

## OAA Part 3, Buildings

<b>Drawings Reviewed: (titles plus dates)</b>	<b>Project Name:</b> <b>Project Number:</b>  <b>Review By:</b> <span style="float: right;"><b>Date:</b></span>  <b>Approved By:</b> <span style="float: right;"><b>BCDN:</b></span>
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**Legend:**    **N** Not required    **R** Required    **C** Confirm requirements or construction detail(s)    **RC** Review completed and item indicated on documents

This checklist is intended to assist architects in a review of code requirements to be considered in the preparation and review of documents to support a permit application. A simple review of the checklist is not a substitute for a thorough review of the OBC. Modify the checklist to note applicable code requirements for the project.

1. PERMIT SUBMISSION DOCUMENTS		OBC Code Reference(s)
a	Professional design stamps & signatures	2.3.1
b	General review commitment letter	2.3.2

2. SIZE & OCCUPANCY REQUIREMENTS		OBC Code Reference(s)
a	Major occupancy (ies)	Table 3.1.2.1, 3.1.2
b	Building area	1.1.3.2 & 3.2.2.5
c	Number of storeys	3.2.1 & 3.2.2.5
d	Number of streets	3.2.2.10.(1) to (5)
e	Building sprinklered	3.2.5.13
f	Classification	3.2.2.20 to 3.2.2.83
g	Type of construction required	3.1.4/3.1.5
h	Storeys below ground	3.2.2.15.(1) to (3)
i	Fire containment in basements [600m <sup>2</sup> ]	3.2.1.5.(1) & (2)
j	Crawl space	3.2.2.9.(1) & (2)
k	Floor assembly over basement (min. 3/4hr)	3.2.1.4.(1)
l	Other floor assemblies (mezz. as a storey)	3.2.1.1.(6)
m	Mezzanines/exterior passageways	3.2.1.1/3.2.2.12
n	Roof assembly F.R.R. (sprinkler exception)	3.2.2.17

o	Roof supporting an occupancy – F.S.	3.2.2.13
p	Load bearing walls and columns	3.2.2.20 to 3.2.2.83
q	High buildings	3.2.6

**3. SPATIAL SEPARATION**

a	Protection of exit facilities	3.2.3.12
b	Wall exposed to another wall	3.2.3.13.(1) & (2) & (3)
c	Wall exposed to adjoining roof	3.2.3.14
d	Protection of exposed soffit	3.2.3.15.(1) to (4)
e	Canopy projection [E,F1,F2]	3.2.3.16
f	Covered vehicular passageway	3.2.3.17
g	Buildings connected by walkways	3.2.3.18
h	Underground walkway	3.2.3.19

**4. PROVISIONS FOR FIRE FIGHTING**

a	Access above grade	3.2.5.1.(1) to (3)
b	Access to basements	3.2.5.2.(1) & (2)
c	Roof access	3.2.5.3
d	Access routes	3.2.5.4 to 3.2.5.6
e	Sprinklers: [NFPA 13/NFPA 13R/NFPA 13D]	3.2.5.13 to 3.2.5.15
	: Basement > 600m <sup>2</sup>	3.2.1.5
	: > 1 storey below ground	3.2.2.15.(2) & (3)
	: Garage below grade (except open storey)	3.3.5.4.(7)
f	Fire alarm system required [CAN/ULC S524]	3.2.4
g	Standpipe system required [NFPA 14]	3.2.9

5. REQUIREMENTS FOR MEZZANINES

	a	Mezzanine area:	Suite or floor area:	Mezz:
	b	Mezzanine (not a storey)		3.2.1.1.(3) to (8)
	c	Termination at vertical fire separation		3.2.8.1 & 3.2.8.2
	d	Egress facilities / exits		3.3.1.5 & 3.4.2.2

