

File No.: 04-1000-20-2019-561

September 25, 2019

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of September 5, 2019 for:

**Building code report for 1155 Robson Street, from approximately 1986.**

All responsive records are attached.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2019-561); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:ma



## Rolf Jensen & Associates, Ltd.

FIRE PROTECTION ENGINEERS • BUILDING CODE CONSULTANTS

April 14, 1988

Mr. R.L. Maki, P.Eng.  
Assistant Director  
Permits & Licenses Department  
City of Vancouver  
City Hall - East Wing  
453 West 12th Avenue  
Vancouver, B.C.  
V5Y 1V4

RE: 1155 ROBSON STREET

Dear Mr. Maki:

This letter certifies Building Code upgrading of the above noted building, relative to equivalencies outlined in our report "Upgrading Program for the 1155 Robson Street Building Renovation", dated June 9, 1986 and revised June 19, 1986 (see Appendix A to this letter). Subsequent discussions modified or clarified certain aspects of the report (see Appendix B).

The building was inspected by Rolf Jensen & Associates, Ltd. on April 13, 1988. Minor deviations from the criteria outlined in our report were noted in certain cases, but these are considered acceptable. It was also noted that a sign limiting the second floor occupant load to 360 persons, as required by our report, had not been posted. A temporary notice to this effect has now been posted in the second floor elevator lobby. A permanent sign will be posted by April 28, 1988.

On this basis, we certify that the construction and installation of Building Code equivalencies in the 1155 Robson Street building is in conformance with our report of June 9, 1986 (revised June 19, 1986) and subsequent agreements.

DEPT. PERMITS & LICENSES	
Reg. No.	96636
APR 15 '88	
To:	
<input type="checkbox"/>	Note, pass on as shown
<input type="checkbox"/>	Note and file
<input type="checkbox"/>	Info - do not return
<input type="checkbox"/>	Take appropriate action
<input type="checkbox"/>	Investigate and report
<input type="checkbox"/>	Draft for my signature
<input type="checkbox"/>	



Page 2 V-1420  
April 14, 1988

Mr. R. L. Maki, P.Eng.

Please contact us with any comments or questions.

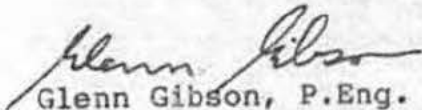
Yours truly,

ROLF JENSEN & ASSOCIATES, LTD.



Robert Heikkila, B.A.S.C.

Reviewed by:



Glenn Gibson, P.Eng.

RH:dgb  
Attach.

cc: Alison Robinson, John Robson Place

**APPENDIX A**





Roif Jensen & Associates, Ltd.  
601 West Cordova Street, Suite 400  
Vancouver, B.C. V6B 1G1  
(604) 689-9099  
Telex: 04-55465

UPGRADING PROGRAM  
FOR THE  
1155 ROBSON STREET BUILDING RENOVATION

Prepared for:

Gibson & Clark Properties  
1274 West Pender Street  
Vancouver, B.C.  
V6E 2S8

June 9, 1986  
Revised June 19, 1986  
V-1420

## INTRODUCTION

This report summarizes a proposed upgrading program for the 1155 Robson Street Building Renovation Project. This approach was presented at a preliminary stage at a meeting on January 24, 1986. The minutes of this meeting are attached as Appendix A. At that time it was assumed that existing stair and service shaft walls were of noncombustible construction and provided the required fire resistance rating. Subsequently, it has been determined that the existing shaft walls are of combustible construction and do not provide the required fire resistance rating. The proposed upgrading program in this report follows the approach discussed during the January 24, 1986 meeting with the exception of the shaft wall construction.

The 1155 Robson Street Building is an existing 7 storey office building that will undergo extensive renovations to the Basement, Ground and Second Floors. Proposed building improvements and associated upgrading will occur on a phased basis over a 2 year period. It is anticipated that the project cost as a percentage of the assessed building value will not exceed 50%.

The upgrading program presented in this report uses good fire protection engineering practices to address the relevant Building Code concerns of this project.

The applicable Building Code for this project is the Vancouver Building Bylaw #5583 (1980 National Building Code, as amended).



DESCRIPTION

The 1155 Robson Street Building is an existing 7 storey office building with a basement. The building is of noncombustible concrete construction with the exception of exit stair and service shaft/wall construction and the wood roof decking.

