

File No.: 2026-328

June 2, 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 April 15, 2026 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of the January 12, 1993 report authored by Canadian Fire Technology Inc. relating to 2433 Spruce Street. Date range: January 1, 1992 to December 31, 1993.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.3(5)(a), 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.

Please note that issued permits are routinely available on a fee for service basis from the Property Research section of the Development, Building & Licensing Department, and therefore not subject to the Act as per s.3(5)(a). To access these records, please contact Property Research at property.research@vancouver.ca. Permits can also be searched online at the following link:
https://plposweb.vancouver.ca/Public/Default.aspx?PosseMenuName=PC_Search.

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 (2026-328); 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)

:kt

Canadian Fire Technology Inc.



104 - 1260 Hornby Street
Vancouver, B.C. V6Z 1W2
Office: (604) 684-2384 (CFTI)
Fax: (604) 683-4736

January 12, 1993

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

**REAL ESTATE BOARD OF GREATER VANCOUVER - ADDENDUM
1101 WEST BROADWAY, VANCOUVER, B.C.**

Dear Mr. Maki:

This letter has been written as an addendum to the equivalency reports prepared by Rolf Jensen & Associates Ltd. dated October 7, 1992 and November 17, 1992. The October 7th report prepared by Rolf Jensen & Associates contained equivalencies to permit the use of a fire rated glazing system for interior fire separations and the use of water curtain systems to permit an increased percentage of openings in exterior building facades.

The report of October 7th indicated that the fire rated glazing system and would be utilized in an exit stair vestibule on the P1 Level, and within the central stair fire separation on the First, Second, and Third Floors. The report of November 17, 1992, prepared by Rolf Jensen & Associates addressed the protection of the tempered glass doors in the 1 h fire separation enclosing the central stair on the upper levels.

Further to our discussions with Mr. William Liu, the architectural drawings have been reconfigured such that the central stair will be enclosed on the Third Floor Level by a listed fire separation that will provide the required 1 h fire resistance rating. Accordingly, it is proposed that the fire rated glazing system be utilized to separate the central stair from the remainder of the floor area on the First and Second Floors only.

FAX

Background

The Real Estate Board of Greater Vancouver will be of noncombustible construction, fully sprinklered with 4 storeys above grade and 4 below grade levels. The building area will be approximately 1023 m². The below grade levels will contain primarily parking with some storage (Group F, Division 3). The floors above grade will contain office space (Group D). Below grade floor assemblies and the First Floor assembly are required to provide a 2 h fire resistance rating. The Second, Third and Fourth Floor assemblies will provide the required 1 h fire resistance rating.

Central Stair

The central stair serves the P1 Level, the First, Second and Third Floors. The central stair will be separated at the P1 level from the stair serving the lower levels and from the remainder of the P1 floor area by fire separations that provide a 2 h fire resistance rating. The central stair will be fire separated on the Third Floor from the remainder of the floor area by a fire separation that will provide a 1 h fire resistance rating.

The central stair is a required exit from the below grade levels only. The central stair will be separated by a 2 h fire separation at the P1 Level such that the shaft serving the P4, P3 and P2 levels is separated from the shaft serving the First through Third Floors. The central stair is not a required exit from the First, Second or Third Floors however the floor to floor fire separation will be maintained.

Floor to Floor Fire Separation

If a fire separation were not provided on the First and Second Floor levels these floors would be considered interconnected.

Sentence 3.2.8.1(8) of the By-Law permits a two storey interconnected floor space provided:

- (a) the interconnected floor space consists of the first storey and the storey next above or below it, but not both,
- (b) the openings through the floor are used only for stairways, escalators or moving walkways or the interconnected floor space is sprinklered.

FAX

- (c) such openings are located so that occupants can travel to the egress doorways within suites or to the exits within floor areas without having to pass closer to the openings than $1/2$ the diagonal distance of the suite or floor area, unless occupants are specifically directed away from the openings by the designated egress routes,
- (d) the interconnected floor space contains only Group A, Division 1 or 2, Group C where the entire building is sprinklered, Group D, Group E or Group F, Division 3 major occupancies, and
- (e) the building area is not greater than $1/2$ the area permitted in Subsection 3.2.2.