6. SAFETY REQUIREMENTS WITHIN FLOOR AREAS

	1)	Means of egress		
	a	Egress from roof, platform, podium		3.3.1.3.(3) to (4)
	b	Egress roof enclosure, 2 egress if > 200m <sup>2</sup>		3.3.1.3.(5) & (6)
	c	Egress from service space		3.3.1.3.(7)
	d	Each suite to have exterior exit doorway or doorway into a public corridor or exterior passageway		3.3.1.3.(8)
	e	Access to 2 separate exits in opposite directions		3.3.1.3.(9)
	f	Adequate egress width from rooms (Occ. Load x 6.1, 9.2, or 18.4mm)		3.3.1.16
	g	Egress from dwelling units		3.3.4.4.(1) to (8)
	h	Min 2 egress doorways [F1 or occ.load > 60 or hazardous classroom > 100m <sup>2</sup> ]		3.3.1.5.(1): Tables 3.3.1.5A & B
	i	Travel distance within the room or suite when > 1 egress		3.3.1.6
	2)	Dead-End-Corridors		
	a	<u>Assembly Occupancy</u> : second and separate egress from each room or suite not leading into a dead-end corridor		3.3.1.9.(8)
	b	<u>Institutional</u> : second and separate egress		3.3.3.3.(1)
	c	<u>Residential</u> : dead-end 6m max., serves max. 4 suites, no door openings to service rooms or hazardous rooms		3.3.1.9.(9) & (10)
	d	<u>D,E,F-2 or F-3</u> : dead end corridor 9m max., max. 30 occupants, self closers on doors <u>or</u> second and separate egress door not leading into a dead-end corridor		3.3.1.9.(11) to (13)
	e	<u>F-1</u> : second and separate egress doorway		3.3.1.9.(14)
	3)	Corridors		
	a	Fuel fired appliances prohibited in corridor access to exit		3.3.1.2.(3)
	b	Headroom: min		3.3.1.8 & 3.4.3.6
	c	Width: min 1100 mm		3.3.1.9
		: min 2400 mm serving patients		3.3.3.3.(2)

	: Min 1650 mm B2 or B3 occupancy	3.3.3.3.(3)
	d Adequate exit capacity leading to exits (Occ. Load x 6.1, 9.2, or 18.4mm)	3.3.1.16
4)	Doors	
	a 800 mm (1 leaf) min clear opening	3.3.1.12.(1)
	b Operable without keys	3.3.1.12.(2)
	c No automatic locking device on res. suite (hotel excepted)	3.3.4.5
	d Electromagnetic devices [not permitted in schools or F-1]	3.3.1.12.(10)
	e Panic hardware [Group A – occ load >100]	3.3.2.6
	f Door swing on vertical axis from suite or room not in suite	3.3.1.10.(1)
	g Swing in direction of exit [F1, occ load >60, door in a corridor or exit]	3.3.1.10.(2) & (3)
	h Sliding doors	3.3.1.11.(1) to (3)
5)	Ramps, stairways, passageways	3.3.1.13 & 3.4.6
6)	Guards	
	a Min. 1070 mm guards at roof, smoke shaft, balcony, etc.	3.3.1.17
	b Max. 100 mm spacing, (max. 200 mm for F occupancies)	3.3.1.17.(3) & (4)
	c Non-climbable (140mm-900mm)	3.3.1.17.(5)
	d Guards within dwelling units	3.3.4.7 & 9.8
7)	Transparent doors and panels	3.3.1.18
8)	Sound transmission in dwelling units	3.3.4.6 & 9.11.2.1
9)	Flammable liquids/hazardous substances	3.3.1.2 / Fire Code
10)	Volatiles prohibited in basements	3.3.5.3.(1) to (3)
11)	Explosion venting	3.3.1.19
12)	Garage vestibules	3.3.5.7
13)	Protection of floor areas with a barrier-free path of travel (see exception)	3.3.1.7

