



BUILDING CODE ANALYSIS - COMMERCIAL

Building Information

Address: _____

Building Area: Existing _____ m² + New _____ m² = Total _____ m²

Storeys Above Grade: _____ Storeys Below Grade: _____

Number of Streets (as defined by 3.2.2.10): _____

Use(s) of the Building (i.e. restaurant, warehouse, apartment, etc.): _____

Major Occupancy Classification(s) (circle all that apply): **A1 A2 A3 A4 B1 B2 C D E F1 F2 F3**

Building Code Classification(s) under Subsection 3.2.2 of the NBC: _____

Allowable Unprotected Openings:

North Wall (%) _____ South Wall (%) _____ East Wall (%) _____ West Wall (%) _____

Required Exterior Wall Fire Resistance Ratings / Exposing Building Face Construction:

North Wall (Hrs) _____ South Wall (Hrs) _____ East Wall (Hrs) _____ West Wall (Hrs) _____
Comb / Non-Comb Comb / Non-Comb Comb / Non-Comb Comb / Non-Comb

Occupant Load: _____

Water Closets Required: Male _____ Female _____ Water Closets Provided: Male _____ Female _____

Number of Exits Required: _____ Floor Area(s) _____ Mezzanine(s) _____

Public Corridor Separations (Check one):

Fire Separation Required Yes No Fire Resistance Rating Required N/A ¼ Hour 1 Hour

Provide Required Fire Resistance Ratings (In Hours):

Floors _____ Mezzanine _____ Roof _____
Bearing Assemblies _____ Fire Walls _____ Exit Stairways _____
Service Shafts _____ Furnace Rooms _____ Storage Rooms _____
Storage Garages _____ Repair Garages _____ Occupancy Separations _____
Suite Separations _____ Other (Specify) _____ Other (Specify) _____

Other Information (Check Yes or No for each question):

Exit Signs Required? Yes No Emergency Lighting Required? Yes No

Standpipe & Hose System Required? Yes No Smoke Alarms Required? Yes No

Fire Alarm System Required? Yes No Barrier Free Access Required? Yes No

Sprinkler System Required? Yes No Fire Dampers Required? Yes No

Attic Fire Stops Required? Yes No Piping Fire Stops Required? Yes No

Professional Designer Information

Name of qualified professional designer who has completed this form: _____

Submit to Build Tech Consulting & Inspections Inc.: e: chris@buildtechinspections.ca or f:(306)978-3014.

BUILDING CODE ANALYSIS DEFINITIONS

Building Code Analysis - A Building Code Analysis is required with building permit applications. For complex projects, a more comprehensive analysis should be provided on the drawing title sheet or fixed to the drawings. Appropriate *National Building Code (NBC)* and *Uniform Building and Accessibility Standards Act (UBASA)* references are required. The Articles quoted below are all from the 2005 NBC.

Building Area: The greatest horizontal area of a building above grade within the outside surface of exterior walls. Area is that of the building "footprint" or "shadow" only and not the sum of the areas of all storeys.

Storeys Above Grade: Number of storeys including the first storey. The first storey is defined in the NBC as *the uppermost storey having its floor level not more than 2 m above grade.*

Number of Streets: See Article 3.2.2.10 for an explanation of what a street is and how to determine the number of streets the building faces.

Major Occupancy Classification: See Article 3.1.2.1 for determination of classifications.

Building Code Classification: For Part 3 buildings, this is determined using the Building Area, Number of Storeys, Number of Streets and Occupancy of the building. This classification will fall into one of Articles 3.2.2.20 to 3.2.2.83. This classification is very important as it will be used to determine many of the items listed in the Building Code Analysis sheet.

% of Allowable Unprotected Openings: See Article 3.2.3.1 or 9.10.14.4 for an explanation of how to determine the area of allowable unprotected openings in each exterior building face. Please note that this is the allowable amount and not the actual amount.

Required Fire-Resistance Ratings of Exterior Walls: This is determined from Article 3.2.3.7, 9.10.14.5 or 9.10.15.4.

Occupant Load: See Article 3.1.17.1 to determine the occupant load of the building or floor area.

Water Closets: Article 3.7.2.2 describes how to determine the number of water closets required for a specific type of occupancy.

Number of Exits Required: Subsections 3.4.2 and 3.4.3, or Article 9.9.8.2 describe how to determine the number of exits required based on area, travel distance and occupant load.

Public Corridor Separations: Article 3.3.1.4 or 9.10.9.15 provides the requirements for public corridor fire separations and fire resistance ratings.

Required Fire Resistance Ratings: The required fire resistance ratings of floors, mezzanines, roofs and bearing assemblies are determined from the building code classification under Subsection 3.2.2 or 9.10.8. Firewalls from 3.1.10 or 9.10.11. Exit stairways from 3.4.4.1 or 9.9.4.2. Service shafts from 3.6.3. Furnace rooms from 3.6.2 or 9.10.10. Storage rooms from 3.3.4.3 or 9.10.10.6. Storage garages from 3.3.5.6. or 9.10.9.16. Repair garages from 3.3.5.5 or 9.10.9.17. Occupancy separations from 3.1.3.1 or 9.10.9.11. Suite separations from 3.3.1.1 or 9.10.9.13 & 14.

Other Requirements: These may be determined as follows: Exit signs from 3.4.5 or 9.9.10. Emergency lighting from 3.2.7.3 or 9.9.11.3. Standpipe systems from 3.2.5.8. Smoke alarms from 3.2.4.20. or 9.10.19. Fire alarm system from 3.2.4 or 9.10.18. Sprinkler system from the building code classification in 3.2.2. Barrier-free access from Section 3.8. Fire dampers from 3.1.8.7 and 3.1.8.8 or 9.10.13.13. Attic fire stops from 3.1.11.5 or 9.10.16.1. Piping fire stops from 3.1.9 or 9.10.9.6 and 9.10.9.7.

Qualified Designer: This designer must either be an architect or engineer licensed to practice in the province of Saskatchewan for Part 3 or Part 4 buildings or a person competent in the design of Part 9 for Part 9 buildings.