If these floors were interconnected, requirements (a), (b), (d) and (e) of Sentence 3.2.8.1(8) would be satisfied. On the Second level however the opening for the stair is not located such that occupants can travel to exits within the floor area without having to pass closer to the openings than $1/2$ the diagonal distance of the floor area. Accordingly, the stair will be fire separated from the remainder of the building by a fire rated glazing system that will provide a fire separation equivalent to that required for the floor assembly. Additionally, a fire rated glazing system will separate the stair on the First Floor level.

The floor to floor fire separations will be maintained between the P1 Level and the First Floor and between the First Floor and the Second Floors by the fire rated glazing system as proposed in the Report prepared by Rolf Jensen & Associates Ltd. dated October 7, 1992. The doors in these 2 h and 1 h fire separation will be protected as outlined in the report prepared by Rolf Jensen & Associates Ltd. dated November 17, 1992 such that the required 1 1/2 h and 3/4 h fire protection rating is maintained.

As described in the "Commentary on Part 3, (Use and Occupancy, Page 67) of the National Building Code of Canada, the requirements of the Code addressing exit widths, and travel distance to exits enable occupants of a floor on which a fire occurs to leave that floor within one or two minutes. As the building will be only 4 storeys in height, with a building area of only 1023 m², we would expect a rapid evacuation of occupants from the building. The concern associated with an occupant egressing adjacent to the central stair (3.2.8.1(8)) is therefore minimized. With the fire separation proposed this concern is eliminated.

As the central stair is not a required exit and the building is sprinklered, Sentence 3.1.6.4.(7) of the Vancouver Building By-Law would permit the separation of the stair to contain an opening up to 22 m² with no dimension exceeding 6m. A listed rolling fire shutter providing a fire protection rating would be an acceptable closure for the interior fire separations on the

FAX

First and Second Floor levels. In this application a fire shutter is not deemed to be an acceptable barrier to the migration of smoke. Therefore, the fire rate glazing system has been proposed. The fire rated glazing system will provide a fire resistance rating as demonstrated by the NRC test data submitted in the equivalency reports prepared by Rolf Jensen & Associates Ltd. dated October 7, 1992 and November 17, 1992. The fire rated glazing system will effectively deter the migration of smoke into the central stair and maintain the required fire separation.

The fire safety plan for the building will indicate that the central stair is not to be used as an exit. Further, signage will be provided to indicate that the central stair is not an exit.

The proposed fire separation for the central stair is considered to meet the level of life and fire safety intended by the Vancouver Building By-Law on an equivalency basis.

Once you have had opportunity to review this letter in conjunction with the reports prepared by Rolf Jensen & Associates Ltd. we would appreciate receiving your comments or approval for the equivalencies contained therein.

Yours Truly,
CANADIAN FIRE TECHNOLOGY INC.

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

Michael Linton, P.Eng (Ont.)

Reviewed by:

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

per: Harvey A. Goodman, P.Eng.
BJD/dgb



cc: W. Liu
F. Markowsky

- City of Vancouver
- Kasian Kennedy Architects

FAX

Canadian Fire Technology Inc.



104 - 1260 Hornby Street
Vancouver, B.C. V6Z 1W2
Office: (604) 684-2384 (CFTI)
Fax: (604) 683-4736

May 12, 1993

Mr. Stan Logan
Permits & Licenses Department
City of Vancouver
City Hall - East Wing
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

PERMITS & LICENSES DEPARTMENT
Reg. No.: <i>K</i>
MAY 13 1993
ORIGINAL TO: <i>S. Logan</i>
COPY TO: _____

**Re: Real Estate Board of Greater Vancouver
1110 West 8th Avenue, Vancouver, B.C.**

Dear Mr. Logan:

This letter is further to our telephone conversation last week regarding exiting from the lower levels via Stair # 1 and the exit corridor on the 8th Avenue Level.

As requested, please find attached the architectural drawings ID-2 and A-04 illustrating the 2 h fire resistance rated exit corridor from Stair # 1, which serves the lower levels, to the exterior. The attached sketch illustrates the construction of this 2 h fire separation.

As discussed in the equivalency report prepared by Rolf Jensen & Associates, dated October 7, 1992, and our letter of January 12, 1993, the central stair serving the Ground Second and Third Floors will be separated at the P1 Level from the stair serving the lower levels by a fire separation that will provide a 2 h fire resistance rating. The central stair is required for exiting from the below grade levels only. The central stair will be separated such that the shaft serving the P4, P3 and P2 levels is separated from the shaft serving the First through Third Floors. The central stair is not a required exit from the First, Second or Third Floors.

