

**BUILDING CODE CLASSIFICATION**

**CODE REVIEW**

**Proposed Building - MBC Part 9:**

- Major occupancy classification [9.10.2]: Group F Division 3 – Low Hazard Industrial (storage, workshop)
- Proposed building area: 81 m<sup>2</sup>
- Proposed building height: 1 storey
- Fire department access [9.10.20.3]: Yes (Access route located off Keenleyside Street)
- Building is sprinklered: No
- Fire resistance ratings of structural members and assemblies [9.10.8.1]:
  - Group F Division 3 – Up to 2 Storeys
  - Floors (except floors over crawspaces): 45 min
  - Mezzanine floors: No rating
  - Roofs: No rating

**Existing Building - MBC Part 3:**

- Major Occupancy Classification [3.1.2]: Group A Division 2 – Assembly Occupancy (gymnasia, community hall)
  - Proposed building area: 1,025 m<sup>2</sup>
  - Proposed building height: 1 storey
  - Facing number of streets [3.2.2.10 and 3.2.5.5]: 1 (Access route located off Keenleyside Street)
  - Building is sprinklered: No
  - High Building: No
  - Design occupant loads [3.1.17.1]: 300 persons (posted max. occupancy)

**Spatial Separation:**

**- South Wall [9.10.14]:**

- Limiting Distance (LD) = 8.0 m (see diagram)
- Exposing Building Face (EBF) = 50 m<sup>2</sup> (Allowable) > 49.2 m<sup>2</sup> (Actual)
- Unprotected Openings (UO) = 57% (Allowable) > Unprotected Openings = 49.1% (Actual)
- FRR = 45 min
- Construction: Combustible or non-combustible
- Cladding: Non-combustible
- Ratio W/H = >2:1; 102 m<sup>2</sup> (Maximum) > 49.2 m<sup>2</sup> (Actual)

**- North Wall of Existing Building facing South Wall [3.2.3.1.B]:**

- Limiting Distance (LD) = 1.2 m (see diagram)
- Exposing Building Face (EBF) = 100 m<sup>2</sup> (Allowable) > 92.6 m<sup>2</sup> (Actual)
- Unprotected Openings (UO) = 7% (Allowable) > Unprotected Openings = 6.1% (Actual)
- FRR = 45 min
- Construction: Combustible or non-combustible
- Cladding: Non-combustible
- Ratio W/H = Less than 3:1

**- East Wall of Existing Building facing South Wall [3.2.3.1.B]:**

- Limiting Distance (LD) = 6.0 m (see diagram)
- Exposing Building Face (EBF) = 80 m<sup>2</sup> (Allowable) > 85.9 m<sup>2</sup> (Actual)
- Unprotected Openings (UO) = 18% (Allowable) > Unprotected Openings = 14.4% (Actual)
- FRR = 45 min
- Construction: Combustible or non-combustible
- Cladding: Non-combustible
- Ratio W/H = Less than 3:1

**- North Wall [9.10.14]:**

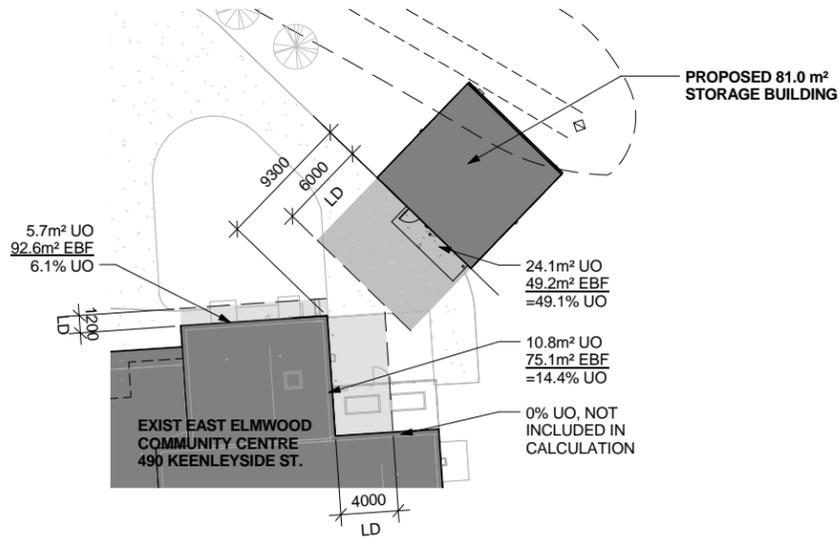
- Limiting Distance (LD) = 59.0 m (to northeast/nearest property line)
- Exposing Building Face (EBF) = 34.8 m<sup>2</sup> (Actual)
- Unprotected Openings (UO) = 100% (Allowable) > Unprotected Openings (Actual) = 0%
- FRR = 45 min
- Construction: Combustible or non-combustible
- Cladding: Non-combustible
- Ratio W/H = >3:1; 129 m<sup>2</sup> (Maximum) > 34.8m<sup>2</sup> (Actual)

**- East Wall [9.10.14]:**

- Limiting Distance (LD) = 36.4 m (to east/nearest property line)
- Exposing Building Face (EBF) = 42.0 m<sup>2</sup> (Actual)
- Unprotected Openings (UO) = 100% (Allowable) > Unprotected Openings (Actual) = 18.1%
- FRR = 45 min
- Construction: Combustible or non-combustible
- Cladding: Non-combustible
- Ratio W/H = >2:1; 102 m<sup>2</sup> (Maximum) > 42.0 m<sup>2</sup> (Actual)

**- West Wall [9.10.14]:**

- Limiting Distance (LD) = 89.6 m (to west/nearest property line)
- Exposing Building Face (EBF) = 42.0 m<sup>2</sup> (Actual)
- Unprotected Openings (UO) = 100% (Allowable) > Unprotected Openings (Actual) = 18.1%
- FRR = 45 min
- Construction: Combustible or non-combustible
- Cladding: Non-combustible
- Ratio W/H = >2:1; 102 m<sup>2</sup> (Maximum) > 42.0 m<sup>2</sup> (Actual)



**1 SPATIAL SEPARATION DIAGRAM**  
1 : 500

