

	Name of Project: 1450 Elford Location: Victoria , BC					2022-07-28
Item	BCBC 2018					Part 3 BCBC Reference
1	Project Description: - <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Renovation Review of new use in an existing 2 storey bulding					
2	Major Occupancy(s): Group A - Divition 2 & Group C					3.1.2.1 (1)
3	Building Area: 136 sq.m.					1.4.1.2 (A)
4	Bldg Floor Area: 267 sq.m. U/G Parking Area 0 sq.m					1.4.1.2 (A)
5	Number of Storeys: 2					1.4.1.2[A]; 3.2.1.1
6	Height of Building (m): 7m (Average Grade to top of Roof level)					-
7	Number of Streets/Access Routes: 1					3.2.2.10; 3.2.5.4
8	Building Size, Construction, Occupancy: Group C, up to <3> Storey, Sprinklered or Unsprinkalered					3.2.2.53 & 5.2.2.25
9	Sprinkler System Proposed: <input type="checkbox"/> Entire Building <input checked="" type="checkbox"/> No					3.2.2.53
10	Standpipe Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					3.2.5.8
11	Fire Alarm Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					3.2.4
12	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes (assumed) <input type="checkbox"/> No					3.2.5.7
13	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					3.2.6
14	Permitted Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both Actual Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both Exterior Wall Cladding: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both					3.2.2.53 & 5.2.2.25
15	Mezzanine(s) Area: N.A.					3.2.1.1
16	Occupant Load Based On: <input checked="" type="checkbox"/> m²/person <input type="checkbox"/> Sleeping Rooms Total Occupant Load Group C (9.3 sq.m/person) 267 sq.m 28.7= persons Total Occupant Load Group A - Divition 2 (4.6 sq.m/person) 267 sq.m 58.0= x persons					3.1.17
17	Barrier-Free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					3.8
18	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No N.A.					3.3.1.2
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	3.2.2.53	3.2.2.25	Listed Design No. or Description	3.2.2.53 & 5.2.2.25
		Roof	45 min	N/A	See Assemblies (TBD)	
		Floors	45 min	45 min		
		FRR of Supporting	45 min	45 min		
		Floor over Crawl	N/A	N/A		

Code notes:

Occupancy Of The Building Is

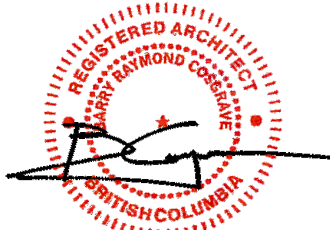
During the day  
Group A, Division 2 - Schools and colleges, nonresidential

During the night  
Group C - Dormitories (Residential Occupancies)

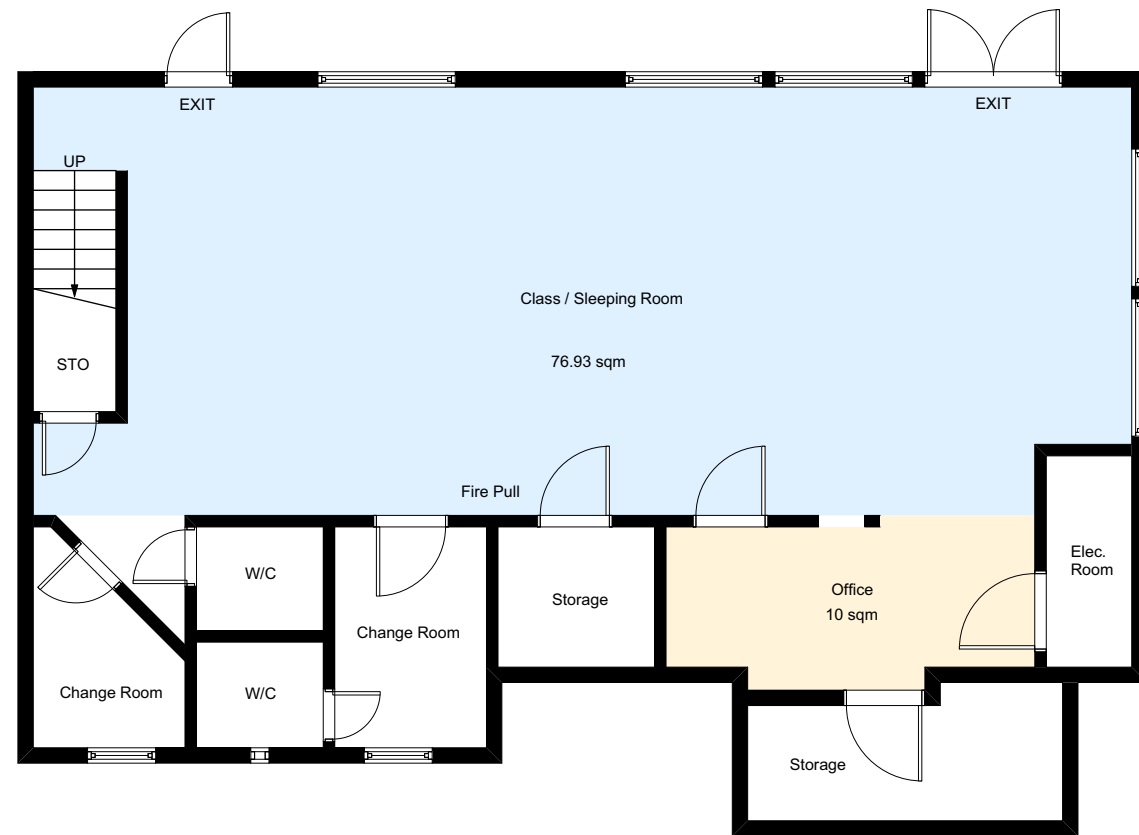
The building size, construction type, and Fire Resistance Rateing of the existing building meet the major occupancies of Group A2 and C.

There is an existing Fire Alarm System and smoke detectors linked to alarms.

The Fire Alarm System and smoke detectors are monitored by Telus.

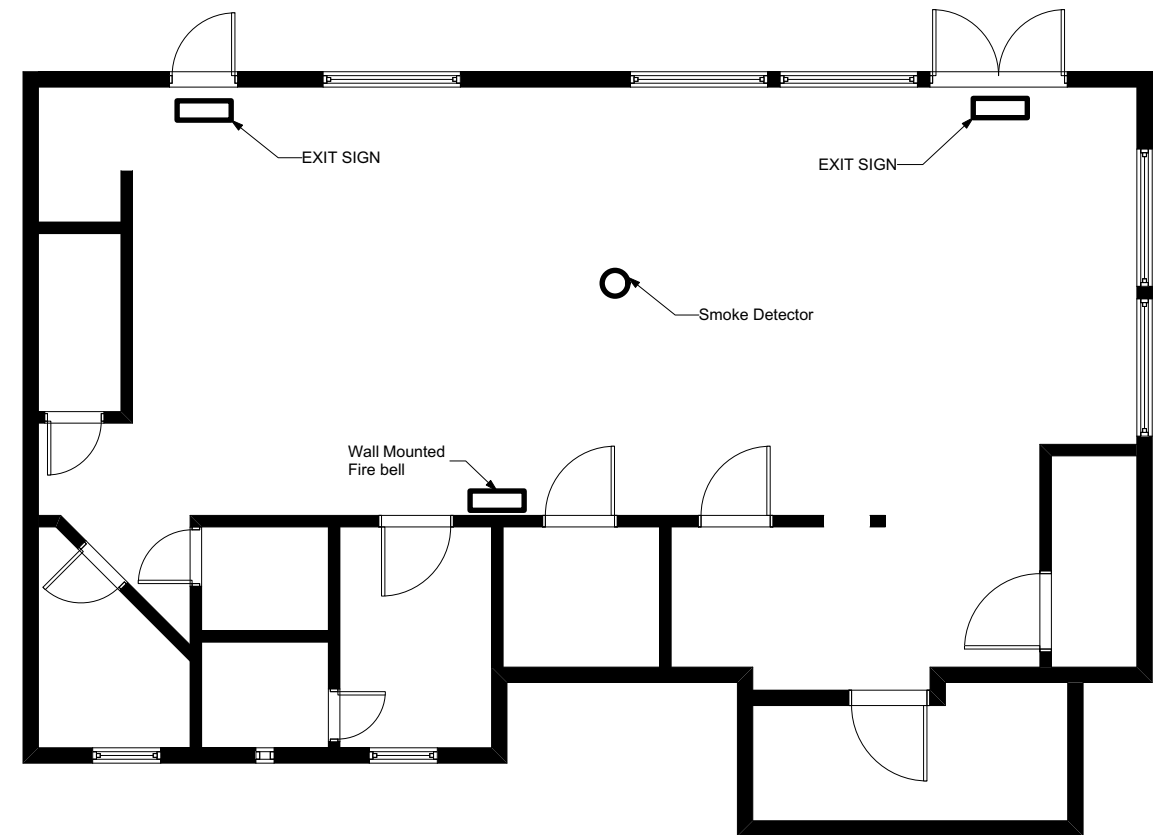


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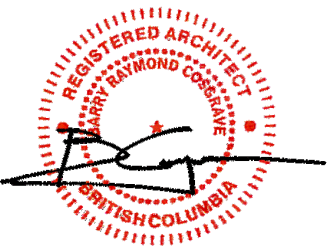
Total Area = 136sqm

1 Lower Floor Plan  
1:100



2 Lower Floor RCP  
1:100

1450 Elford St. | Lower Floor Plan



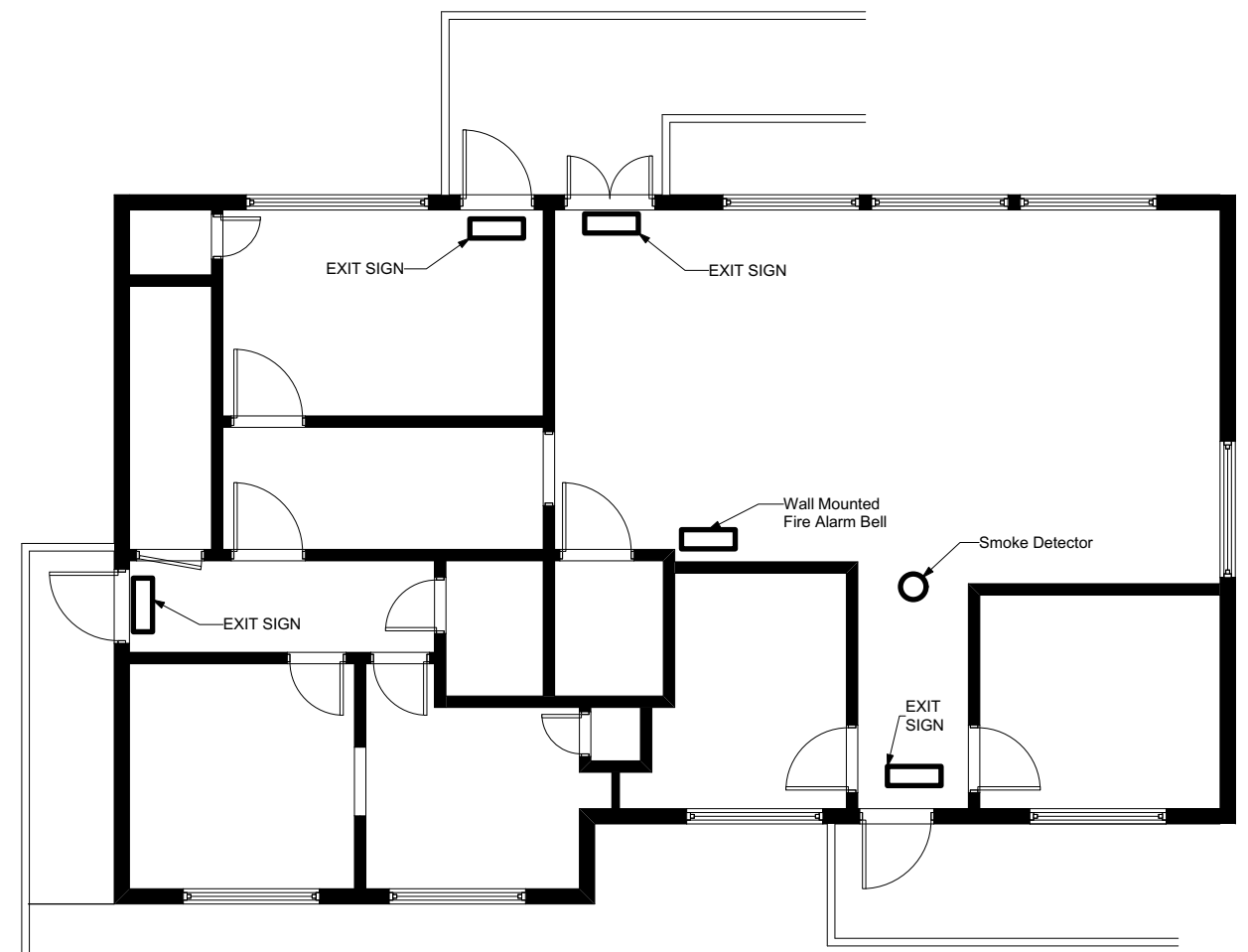
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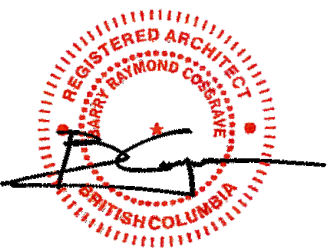
Total Area = 131sqm

1 Main Floor Plan  
1:100



2 Main Floor RCP  
1:100

# 1450 Elford St. | Main Floor Plan



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