Presently, the basement level contains storage and a building services room. The building services room contains a boiler and transformer. The Ground through 7th floor contain single tenant office floors. There is an elevator machine room located on the roof.

Proposed renovations include changing the occupancies in the Basement to a hairdressing school (Group A, Division 2) and adding loading bays (Group F, Division 3). The building service rooms will remain.

The Ground floor will contain retail (Group E) and restaurant (Group A, Division 2).

The Second floor will contain restaurant (Group A, Division 2) and office (Group D) occupancies.

It is proposed to interconnect the Ground floor and Second floor restaurants with an open stair and associated floor opening.

The Third through Seventh floors will continue to be offices (Group D).

New window openings are proposed for the east and west facades of this building.

### UPGRADING PROGRAM

The following sections describe the proposed upgrading program for the 1155 Robson Street Building Renovation project.

### BUILDING EXITS

Exit Discharge - Each floor of this building except grade is served by three exit stairs located in the south west, north east and north west corners of the building. The North exit stairs also extend up to the roof. Each retail unit on the Ground Floor is provided with an exit door leading directly to the exterior.

The two north exit stairs discharge to the exterior at grade. Exit stair #1 in the south west corner of the building discharges into an entrance lobby. Exit discharge through this lobby is not in direct compliance with the Building Code since this lobby is not fire separated from the exit stair. In order to compensate for this deviation the retail unit adjacent to this lobby will not open directly into the lobby. As such the lobby is considered to be within the exit enclosure.

This lobby will be constructed to comply with the requirements of Sentence 3.4.5.1.(5). In summary, this means that the enclosing walls of this lobby will provide a fire separation having a 2 h fire resistance rating and that the flame spread ratings will comply with the table on page 5 of this report.

Exit Capacity - The occupant load, required exit capacity and available exit capacity for each floor of this building is summarized in Appendix B of this report.

Programmed Occupant Load - The occupant load of the second floor will be limited on a programmed occupant load basis. This programmed occupant load will not exceed the available exit capacity of 360 persons (6 units). This occupant load will be posted in a conspicuous location at the elevator lobby to this floor. The fire safety plan for this building will address this occupant load restriction. It will be the responsibility of the building owner to ensure that this occupant load limit is not exceeded.



Egress from Suites - Egress from tenant spaces will be upgraded, if necessary, when tenant improvements or renovations are proposed. For retail tenants, two egress doors will be provided when the suite area exceeds 1615 sq.ft. or the suite egress distance exceeds 50 ft. For office tenants, two egress doors will be provided when the suite area exceeds 2150 sq.ft. or the suite egress distance exceeds 82 ft. Where two egress doors are provided they will be remote from one another such that one door can provide egress if the other becomes inaccessible to the occupants due to a fire in the room.

Handrails and Guards - Handrails will be provided on both sides of stairs 1100mm or greater in width. The handrails will be between 800mm and 920mm in height.

On the open side of stairs, guards at least 920mm in height measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosing will be provided. At landings the guard will be at least 1070mm high.

#### STRUCTURAL FIRE PROTECTION/FIRE SEPARATIONS

Construction - The construction requirements for this building fall under the classification of any height, any area. On this basis the building is required to be of noncombustible construction, floor assemblies are to provide 2 h or 3 h fire separations (depending on the major occupancy below the assembly) and the building is required to be sprinklered. Existing construction is not in direct compliance with these requirements.

Although the building is constructed primarily of noncombustible construction, shaft walls and the roof deck consist of combustible wood construction. The floor assemblies provide the required fire resistance rating however the fire resistance rating is not maintained at stair and service shafts.

The entire building will be protected by an automatic sprinkler system. Each floor will provide the required fire separation and stair and service shafts will be separated from the remainder of the building by a 3/4 h fire separation. The void created by the combustible roof deck will be filled with insulation and as such (in accordance with NFPA 13) will not be sprinklered. Further, the roof deck will be separated from the floor below by a concrete roof deck.



Stair and Service Shafts - Existing stair and service shafts are constructed of laminated wood 2 x 4's protected on both sides by 15mm of plaster on gypsum lath. This assembly will provide at least a 3/4 h fire resistance rating based on Subsection 2.4 of the Supplement to the National Building Code. It will be ensured that the continuity and integrity of these assemblies are maintained.

