
- (a) *buildings* within the scope of Part 3 of Division B,
 - (b) *buildings* within the scope of Part 9 of Division B that are designed with common egress systems for the occupants and require the use of *firewalls* according to Article 1.3.3.4 of Division A, or
 - (c) the following in respect of *buildings* within the scope of Part 9 of Division B other than *buildings* described in Clause (b):
 - (i) structural components that are not within the scope of Part 9 of Division B (See Appendix A.),
 - (ii) geotechnical conditions at a *building* site that are not within the scope of Part 9 of Division B,
 - (iii) sprinkler systems designed to NFPA 13, "Installation of Sprinkler Systems", or
 - (iv) standpipe and hose systems designed to NFPA 14, "Installation of Standpipe and Hose Systems".

- 3 *Sentence 2.2.7.2. (1) in Part 2 of Division C is amended*

- (a) *by striking out* "Before an *owner* obtains a *building* permit from an *authority having jurisdiction,*" *and substituting* "Before the construction of or the *alteration* to a *building,*",
- (b) *in clause (a) by striking out* "registered professionals" *and substituting* "registered professionals of record", *and*
- (c) *by repealing clause (b) and substituting the following:*
 - (b) if a *building* permit is required, deliver to the *authority having jurisdiction* letters in the forms set out in Schedules A and B (See the end of Division C.) (See Appendix A.)

- 4 *Sentence 2.2.7.2. (2) in Part 2 of Division C is repealed and the following substituted:*

- (2) If an occupancy permit or final inspection from an *authority having jurisdiction* is required and before an *owner* occupies or receives permission to occupy the *building*, the *owner* or *coordinating registered professional* shall deliver to that authority letters in the forms set out in Schedules C-A and C-B. (See Appendix A.)

- 5 *Sentence 2.2.7.3. (1) in Part 2 of Division C is amended*
- (a) *by striking out “registered professional” and substituting “registered professional of record”, and*
 - (b) *by striking out “this Section” and substituting “this Subsection”.*
- 6 *Sentence 2.2.7.3. (2) in Part 2 of Division C is amended by striking out “registered professional” and substituting “registered professional of record”.*
- 7 *Sentence 2.2.7.3. (3) in Part 2 of Division C is amended*
- (a) *by striking out “A registered professional” and substituting “A registered professional of record”,*
 - (b) *in clause (b) by striking out “registered professional” and substituting “registered professional of record”,*
 - (c) *by repealing subclause (b) (i) and substituting the following:*
 - (i) *the plans and supporting documents prepared by the registered professional of record, and, and*
 - (d) *by repealing clause (c).*
- 8 *Sentences 2.2.7.4. (2), 2.2.7.4 (3) and 2.2.7.4 (4) in Part 2 of Division C are amended by striking out “registered professional” wherever it appears and substituting “registered professional of record”.*
- 9 *Sentence 2.2.7.4. (5) in Part 2 of Division C is amended*
- (a) *by striking out “registered professional” in both places and substituting “registered professional of record”, and*
 - (b) *in clause (b) by striking out “Schedule A, B-1, B-2, C-A and C-B” and substituting “Schedule A, B, C-A and C-B”.*
- 10 *Schedules A, B-1, B-2 and C-B in Part 2 of Division C are repealed and the attached schedules substituted.*

SCHEDULE A

Forming Part of Sentence 2.2.7.2.(1), Div. C of the
British Columbia Building Code

Building Permit No. _____
(for authority having jurisdiction's use)

CONFIRMATION OF COMMITMENT BY OWNER AND COORDINATING REGISTERED PROFESSIONAL

- Notes:
- (i) This letter must be submitted before issuance of a *building permit*.
 - (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
 - (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

Re: Design and *Field Review* of Construction
by a *Coordinating Registered Professional*

To: The *authority having jurisdiction*

Name of Jurisdiction (Print)

Re: _____
Name of Project (Print)

Address of Project (Print)

(Professional's Seal and Signature)

Date

The undersigned has retained _____ as a *coordinating registered professional* to coordinate the design work and *field reviews* of the *registered professionals of record* required¹ for this project. The *coordinating registered professional* shall coordinate the design work and *field reviews* of the *registered professionals of record* required for the project in order to ascertain that the design will substantially comply with the B.C. Building Code and other applicable enactments respecting safety and that the construction of the project will substantially comply with the B.C. Building Code and other applicable enactments respecting safety, not including the construction safety aspects.

"*field reviews*" are defined in the British Columbia Building Code to mean those reviews of the work

- (a) at a project site of a development to which a *building permit* relates, and
- (b) where applicable, at fabrication locations where *building* components are fabricated for use at the project site

that a *registered professional of record* in his or her professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by the *registered professional of record* for which the *building permit* is issued.

The owner and the *coordinating registered professional* have read Subsection 2.2.7, Division C of the British Columbia Building Code. The owner and the *coordinating registered professional* each acknowledge their responsibility to notify the addressee of this letter of the date the *coordinating registered professional* ceases to be retained by the owner before the date the *coordinating registered professional* ceases to be retained or, if that is not possible, then as soon as possible. The *coordinating registered professional* acknowledges the responsibility to notify the addressee of this letter of the date a *registered professional of record* ceases to be retained before the date the *registered professional of record* ceases to be retained or, if that is not possible, then as soon as possible.