7. REQUIREMENTS FOR EXITS

a	Adequate exit capacity for each floor (Occ. Load x 6.1, 9.2 or 18.4)	3.1.16.1 & Table 3.1.16.1
b	Minimum of 2 exits	3.4.2.1.(1) to (7)
c	One exit exception	3.4.2.1.(2)
d	Distance between exits	3.4.2.3.(1) & (2)
e	Location of exits	3.4.2.5.(1) to (5)
f	Clear path of travel from exit to a safe public space	1.1.3.2
g	Clear width of exit, corridor, stair	3.4.3.1.(1) to (3)
h	Required minimum exit width	3.4.3.2 to 3.4.3.4
i	Reduction of exit width	3.3.1.9 & 3.4.3.5
j	Headroom clearance	3.4.3.6.(1) to (4)
J	Flame spread rating for exit & exit lobby	3.1.13 & Table 3.1.13.2
l	Fire separation of exits	3.4.4.1 to 3.4.4.4
m	Integrity of exits (schools – not as an “access corridor”) (no service penetrations)	3.4.4.4.(1) to (10)
n	Exit signs and markings	3.4.5.1.(1) to (8)
o	Sign for basement stair	3.4.5.2
p	Non-skid finish on stairs/ramps	3.4.6.1.(1) & (2)
q	Minimum 3 risers	3.4.6.2
r	Maximum rise 3.7 m per flight (2.4m for B2)	3.4.6.3.(1)
s	Length and width of landing	3.4.6.3.(2)
t	Number and height of handrail	3.4.6.4.(1) to (10)
u	Height and opening on guards	3.4.6.5.(1) to (8)
v	Gradient and level area for ramp	3.4.6.1 & 3.4.6.6
w	Treads and risers	3.4.6.7.(1) to (5)

x	Curved stair (winders not permitted)	3.4.6.8.(1) & (2)
y	Horizontal exits [not permitted in schools divided by firewalls]	3.4.6.9, 3.4.1.6
z	Door swing	3.3.1.10 & 3.4.6.11
i	Sliding door in exit	3.3.1.11 & 3.4.6.13
ii	Panic hardware/fire exit hardware	3.4.6.15
iii	Emergency access (every 5 storeys)	3.4.6.17

**8. FIRE SEPARATION BETWEEN OCCUPANCIES, TENANTS, ROOMS AND SHAFTS**

a	Fire separation between occupancies	3.1.3.1 & Table 3.1.3.1
b	Prohibited combination of occupancies	3.1.3.2
c	Support of fire separation	3.1.7.5.(1) to (3)
d	Fire wall	3.1.10
e	Opening in fire wall	3.1.10.5 & 3.1.8.6
f	Fire separation between suites	3.3.1.1 & 3.3.4.2
g	Fire separation of public corridor	3.3.1.4
h	F.S. of corridors used by public in "A"	3.3.2.5
i	Fire separation of janitors' rooms (nonrated in sprinklered floor area)	3.3.1.20
j	Fire separation of A1 occupancy, schools: O.L. >200; hazardous rooms	3.3.2.2
k	Fire separation of book storage room in libraries & stages	3.3.2.11 & 3.3.2.12
l	Separations in care and detention occupancies	3.3.3.2 & 3.3.3.5
m	Separations in treatment facilities & contained use areas	3.3.3.6 & 3.3.3.7
n	F.S. of storage rooms in "C" occupancies	3.3.4.3
o	Fire separation of repair garage	3.3.5.5
p	Fire separation of storage garage	3.3.5.6

q	Fire separation of vertical transportation facilities & elevator machine room	3.5.3
r	Service room fire separation	3.6.2.1 & 3.6.2.2
s	Incinerator & garbage room fire separation	3.6.2.5 & 3.6.2.6
t	F.S. of transformer vault 3 hr.....2hr.....[sprinklers]: solid masonry or concrete	3.5.2.8.(1)
u	Shaft fire separation	Table 3.6.3.1
v	Fire separation at top & bottom of shaft	3.6.3.1.(2) & (3)
w	F.S. of linen or refuse chute shaft	3.6.3.3.(2)
x	Discharge room: linen- 1hr.; Refuse – 2hr	3.6.3.3.(7) & (9)
y	Intake opening room ¼ hr.	3.6.3.3.(5)
z	Horizontal service space fire separation	3.6.4.2

**9. OPENINGS IN FIRE SEPARATION**

a	Vertical f.s. to the u/s of floor/roof deck	3.1.8.3
b	"Membrane" exception [NOT FOR SHAFTS]	3.6.4.2.(2)
c	Protection rating of closures	3.1.8.4.(2)
d	Max opening in interior fire separation	3.1.8.6.(1) & (2)
e	20 min closure	3.1.8.10.(1) to (3)
f	Self closers & hold-open devices	3.1.8.11 & 3.1.8.12
g	Door latches [glass door in unrated F.S.]	3.1.8.13
h	Wired glass & glass block – untested [1 hr. max. fixed wired glass, dim, structural mullions at 7.5 m2 max.]	3.1.8.14.(2) & 5G-2
i	Temp. rise limit [exit doors in > 3 storey, firewalls, dead end corridors]	3.1.8.15 & 3.1.8.17
j	Area limits for wired glass or glass block [exits, dead-end corridors and firewalls]	3.1.8.16 & 3.1.8.17
k	Interconnected floor spaces [F.S. at the upper floor in schools]	3.2.8.1 to 3.2.8.11

10. FIRE STOPPING

a	Service penetrations	3.1.9.1.(1) & (2)
b	Concealed spaces	3.1.11.1
c	Wall assemblies	3.1.11.2.(1) & (2)
d	Between nailing & supporting elements	3.1.11.3.(1) & (2)
e	Between vertical & horizontal spaces	3.1.11.4.(1)
f	Roof spaces, balconies and canopies	3.1.11.5 & 3.2.3.16
g	Crawl spaces	3.1.11.6
h	Fire stop assemblies as per ULC listings	3.1.11.7.(1) to (6)

11. SERVICE SPACES

a	Storage use prohibited	3.6.1.3
b	No boiler under required exits	3.6.2.3
c	Requirement for garbage storage	SPA
d	Door swing for boiler room	3.6.2.7
e	Ceiling spaces used as plenums	3.6.4.3.(1) to (3)
f	Access to attic, service spaces, crawlspace	3.6.4.4 to 3.6.4.6
g	Roof anchor systems (details for buildings over 6m high)	4.1.10.8

12. HEALTH REQUIREMENTS

a	Room dimensions in dwelling units	3.7.1.2 & 9.5
b	Sleeping area in group B occupancy	3.7.1.3.(1) & (2)
c	Sleeping area in child care facility	3.7.1.3.(3)
d	Window in every sleeping room	3.7.2.1
e	Fixed windows in dwelling units	3.7.2.2.(2)
f	Guard protection @ openable windows in dwelling units	3.7.2.2.(3)
g	Plumbing facilities	3.7.4

	h	Installation of X-ray machines [M.O.H./M.O.L]	3.7.5.3
	i	Public pools [see separate checklist]	3.11

**13. EMERGENCY LIGHTING**

	1)	Emergency Lighting of 10 lx for	3.2.7.3.(1) to (3)
	a	Exits	
	b	Principal routes – access to exit in an open floor area	
	c	Corridors used by the public, serving classrooms, patients' sleeping rooms & public corridors	
	d	Underground walkways	
	e	Group A1 occupancy	
	f	Group A2 & A3 if occ. Load > 60	
	g	Service space	
	2)	Emergency power supply of:	3.2.7.4.(1)
	a	2 hour capacity for building in 3.2.6	
	b	1 hour for group B not under 3.2.6	
	c	½ hour for all other buildings	

**14. BARRIER-FREE DESIGN**

	a	When required	3.8.1.1
	b	Accessible entrance & number required	3.8.1.2
	c	Areas requiring B.F. path of travel	3.8.1.3.(1) to (5)
	d	Barrier-free path of travel [1060 mm min with 1600 x 1600 by-laws @30m intervals]	3.8.2.1
	e	Access to parking areas [2100mm clear headroom]	3.8.2.2
	f	Access to storey served by escalator	3.8.1.4
	g	Wheelchair space in seating area	3.8.2.1.(4)
	h	Washrooms	3.8.2.3.(1) to (3)
	i	Accessibility signs	3.8.3.1.(1) to (4)

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j	Exterior walks [1100 mm min.]	3.8.3.2.(1) to (4)
k	Doors and vestibules in B.F. Access	3.8.3.3.(1) to (15)
l	Latch side clearances [door with closers]	3.8.3.3.(11)
m	Ramps in a barrier-free access [870 mm clear; 1:2]	3.8.3.4.(1) to (3)
n	Elevators	3.5.4.1 & 3.8.3.5
o	Water closet and stall [dimensions] [1.5m x 1.5m]	3.8.3.8 to 3.8.3.11
p	Special washrooms [dimensions 1500 mm circle]	3.8.3.12
q	Showers in "A" occupancy [dimensions [1500 mm wide x 900mm]	3.8.3.13
r	Shelves or counters for telephones & drinking fountains	3.8.3.15 & 3.8.3.16