Openings in these shafts will be protected by closures having a 3/4 h fire protection rating.

Kitchen Exhaust Ducts - Kitchen exhaust ducts will be designed and installed in conformance with NFPA 96 "Standard for the Installation of Equipment for the Removal of Smoke and Grease - Laden Vapors from Commercial Cooking Equipment".

Interconnected Floor Space - The Ground and Second storeys will be interconnected by an unprotected floor opening containing an open stair. This interconnection is considered to satisfy the intent of Sentence 3.2.9.1.(8) and as such the requirements of Subsection 3.2.9 will not be applied.

#### INTERIOR FINISH

Interior finishes within all renovated areas and all exits will comply with the requirements of the Vancouver Building By-law. These limitations are summarized in the following table:

Occupancy or Location	Maximum Flame-Spread Rating for Walls and Ceilings
Exit Lobby	25(1)
Exits	25(2)
Vertical Service Spaces	25

Notes:

- (1) 10% of the ceiling area may exceed 25 but may not exceed 150  
25% of the wall area may exceed 25 but may not exceed 150
- (2) 10% of the total wall area and 10% of the total ceiling area may exceed 25 but may not exceed 150



Exterior Wall Openings - The east and west exterior walls of this building are located at the property lines. Existing openings will be removed and new openings added to these facades on the second through seventh storeys. These exterior walls are required to provide a 1 h fire resistance rating. Therefore the openings in these facades (east and west exterior walls) will be protected by tempered glazing in combination with a water curtain system.

The sprinkler system design criteria is detailed in the following Automatic Sprinkler System section of this report.

## FIRE PROTECTION SYSTEMS

### Automatic Sprinkler Systems

The 1155 Robson Street Building will be provided with complete automatic sprinkler protection designed to protect the various fuel loads present. Protection will be in the form of a wetpipe sprinkler system, hydraulically designed in accordance with NFPA 13, "Standard for the Installation of Sprinkler Systems". The shipping and receiving area will be protected by a drypipe or anti-freeze sprinkler system.

The installation of these sprinkler systems will be phased over a 2 yr. period. The first phase will include the installation of the sprinkler systems on the Basement, Ground and Second storeys. This phase will be complete prior to occupancy on these 3 storeys. In addition, on the other floors where new openings are added or existing openings increased, the exposure sprinklers will be installed prior to occupancy.

Density - The basic design criteria for the sprinkler system — densities are as follows:

- |  |   |
|--|---|
| Retail areas                                   | - 0.18 gpm/sq ft over 2000 sq ft<br>(Ordinary Hazard Group 2 Occupancy) |
| Shipping and<br>Receiving<br>(dry pipe system) | - 0.18 gpm/sq ft over 2600 sq ft<br>(Ordinary Hazard Group 2 Occupancy) |
| Office Areas                                   | - 0.1 gpm/sq ft over 1500 sq ft<br>(Light Hazard Occupancy)             |
| Restaurant<br>seating area                     | - 0.10 gpm/sq ft over 1500 sq ft<br>(Light Hazard Occupancy)            |
| Kitchen  | - 0.15 gpm/sq ft over 1800 sq ft<br>(Ordinary Hazard Group 1 Occupancy) |

Close-Spaced Sprinklers - The water curtain systems in this building will serve two different functions however the spacing and location of sprinklers will be the same. Water curtains will consist of sprinklers spaced 6 ft on centre and between 6 in. and 12 in. from the interior side of the exterior wall or heat baffles as appropriate. The two systems are described as follows:

- (i) Exterior Wall Openings - Sprinklers in this system will be hydraulically designed to provide 5 gpm per lineal ft of water curtain with no sprinkler discharging less than 30 gpm. All the sprinklers in this water curtain within a single 1 h fire separated, fire compartment will be considered to operate. These sprinklers will be on a separate system than the floor area sprinklers and the riser will be sized to accommodate the simultaneous operation of the water curtain sprinklers and the design area of the floor area sprinkler system.



- (ii) Floor Opening, Second Floor - Close-spaced sprinklers will be located around the floor opening on the second floor (gridline F8). Sprinklers will be 6 to 12 in. from the heat baffles. The heat baffles will be at least 18 in. deep. Sprinklers in this water curtain will be hydraulically designed to provide a discharge of 2 gpm per lineal foot of water curtain with no sprinkler discharging less than 15 gpm. This sprinkler design will be in conformance with Section 4.8.2.3 of NFPA 13, "Installation of Sprinkler Systems".

Sprinkler Zones - The sprinkler system will be zoned on a floor by floor basis. The close-spaced sprinklers protecting openings in the exterior wall will be zoned with the floor area sprinklers on each storey. The close-spaced sprinklers around the second floor opening will be zoned with the floor area sprinklers on the Ground floor.

#### Standpipe System

The existing standpipe system for this building consists of two dry standpipes and two wet standpipes. The existing dry standpipes do not conform to NFPA 14, "Standard for the Installation of Standpipe and Hose Systems" and as such will be removed. The wet standpipes will remain.

The standpipe system will provide Class 1 and 2 wet pipe service in accordance with NFPA 14. Class 1 service will consist of valved 2 1/2 in. hose connections provided within exit stair #3 (gridline F-2) with a stair #1. At the roof level the 2 1/2 in. connection will be re-located inside the heated enclosure of exit stair #3. All portions of each storey will be within 30 ft. of a nozzle attached to 100 ft. of 2 1/2 in. hose.

The Class 2 service will consist of valved, 1 1/2 in. hose connections with 100 ft. of preconnected 1 1/2 in. lined fire hose and will be installed within hose cabinets. These hose cabinets will be located in corridors near the standpipe risers adjacent to stairs #1 and #3. Where no corridors are provided the hose cabinets will be located near stair #1 and stair #3. All portions of each storey will be within 20 ft. of a nozzle attached to 100 ft. of 1 1/2 in. hose.



Since the standpipe system in this building is existing it will be available at the start of the scheduled 2 yr renovation program. During the renovation it will be necessary to relocate the standpipes. This relocation will be completed such that at least 1 standpipe is available at all times.

Fire Department Connection - The existing fire department connection for the wetpipe standpipe system will be relocated at its present location at the main, Robson Street, entrance to this building. The proposed sprinkler system fire department connection will be located adjacent to the standpipe connection. Both connections will be clearly identified to indicate what system is being served.

#### FIRE ALARM AND DETECTION SYSTEM

This building is provided with an existing fire alarm system. The system will be modified to accommodate the sprinkler system.

Detection - Primary fire detection will be provided by the sprinkler systems. Each sprinkler zone will be provided with a water flow alarm to activate the fire alarm system. Smoke or heat detectors will be provided for any nonsprinklered areas including elevator shafts.

Smoke detectors will be provided at the top of all exit stair and elevator shafts. Duct type smoke detectors will be provided in any recirculating air handling system serving more than one floor. Manual fire alarm pull stations will be provided at all exits from floor areas.

Zoning - The building will be divided into zones for the fire alarm system corresponding to the sprinkler system zones. These zones will be indicated on the fully supervised fire alarm annunciator panel located at the point of Fire Department response for the 1155 Robson Street Building.

#### EMERGENCY LIGHTING AND POWER

Emergency lighting will be provided within all exits, exit corridors, public corridors and principle routes providing access to exit.

Emergency power will be supplied to the fire alarm and detection systems, emergency lighting and exit signs. This power supply will be designed such that upon failure of the regular power supply, it will assume the electrical load automatically for a period of not less than 1/2 hour.



SUMMARY

This report has summarized a proposed upgrading program for the 1155 Robson Street building that is to be phased over a 2 year period.

Prepared by:

ROLF JENSEN & ASSOCIATES, LTD.



Glenn Gibson, B.A.Sc.

Reviewed by:



David W. Graham, P. Eng.

APPENDIX A





Rolf Jensen & Associates, Ltd.  
601 West Cordova Street, Suite 400  
Vancouver, B.C. V6B 1G1  
(604) 689-9099  
Telex 04-55465

## Minutes of Meeting

File V-1420

LOCATION: City Hall - Permits & Licences Department

DATE: January 24, 1986

PRESENT: Mr. R. Maki - Permits & Licences Department  
Mr. M. Harrison - Downs Archambault Architects  
Mr. H. Locke - Rolf Jensen & Associates, Ltd.  
Mr. G. Gibson - Rolf Jensen & Associates, Ltd.

---

The purpose of the meeting was to describe the proposed renovation and to discuss an approach to Building Code compliance for the 1155 Robson Street Building. The following summarizes the discussions that took place.

1. Mr. Harrison described the scope of renovations proposed. It was not known if the value of the alterations would exceed the actual value of the building. Although this consideration generally determines the scope of Building Code upgrading required, in this case it is considered to be of little consequence due to the minimal upgrading required for floors not affected by the renovations.
2. The overall approach to Building Code upgrading and in particular, the question of invoking Section 3.7 as a guideline for Building Code upgrading was discussed. Mr. Maki indicated that there was no need to apply Section 3.7 to this building. Further, the proposed approach to Building Code compliance may be based on an "equivalency" approach and therefore will be reviewed on its merits relative to good fire protection engineering practice.
3. Mr. Gibson outlined the Building Code concerns with respect to the existing building and the proposed renovations. The manner in which these Building Code concerns are to be addressed were discussed and recognizing the preliminary nature of this meeting, agreed upon in concept with all present. The following summarizes the Building Code concerns discussed and the agreed upon approach:



- 3.1 Construction - The entire building will be sprinklered.-- The retail floors will be protected with quick response sprinklers or the 3 h retail floor fire separations will be maintained. Since the entire building will be sprinklered the combustible roof deck is also required to be sprinklered. Other floors and shafts will provide a minimum 2 h fire separation.
- 3.2 Exterior Wall Openings - Proposed openings in the east and west facades will be protected with tempered glazing in aluminum frames in combination with close spaced sprinklers. The close spaced sprinklers will be on a separate system than the floor area sprinklers. Note that consideration was given to the present 2 storey zoning limit of lots adjacent to the 1155 Robson Street building.
- 3.3 Interconnected Floor Space - The interconnected floors are considered to satisfy the intent of Sentence 3.2.9.1.(8) and as such the requirements of Subsection 3.2.9 will not be applied. The interconnections between the Ground and Basement and between the Ground and Second Floor will be independant. Doorways from the exit lobby into adjacent retail space will be designed to limit the movement of smoke or fire into the exit lobby or the open stair (south west) that extends the full height of the building.
- 3.4 Building Egress - Travel distances and exit capacity will comply to the Building Code on all floors except possibly the Second Floor. Exiting from the Second Floor will, if necessary, be limited on a design occupant load basis.
- 3.5 Handicapped Access - Handicapped access will be provided to the Second Floor Restaurant but not to the holding bar located on the Ground Floor. The restaurant is assumed to provide equivalent services to that offered by the holding bar.
- One area of refuge will be provided for the handicapped on each floor. It was noted that the proposed Building Code may require 2 areas of refuge on each floor.
- 3.6 Location of Standpipe and Hose Cabinets - Presently standpipe and hose cabinets are located outside of exit enclosures. Although not located in accordance with the Building Code, they will be located in the immediate proximity of the stair exit door. Present locations should be considered acceptable.



If in your opinion the above Minutes do not accurately describe the discussions that took place, please contact the undersigned immediately.

Respectfully Submitted,

ROLF JENSEN & ASSOCIATES, LTD.

*Glenn Gibson / RH*

Glenn Gibson, B.A.Sc.

GG:dgb

cc: All Present

Mr. D. Clark - Gibson & Clark Properties

Mr. A. Hepburn - Downs Archambault Architects

APPENDIX B



ROLF JENSEN & ASSOCIATES, LTD.

EXIT CALCULATIONS

BUILDING 1155 Robston Street

CODE REFERENCE Vancouver Building Bylaw

DATE: June 9, 198

#5583

FLOOR	OCCUPANCY	AREA ft. <sup>2</sup>	OCCT. LOAD FACT. ft. <sup>2</sup> PERS.	POP CALC.	ADDED FROM ABOVE OR BELOW	TOTAL POP.	EXITS							TRAVEL DISTANCE	
							REQ'D UNITS			PROVIDED (UNITS-FT.)				REQ'D ft.	PROV ft.
							CALC. FACT.	NO. OF UNITS	TOTAL UNITS REQ'D	CORR.	DOOR	STAIR	HOR.	TOTAL	
LOWER LEVEL	Hairdressing (B8, B14 & B15)	8390	50	168											
	loading	760	495	2											
	Service Rms	1152	495	3		173	60		3			6		150 <sup>(2)</sup>	100
GROUND	Retail	7480	30	250											
	Restaurant	1680	15.3 <sup>(1)</sup>	110			90	Door	4						
						250	60	Stair			10.5	3		13.5	100
2ND	Restaurant	5916	15.3 <sup>(1)</sup>	356											
	Office	4148	100	42		398	60		7			6		150 <sup>(2)</sup>	100
3RD (Typical)	Restaurant	12000	100	120		120	60		2			4.5		4.5	150 <sup>(2)</sup> 100
(1)	Assumes 25% of restaurant area is kitchen.														
(2)	Assumes the building is sprinklered														