With the submission of the additional information contained herein we understand that there are no further issues outstanding with respect to the equivalencies for this project proposed in the equivalency report of October 7, 1992, the additional information provided November 17, 1992 and the addendum submitted January 12, 1993.

CANADIAN FIRE TECHNOLOGY INC.
1110 West 8th Avenue

V3534 Page 2
May 12, 1993

If we may be of further assistance please contact our office.

Yours truly,
CANADIAN FIRE TECHNOLOGY INC.

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

Michael A. Linton, P.Eng.

Reviewed by:

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

Brad Walton, A.Sc.T.

c: F. Markowsky - Kasian Kennedy Architecture Inc.(via fax 683-2827)

encl.
V3534.L4

620849



CITY OF VANCOUVER
PERMITS & LICENSES DEPARTMENT
BUILDING PERMIT

NUMBER **BP** 82058699

CO-ORDINATE

007648146960000

PROPERTY ADDRESS

2433

2433

SPRUCE

SPECIFICS OF PROPERTY ADDRESS

CHG FRM 1110 W 8TH

s.3(5)(a)



REQUEST FOR MINOR RELAXATION/EQUIVALENCY

FOR:

Print (Permit Application Number)

1110 West 8th Avenue

Print (Address)

BUILDING DESCRIPTION:

No. of Streets 1 Building Area 1023m² No. of Storeys 4 Occupancies Group D, Group F Division 3
CONSTRUCTION: Combustible _____ Noncombustible X SPRINKLERED: No _____ Partial _____ Full X Required _____
EXISTING: Year Built New Building Value _____ Cost of Work _____ Table A _____ %

PROPOSED BY Canadian Fire Technology Inc. 104-1260 Hornby Street 684-2384
(Print Contact Name) (Address) (Phone No.)

(1) SUMMARY OF MINOR RELAXATION/EQUIVALENCY

[See over for sketch and list of non-complying items (articles) and similar list of compensatory items.]

The equivalencies proposed in the report of May 4, 1993 were to address exposure protection and occupancy separation issues for the loading bay/drop off area. The equivalencies proposed were: 1. Exposure protection from the loading bay opening on Level 1 to the adjacent lane using a Water Curtain Sprinkler System. 2. The use of a Water Curtain Sprinkler System in conjunction with wired glass in a 1½ h fire separation between the loading bay and the remainder of the floor area. 3. The use of a Water Curtain Sprinkler System in conjunction with nonrated closures for the loading bay openings into the building which require a 1h fire protection rating. For further detail, refer to the equivalency report of May 4, 1993, prepared by Canadian Fire Technology Inc.

(2) STAFF COMMENTS AND RECOMMENDATIONS:

ACCEPTABLE AS PROPOSED
- IN CONSULTATION WITH WILLIAM HUI

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

Comments By: [Signature] Branch (Date)

Agreed By: _____ Supervisor, _____ Branch (Date)

STAFF
NOTE

- (A) Sections (1) & (2) must be filled in for all cases. (B) Section (3) is not required for minor relaxations.
(C) Refusal or acceptance of any equivalency is a discretionary judgement exercised only by the City Building Inspector or his Deputy.

(3) PROPOSED EQUIVALENCY IS

(i) REFUSED (For the following reason): _____

(ii) ACCEPTABLE [Subject to the following condition(s)]: _____

(iii) ACCEPTABLE (As proposed) ☒

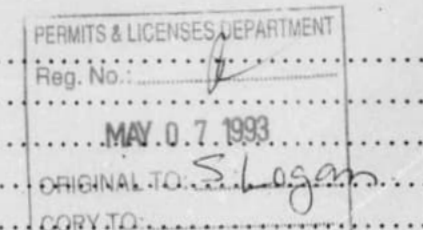
s.15(1), s.22(1)

City Building Inspector (Date)

cc: City Building Inspector
Assistant Director, Inspection
Assistant Director, Permits
Supervisor, Plan Check Branch
Engineer/Plan Checker

Supervisor, Building Inspection Branch
Supervisor, Plumbing & Gas Inspection Branch
Supervisor, Electrical Inspection Branch
Inspector, DRI + report _____ Branch
Others DRI + report _____ Department

✓ Sender





REQUEST FOR MINOR RELAXATION/EQUIVALENCY

FOR:

1110 West 8th Avenue

Print (Permit Application Number)

Print (Address)

BUILDING DESCRIPTION:

No. of Streets 1 Building Area 1023m² No. of Storeys 4 Occupancies Group D, Group F, Division 3
CONSTRUCTION: Combustible _____ Noncombustible X SPRINKLERED: No _____ Partial _____ Full X Required NO
EXISTING: Year Built New Building Value _____ Cost of Work _____ Table A _____ %

ROLF JENSEN & ASSOCIATES, LTD.