¹It is the responsibility of the *coordinating registered professional* to ascertain which *registered professionals of record* are required, and to initial each Schedule B.

Schedule A – Continued

Building Permit No.
(for authority having jurisdiction's use)

Project Address

The owner and the coordinating registered professional understand that where the coordinating registered professional or a registered professional of record ceases to be retained at any time during construction, work on the above project will cease until such time as

- (a) a new coordinating registered professional or registered professional of record, as the case may be, is retained, and
- (b) a new letter in the form set out in Schedule A or in the form set out in Schedules B, as the case may be, is filed with the authority having jurisdiction.

The undersigned coordinating registered professional certifies that he or she is a registered professional as defined in the British Columbia Building Code, and agrees to coordinate the design work and field reviews of the registered professionals of record required for the project as outlined in the attached Schedules B including coordination and integration of functional testing of fire protection and life safety systems. (See A-2.2.7.3 in Appendix A.)

Coordinating Registered Professional

Owner

Coordinating Registered Professional's Name (Print)

Owner's Name (Print)

Address (Print)

Address (Print)

Phone No.

Name of Agent or Signing Officer if applicable (Print)

Date



Owner's or Owner's appointed agent's Signature. (If owner is a corporation the signature of a signing officer must be given here. If the signature is that of the agent, a copy of the document that appoints the agent must be attached.)

Date

(If the Coordinating Registered Professional is a member of a firm, complete the following.)

I am a member of the firm _____
and I sign this letter on behalf of the firm. (Print name of firm)

This letter must be signed by the owner or the owner's appointed agent and by the coordinating registered professional. An agent's letter of appointment must be attached. If the owner is a corporation, the letter must be signed by a signing officer of the corporation and the signing officer must set forth his or her position in the corporation.

The British Columbia Building Code defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

SCHEDULE B

Ferring Part of Subsection 2.2.7, Div. C of the
British Columbia Building Code

Building Permit No. _____
(for authority having jurisdiction's use)

**ASSURANCE OF PROFESSIONAL DESIGN AND
COMMITMENT FOR FIELD REVIEW**

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
- (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The authority having jurisdiction

Name of Jurisdiction (Print)

Re: _____
Name of Project (Print)

Address of Project (Print)

The undersigned hereby gives assurance that the design of the
(initial those of the items listed below that apply to this *registered professional of record*. All the disciplines will not necessarily be employed on every project.)

- _____ ARCHITECTURAL
- _____ STRUCTURAL
- _____ MECHANICAL
- _____ PLUMBING
- _____ FIRE SUPPRESSION SYSTEMS
- _____ ELECTRICAL
- _____ GEOTECHNICAL — temporary
- _____ GEOTECHNICAL — permanent

(Professional's Seal and Signature)

Date

components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building* permit as outlined below substantially comply with the B.C. Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

Schedule B - Continued

Building Permit No.
(for authority having jurisdiction's use)

Project Address

Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a *registered professional* as defined in the British Columbia Building Code.

Registered Professional of Record's Name (Print)

Address (Print)

Phone No.

(Professional's Seal and Signature)

Date

(If the *Registered Professional of Record* is a member of a firm, complete the following.)

I am a member of the firm _____
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

Building Permit No.
(for authority having jurisdiction's use)

Project Address

Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 Fire resisting assemblies
- 1.2 Fire separations and their continuity
- 1.3 Closures, including tightness and operation
- 1.4 Egress systems, including access to exit within suites and floor areas
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for persons with disabilities
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building envelope, Part 10/ASHRAE requirements

Professional's Seal and Signature

Date

STRUCTURAL

- 2.1 Structural capacity of structural components of the building, including anchorage and seismic restraint
- 2.2 Structural aspects of deep foundations
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction

MECHANICAL

- 3.1 HVAC systems and devices, including high building requirements where applicable
- 3.2 Fire dampers at required fire separations
- 3.3 Continuity of fire separations at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings
- 3.8 Mechanical systems, Part 10/ASHRAE requirements

CRP's Initials

Building Permit No.
(for authority having jurisdiction's use)

Project Address

Discipline

PLUMBING

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing systems, Part 10 requirements

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical systems, Part 10/ASHRAE requirements

GEOTECHNICAL — Temporary

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning

(Professional's Seal and Signature)

Date

CRP's Initials

SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the
British Columbia Building Code

Building Permit No. _____
(for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

- Notes:
- (i) This letter must be submitted after completion of the project but prior to final inspection by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional of record*.
 - (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
 - (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

Name of Jurisdiction (Print)

Re: _____

Discipline (e.g. Architectural, etc.) (Print)

Name of Project (Print)

Address of Project (Print)

(Each *registered professional of record* shall complete the following:)

Name (Print)

(Professional's Seal and Signature)

Address (Print)

Date

Phone No.

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW", and
- (b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with
 - (i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
 - (ii) the plans and supporting documents submitted in support of the application for the *building permit*,
- (c) I am a *registered professional of record* as defined in the British Columbia Building Code.

(If the *registered professional of record* is a member of a firm, complete the following:)

I am a member of the firm _____

and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials