

File No.: 2026-200

April 17, 2026

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 March 6, 2026 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of existing equivalencies at the building located at 750 Burrard Street for the purposes of the building fire sprinkler system. Date range: January 1, 1955 to January 1, 1996.

All responsive records are attached. Some information in the records has been severed, (blacked out) under s.15(1) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under Part 5 of the Act, 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 or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2026-200); 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,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Siân Madsen, MA, MAS
Acting Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:pm



GAGE-BABCOCK & ASSOCIATES LTD.
(FORMERLY COMPYRO CONSULTANTS LTD.)

SUITE 207 - 1099 WEST 8th AVENUE, VANCOUVER, B.C., CANADA V6H 1C3 • (604) 732-3751

October 1, 1987.

Mr. Terry Wong
Department of Permits & Licences
City of Vancouver
2675 Yukon Street
Vancouver, B.C. V5Y 3P9

Dear Sir:

Re: **Central Library Facilities**
Vancouver Public Library - 750 Burrard Street

DEPT. PERMITS & LICENCES

Reg. No. 91210

OCT 01 '87

To:

- ☐ Note, pass on as shown
- ☐ Note and file
- ☐ Info - do not return
- ☐ Take appropriate action
- ☐ Investigate and report
- ☐ Draft for my signature

Our File: 12.66

Please find enclosed copy of our Preliminary Design Report for Fire Protection Systems for the captioned building. In addition, we request the permission to omit sprinkler protection in two areas where sprinkler protection is unwarranted and undesirable.

1) Transformer Room

Only partial sprinkler protection is provided for protection of incidental stored materials.

Sentences 3.5.2.8 (1) & (2) of the British Columbia Building Code require that a transformer vault, where required by other regulations, be separated from the remainder of the building by a fire separation of solid masonry or concrete construction having a fire resistance rating of not less than 3 h if the vault is not provided with an automatic fire extinguishing system and not less than 2 h if the vault is so protected. Where the building is required to be sprinklered, the transformer vault need not be sprinklered provided the vault is designed for no purpose other than to contain the transformer and its associated equipment and a smoke detector is provided in the vault which will activate the building fire alarm system in the event of a fire in the vault.

The transformer room contains unsealed dry type transformers. According to Rule 26-248 (1) of the Canadian Electrical Code the transformer need not be installed in rooms of vault construction. Therefore the transformer room is not a transformer vault as referred to by 3.5.2.8 of the B.C. Building Code. This room should be classified as Other Service Rooms as governed under 3.5.2.4 (1) of the B.C. Building Code which requires a 1 h fire separation when

October 1, 1987.

the room is not sprinklered and not intended to contain a hazardous substance.

Section A4-4 of NFPA 13 permits the omission of the sprinkler protection where application of water is undesirable because of the nature of the contents, or in rooms or areas of noncombustible construction with wholly noncombustible contents and which are not exposed by other areas.

Since the room contains mainly transformers and associated switch gear and serves no other purposes, the combustible loading is low (limited quantity of incidental storage of associated material in areas proposed to be sprinklered), the construction is noncombustible (2 hour rated), the room is not exposed by other areas of the building, this room meets the criteria for omission of sprinkler protection subject to the approval of the authority having jurisdiction. We, therefore, recommend that sprinklers be omitted in part of the room over the transformer equipment. We also recommend that smoke detectors be installed over the equipment area to provide early warning as an additional safety measure.

2) Main Entrance Vestibule

For architectural reasons, it is not practical to provide sprinkler protection in this noncombustible vestibule. Since the combustible loading is low, the construction is noncombustible, there is a lack of ignition source, and that this area is under constant supervision by security personnel when open to public. We recommend that sprinkler protection be omitted. Enclosed is a sketch showing sections of the entrance vestibule. Please note that the space above the vestibule is sprinklered.

We trust the foregoing is satisfactory and meets your approval. Should you have any questions, please let us know.

Respectively yours,

GAGE-BABCOCK & ASSOCIATES LTD.

s.15(1), s.22(1)

Fred Wong

FW/pt

Encl.

CC: E. Smith



GAGE-BABCOCK & ASSOCIATES LTD.
(FORMERLY COMPYRO CONSULTANTS LTD.)

SUITE 207 - 1099 WEST 8th AVENUE, VANCOUVER, B.C., CANADA V6H 1C3 • (604) 732-3751

October 21, 1987.

Mr. Terry Wong
Department of Permits & Licences
City of Vancouver
2675 Yukon Street
Vancouver, B.C. V5Y 3P9

Dear Sir:

Re: Fire Protection Upgrading
Vancouver Public Library

750 Burrard

Further to our recent telephone conversation, we wish to clarify the following items as requested:

1. Since there is a concern of sprinkler floor control valve location being in the janitor's closet, it is proposed that a sign "sprinkler control valve" be posted at the janitor's closet door to identify its location.
2. There are two existing Fire Department connections for the standpipes in this building. Both connections will be maintained and inter-connected. The south connection facing Robson Street is located next to the stair entrance where the fire alarm annunciator is located. Although this location is not on the address side of this building, we believe it is acceptable to the Fire Department.
3. With reference to the interconnected floor space, please find enclosed rationale for the proposed change in the 1990 N.B.C. We trust this is self-explanatory.

Should you have any further questions, please feel free to call.

Yours very truly,

GAGE-BABCOCK & ASSOCIATES LTD.

s.15(1), s.22(1)

Fred Wong

FW/pt

CC: E. Smith
Andy Ross, City Hall

DEPT. PERMITS & LICENSES	
Reg. No.	91679
OCT 22 '87	
To:	
☐	Note, pass on as shown
☐	Note and file
☐	Info - do not return
☐	Take appropriate action
☒	Investigate and report
☒	File by 12-66
Wish to clarify the	



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SUITE 207 - 1009 WEST 8th AVENUE, VANCOUVER, B.C., CANADA V6H 1C3 • (604) 732-3751

October 30, 1987.

The City Building Inspector
City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Dear Sir:

Re: **Vancouver Public Library**
750 Burrard Street

DEPT. PERMITS & LICENSES	
Reg. No.	92003
NOV 02 '87	
To:	
☐	Note, pass on as shown
☐	Note and file
☐	Info - do not return
☐	Take appropriate action
☐	Investigate and report
☐	Draft for my signature
☐	

File 12.66

The undersigned hereby gives assurance that he has been retained by the owner of the above project to design and/or review the design of the installation and perform "field reviews" of the installation and testing of the sprinkler systems and ancillary devices for the above project in compliance with NFPA-13 and of the current Vancouver Building By-law, and to submit designs for review by Permits and Licenses Department prior to installation.

DESIGN

The following design criteria have received my attention:

1. Building OCCUPANCY and system CLASSIFICATION,
2. Required design COVERAGE (including blind or special areas),
3. In the case of partial systems, all required sprinklered areas of the building called for in Vancouver Building By-law being included in the design,
4. Compatibility and location of electrical supervision, ancillary (alarm) and control devices, and
5. Evaluation of the capacity of City WATER SUPPLY versus SYSTEM DEMANDS and domestic demand (e.g. combined water entry), including addition of pumping devices where found necessary.

SHOP DRAWINGS

The sprinkler system shop drawings shall be reviewed by the undersigned in order to ascertain as closely as possible that design criteria (1) through (5) above have been complied with.

October 30, 1987.

FIELD REVIEW

The following installation work will receive my attention and "field review":

As used herein, "field reviews" shall mean such reviews at the project site and at the fabrication locations where applicable as the Engineer, in his professional discretion, considers to be necessary in order to ascertain that the work of the contractor substantially conforms in all material respects to the plans and supporting documents prepared and/or reviewed by the Engineer and "accepted" by the City of Vancouver for the project. This will include keeping records of all site visits and any corrective actions taken as a result thereof.

1. The Contractor's materials and workmanship shall be reviewed to an acceptable standard, but in addition, where WELDING is being considered, the qualifications of the welder, his quality assurance procedures and the compatibility of material and welding fittings shall be closely reviewed for good workmanship.
2. The acceptance testing for "Contractor's Material and Test Certificate" shall be witnessed personally or by a designated person engaged by the undersigned of by the Owner.

MAINTENANCE

A MAINTENANCE program and manual shall be drawn up for verification of acceptance by the Fire Chief. Such verification shall be forwarded to the City Building Inspector prior to occupancy.

Company Name GAGE BABCOCK & ASSOCIATES LTD.

Address 207 - 1099 W. 8th Ave. Phone 732-3751

Engineer's Name T. Lenahan

Signed s.15(1), s.22(1), P. Eng.

Date October 30, 1987.

Yours very truly,

GAGE-BABCOCK & ASSOCIATES LTD.

s.15(1), s.22(1)

Tim K. Lenahan, P. Eng.

TKL/pst

0000 0015

CITY OF VANCOUVER — PERMITS & LICENCES DEPARTMENT

MEMORANDUM

TO

*R. [unclear]**T. Wong*

DATE OCT. 28/87

RE

VANCOUVER PUBLIC LIBRARY - 750 BURNARD

- o Gage & Bullock's latest letter OCT. 21/87 clears up earlier queries we had on their report.
- o In general solutions mentioned are O.K.
- o Talked to Fred Wong 28/10/87 to explain G & B incorrect interpretation of 3.2.8.5(2) with respect to NFPA 13 4-4.3.2.3 Exception clause which is not acceptable to Vancouver as an exception at present.

O.K. — pls keep this file

s.15(1), s.22(1)

Regards

Terry

CITY OF VANCOUVER — PERMITS & LICENCES DEPARTMENT

MEMORANDUM

TO

E19(1), s.22(1)

DATE OCT. 14/87

RE 750 BURNARD ST - VANCOUVER PUBLIC LIBRARY

COMPILED COMMENTS FROM W. LIU :

- 1.) Sprinkler zone control valves & flow switches in janitor's room → How will fire fighters know they are located in janitor's room. Should select more readily accessible area that prominently indicates where devices are located or have janitor doors labelled to indicate valve & switch locations. Agree.
2. Proposal is not clear with respect to following: Agree
 - a) How many pumper connections being installed/supplied?
 - b) Are pumper connections at different locations? If, so is this acceptable to Fire dept.
 - c) Are all pumper connections interconnected? If not why?
3. Interconnected Floor Space argument relies on the 1990 NBC code to delete 3.2.8.5 (2), how reliable is this info. Is it acceptable for City to agree to this deletion? **NO!**
However, in this case sprinklers were added to resolve exit door.
4. Water supply, at top of riser will not meet code requirements. Waiver asked for is dependant upon 1990 NBC amendment to article 3.2.5.4 which will permit psi to be less than 65 psi providing items a), b), c) are met. (page 4 of report) therefore no booster pump required. Is this o.k. with dept.?
O.K. - for this project only as not total upgrade req'd.

Terry Wong

0000 0587

CITY OF VANCOUVER — PERMITS & LICENCES DEPARTMENT

MEMORANDUM

TO RLM

DATE OCT. 7/87

RE 750 BURRARD ST - VANCOUVER PUBLIC LIBRARY

- 1.) In general proposal put forth is acceptable with following exceptions:
- a) Transformer used is unsealed dry type & is installed below grade. Must treat room as proper transformer vault. Therefore, added protection required on major openings into the transformer vault in lieu of 3 hr. fire-resistance rating of room i.e. Doorway, supply air duct & exhaust duct, etc.
 - b) Major openings into Transformer vault to have sprinkler heads mounted near openings to protect exterior of transformer vault from transmitting high temperatures through openings & thus endangering the exterior areas of the transformer vault.
- 2.) For exterior walls of library we have large amount of windows are windows tempered glass in steel frame. Is extra protection not required in order to have exterior walls properly fire rated or classified as a proper fire separation. i.e. are window sprinklers to be installed ?? → NOT TO BE DEALT WITH

O.K. RLM 10/19/87

Terry Wong

0000 0588



CITY OF VANCOUVER
PERMITS & LICENSES DEPARTMENT
BUILDING PERMIT

NUMBER **BP** 208070

CO-ORDINATE #		PROPERTY ADDRESS		SPECIFICS OF PROPERTY ADDRESS	
S19120601940000		750 BURRARD		THIRD FLOOR	
APPLICANT IS DESIGN PROF D EHLING ARCHITECT		ADDRESS 301-761 CARDERO VANG		CITY POSTAL CODE PHONE VANG 584-8733	
PROPERTY OWNER NAME CITY OF VANCOUVER		ADDRESS 453 W 12TH		CITY POSTAL CODE PHONE VANG 682-8929	
CONSTRUCTOR NAME C/O OWNER		ADDRESS 453 W 12TH		CITY POSTAL CODE PHONE VANG 682-8929	
ADDITIONAL CONTACT IS NAME Kevin Hertz		ADDRESS s.15(1), s.22(1)		CITY POSTAL CODE PHONE VANG 682-8929	
LEGAL LOT SUB		PLAN		D.L.	
DESCRIPTION E TO 9 OF 8 TO 15 & 16 TO 20		BLK 50		210.779	
LOT SIZE		TYPE OF LOT		ZONE DD	
CODE 200000002527000		CNR/LANE		B.I. DISTRICT NO.	
WIDTH 210.63		DEPTH 119.98/119.97		CODE 4	
BUILDING SIZE		HEIGHT		FRONTAGE	
RELATED DEVELOPMENT PERMIT		RELATED BUILDING PERMIT		DEVELOPMENT PERMIT REQUIRED YARDS	
D.P.		B		FRONT REAR SIDE SIDE	
BUILDING CODE CLASSIFICATION A2		HERITAGE DESIGNATION		YES OR NO N	
LIVING EXISTING DWELLING UNITS		HOUSEKEEPING UNITS		SLEEPING UNITS	
ACCOMMODATION CHIEF PERMIT APPROVED DWELLING UNITS		HOUSEKEEPING UNITS		SLEEPING UNITS	
PURPOSE TO CODES 10		PERMITTED GENERAL USE CODES N		NO OF ROOF TOP MECHANICAL UNITS	
BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART THEREOF IS FOR THE FOLLOWING CONSTRUCTION ONLY AND DOES NOT IN ANY REPRESENT OR GUARANTEE COMPLIANCE WITH THE BUILDING BY-LAW OR ANY OTHER BY-LAW OF THE CITY OF VANCOUVER:					
INTERIOR ALTERATIONS TO THE THIRD FLOOR OF THIS EXISTING LIBRARY TO PROVIDE NEW PARTITIONS.					
AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES: (SEE REVERSE FOR CODE MEANINGS)					
CODES					
1. SUBJECT TO BUILDING BEING SPRINKLERED TO STANDARDS IN GAGE BABCOCK AND ASSOC LTD REPORT FOR 750 BURRARD.					
INDICATED WITH A "1" IF APPLICABLE TEMPORARY PERMIT TIME LIMITATION					
STEPS WILL BE TAKEN TO ENSURE THE FOLLOWING PERMITS / LICENSES INDICATED WITH AN "R" ARE OBTAINED:					
DEVELOPMENT PERMIT ELECTRICAL PERMIT GAS PERMIT PLUMBING PERMIT					
PLUMBING PERMIT - SPRINKLER R SIGN PERMIT OCCUPANCY PERMIT BUSINESS LICENSE					
SEE REVERSE FOR NOTICE					
PERMIT ISSUED BY S.15(1), s.22(1)		COMPLEXITY CODE 10		PROCESSING THROUGH CODE	
FOR CITY BUILDING INSPECTOR		BUILDING PLAN CHECKER J. HURNANE		SERVICE TYPE MAIL	
PERMIT AUTHORIZED/CHECKED BY 10303		BUILDING PERMIT TOTAL FEE 145,000		DROP OFF PURGE	
J. HURNANE		BUILDING PERMIT BUILDING GRADES MEASUREMENT		B 557.00	
SEPARATE APPLICATION (YES OR NO) YES		BUILDING PERMIT BUILDING GRADES FEE		F 557.00	
DATE OF PERMIT 871112		BUILDING PERMIT RECEIPT NUMBER 91685			

INSPECTOR'S COPY

0000 0080



GAGE-BABCOCK & ASSOCIATES LTD.

SUITE 207-1009 WEST 8th AVENUE, VANCOUVER, B.C. CANADA V6H 1C3 • TEL (604) 732-3751 FAX (604) 732-1277

File 1061-526

September 20, 1988

Mr. A. R. Ross
City of Vancouver
Civic Buildings Department
453 West 12th Avenue
Vancouver, B.C.
V6Y 1V4

Dear Mr. Ross:

Re: Vancouver Public Library
Fire Protection Upgrading

File 12.66

During our meeting on September 13, 1988 we discussed a report issued by Fred Kappler. This report entitled "Survey of New Sprinkler Installation at Vancouver Public Library" includes items that are additionally reviewed as follows:

4. The sprinkler layout for the stack levels is based on the criteria contained in 4-4.12 NFPA 13-1987;

The standard recognizes that stack levels in libraries require special consideration as a function of the racking arrangement. The design of the sprinkler system is based on and meets the criteria contained in Exception No.1 of 4-4.12.

7. The contractor has provided heavier straps which have the desired effect of preventing rotation of the sprinkler head guards.

The purpose of the head guards is to prevent damage to the sprinkler heads during the process of removing books from the top shelves. The heat collecting fins are located slightly below the head guards to prevent the head guards from impeding the sprinkler spray pattern when the sprinkler head operates.

8. The tunnel is a non-combustible, fire resistive return air duct. There is no requirement under NFPA 13-1987 to sprinkler such ducts. The tunnel was shown unsprinklered on the drawings submitted to the City of Vancouver. It is also noted that all vertical shafts are sprinklered.

All other items contained in Mr. Kapplers' report have been brought to the contractors' attention for completion.

ENGINEERS AND CONSULTANTS IN FIRE PROTECTION, SAFETY AND SECURITY
AFFILIATED OFFICES • CHICAGO • SAN FRANCISCO • LOS ANGELES • NEW YORK • WASHINGTON • ATLANTA

Mr. A. R. Ross

-2-

The pressure test Certificate, dated September 8, 1988, and signed by Bill Hutchinson indicates that sprinkler protection is required beneath the canopy on Level 4.

Under 4-4.10.2 of NFPA No.13-1987 sprinklers are required under exterior combustible canopies exceeding 4 ft. in width. The canopy is non-combustible and is not used for storage or handling of combustibles. This area was shown unsprinklered on the drawings submitted to the City of Vancouver.

We trust that the foregoing is satisfactory. Should you have any questions or require additional information, please let us know.

Yours very truly,

GAGE-BABCOCK & ASSOCIATES LTD.

s.15(1), s.22(1)

Tim K. Lendhan, P. Eng.

TKL/bjc

Survey of New sprinkler installation at U. Public library

Survey #1 - 88-08-25 by Fred Kappler

During this survey I conducted a visual examination of the above mentioned sprinkler system. My comments are listed below.

- ① The valve station does not have proper support.
- ② "Plain lock" fittings are used at tie-ins to existing stand pipe system.
 - Plain locks are a listed fitting for fire protection use but may only be used with schedule 40 pipe. It looked to me like the new piping used at the connections where plain-locks were used was light wall pipe.
 - Since having had some personal experience using this type of fittings, I would not have elected to use them in areas where ~~there is~~ ^{there is} great concern of water damage.

Survey #2 - 88-08-29

At this time, as requested by Andy Ross, I conducted a more thorough examination of the above mentioned Sprinkler system. My comments are listed below.

- ① The valve station has been supported, but I feel better support could be achieved with an angle bracket from the wall.
- ② Plain lock fittings are still being used but the light wall pipe is being replaced by schedule 40 pipe. Additional retaining clamps are also being put around these fittings.

- ③ At the water entry point to the building, a point should be made to look at the tie-rods that hold the underground piping, as these are critical in keeping that piping together.
- ④ There is quite a bit of baffling of sprinkler heads in the lower floor stack room.
- ⑤ At this time there is no sway bracing on any of the cross mains throughout the system.
- ⑥ The large elevator machine room has ordinary temperature sprinkler heads. By Vancouver Building By-Law # 3.5.2.9, the heads must be not less than intermediate temp. rating and these heads must be protected by head guards. I believe this same situation applies to the other elevator machine room.
- ⑦ I do not feel comfortable ~~with~~ with the design of the head guards. It seems that the guards have been designed ~~to~~ to cause no interference to the spray pattern of the sprinkler head but this design has created two other problems that I can see. ~~If the guard~~ The most sensitive portion of the head is still exposed below the head guard and is subject to damage. Also, if the head guard is hit on the side, it may rotate and hit this sensitive portion of the head. If it is left in this slightly rotated position it can also physically hold the head shut and prevent it from operating. I feel that with this design, no matter how tight you make the guard, it may still rotate and ~~can~~ cause this problem.
- ⑧ The last item I noticed is in the Tunnel. The tunnel and the shafts at the ends are not sprinklered. I know of no code relaxations that would allow the ~~omission~~ omission of

sprinklers in these areas. I did notice that they are not shown sprinklered in the design drawings.

s. 15(1), s. 22(1)

0000 0185

CITY OF VANCOUVER — PERMITS & LICENCES DEPARTMENT

MEMORANDUM

TO BOB MAKI

DATE APRIL 22/87

RE Gage-Babcock Report For Vancouver Public Library

COMMENTS AS FOLLOWS -

1. page 1, 2.2 system design should be to latest VBBL which is due to be adopted. VBBL # 5583 is it included in latest By-law changes?
2. page 7, 7.3.3.2 mentions computer room special attention should be given for this room (if it is a full blown computer room) and section 2 should make mention of NFPA 75-1985 STANDARD For the Protection of Electronic Computer/Data Processing Equipment.
 - Note if false flooring is used space will have to be air conditioned and will require early ^{warning} smoke detectors in this space.
3. page 4, proposed changes to NBC 3.2.5.4 to add new sentence (5) to give waiver conditions to using less than 65 P.S.I. at top of standpipe riser. ^{waiver o.k.} Assuming this revision is to be adopted fairly shortly, we may want to reconsider their waiver on not providing fire booster pump with emergency power supply considering location of building in central downtown core.

P.S. You may want w.l.in to
comment on sprinklers also.

Regards

Terry

0000 0584