Rolf Jensen & Associates, Ltd.  
Fire Protection Engineers  
Building Code Consultants

October 8, 1986

Mr. R. Maki, P. Eng.  
Assistant Director  
Permits & Licences Department  
City of Vancouver  
City Hall - East Wing  
453 West 12th Avenue  
Vancouver, B.C.  
V5Y 1V4

RE: 1155 ROBSON STREET  
SHAFT WALL CONSTRUCTION

Dear Mr. Maki:

This letter confirms our intended method of upgrading the fire resistance rating of shafts incorporating combustible laminated 2 x 4's as discussed during our telephone conversation on October 7, 1986.

The portions of stair and elevator shafts that incorporate this laminated 2 x 4 construction that are currently finished with gypsum lath and plaster are assumed to provide at least a 3/4 h fire resistance rating based on the 1981 Supplement to the National Building Code. These shaft wall assemblies will be upgraded with the addition of 1/2 in. Type X gypsum wallboard applied to both sides (shaft side and floor area side) of the wall.

Service shaft walls incorporating similar laminated 2 x 4 construction will be upgraded with the addition of 1/2 in. Type X gypsum wallboard applied to only the floor area side of the assembly.

Acceptance of the above upgrading is based on the condition that electrical wiring and services will not be installed in the wall assembly such that these components are in direct contact with the combustible laminated 2 x 4 construction. Electrical wiring and associated electrical services are to be surface mounted.



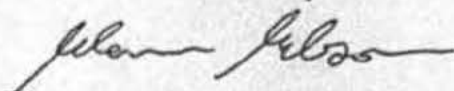
Rolf Jensen & Associates, Ltd.  
Mr. R. Maki

Page 2 V-1420  
October 8, 1986

This letter should be considered to superceed Item 1 of the August 11, 1986 Minutes.

Yours truly,

ROLF JENSEN & ASSOCIATES, LTD.



Glenn Gibson, P. Eng.

GG:dgb

cc: D. Clark - Gibson & Clark Properties  
W. Graydon - Gibson & Clark Properties  
H. Stanfield - Gibson & Clark Properties  
R. Louie - City of Vancouver, Permits & Licences Dept.  
M. Harrison - Downs Archambault Architects



Rolf Jensen & Associates, Ltd.  
Fire Protection Engineers  
Building Code Consultants

October 30, 1986

Mr. Adrian Geraghty  
Codes Engineer  
City of Vancouver  
Permits & Licences Department  
453 West 12th Avenue  
Vancouver, B.C.  
V5Y 1V4

RE: FLOOR OPENING PROTECTION

Dear Mr. Geraghty:

This letter is intended to serve as a record of our telephone conversation on October 30, 1986. The purpose of this phone call was to determine what the applicable sprinkler protection requirements are for a floor opening complying with Sentence 3.2.9.1.(8) of the Vancouver Building Bylaw (2 storeys interconnected by a floor opening).

It was noted that by complying with Sentence 3.2.9.1.(8) then the interconnected floor space need not conform to the requirements of Articles 3.2.9.2 to 3.2.9.12. Therefore the requirement to provide close spaced sprinklers and heat baffles in accordance with Article 3.2.9.5 no longer applies. This exemption may be viewed as a conflict with Sentence 4 - 4.8.2.3 of NFPA 13 "Standard for the Installation of Sprinklers" which requires close spaced sprinklers and heat baffles around floor openings in buildings required to be sprinklered. It was agreed however in accordance with Subsection 2.2.2 for this conflict, that the provisions of the Vancouver Building Bylaw take precedence over the referenced NFPA Standard.

It was therefore concluded that close spaced sprinklers and heat baffles are not required where the floor opening complies with Sentence 3.2.9.1.(8).

Yours truly,  
ROLF JENSEN & ASSOCIATES, LTD.

Glenn Gibson, P. Eng.

GG:dgb

cc: William Liu, Plan Checker - Permits & Licences Dept.