PROPOSED BY Michael A. Linton470-601 W. Cordova St. 689-9099

(Print Contact Name)

(Address)

(Phone No.)

(1) SUMMARY OF MINOR RELAXATION/EQUIVALENCY

[See over for sketch and list of non-complying items (articles) and similar list of compensatory items.]

The proposed equivalencies are to 1) Permit the use of tempered glazing in... required interior fire separations. 2) permit openings in the exterior building facades in excess of that permitted by the VBBL. Interior fire separations incorporating tempered glazing will be part of the fire rated glazing system tested by NRC to provide up to a 2hr fire resistance rating. Where openings in an exterior building facade are in excess of that required by the VBBL, a water curtain sprinkler system is proposed. Where an opening in an exterior building facade is within 1.2m of a property line, tempered glazing will be utilized in these openings in conjunction with the water curtain system. Please refer to the fire protection report dated October 7, 1992 for a detailed list of non-

(2) STAFF COMMENTS AND RECOMMENDATIONS: complying items & compensatory items.

AND AMENDED JAN. 12/93

RECOMMEND ACCEPTANCE - CENTRAL STAIR IS FOR CONVENIENCE ONLY NOT EXIT. SEPARATE CENTRAL STAIR FROM PARKING LEVELS EXITS TO OUTSIDE VIA 2 HR RATED EXIT CORRIDOR.

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

Comments By:

93.07.28.0 Branch (Date)

Agreed By:

Supervisor, Branch (Date)

STAFF
NOTE(A) Sections (1) & (2) must be filled in for all cases.
(C) Refusal or acceptance of any equivalency is a discretionary judgement exercised only by the City Building Inspector or his Deputy.

(B) Section (3) is not required for minor relaxations.

(3) PROPOSED EQUIVALENCY IS

(i) REFUSED (For the following reason):

(ii) ACCEPTABLE [Subject to the following condition(s):]

(iii) ACCEPTABLE (As proposed) ☒

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

City Building Inspector

(Date)

cc: City Building Inspector
Assistant Director, Inspection
Assistant Director, Permits
Supervisor, Plan Check Branch
Engineer/Plan Checker

✓ Supervisor, Building Inspection Branch
Supervisor, Plumbing & Gas Inspection Branch
Supervisor, Electrical Inspection Branch
Inspector, DBI Branch
Others _____ Department

✓ Sender

Canadian Fire Technology Inc.



May 28, 1993

Mr. Peter Clark
Kal Sprinkler Co. Ltd.

s.22(1)

RECEIVED

AUG 10 1993

PERMITS & LICENSES DEPT.

104 - 1260 Hornby Street
Vancouver, B.C. V6Z 1W2
Office: (604) 684-2384 (CFTI)
Fax: (604) 683-4736

TO FILE ROOM
FOR FILE - 2433 SPRUCE

Dear Mr. Clark:

Re: Real Estate Board 2433 SPRUCE
Second Sprinkler Shop Drawing Review

We have reviewed the sprinkler shop drawings and hydraulic calculations received May 25, 1993, for compliance with the equivalency reports prepared by Rolf Jensen & Associates Ltd. dated October 7, 1992, and November 17, 1992, and the equivalency reports prepared by Canadian Fire Technology Inc. are dated January 12, 1993 and May 4, 1993.

The sprinkler shop drawings, sheets F1 - F10, are dated March 15, 1993, last revised May 14, 1993, and the hydraulic calculations are dated May 14, 1993. The following comments are made with respect to compliance with the referenced equivalency reports:

- The hydraulic calculations do not indicate sprinklers for exposure protection for the west building facade will provide 30 USgpm on the P1 level, Ground level, Second or Third floors;
- The hydraulic calculations do not indicate the sprinklers providing exposure protection for the exit on the P1 level will provide a discharge of 30 USgpm (grid lines D-E, 5-6);
- The fire-rating glazing system protecting the central stair on the First and Second Floor levels requires nozzles on both sides of the glazing. This has been incorporated in the floor plans but is not reflected in the details (Sheet F-10); and
- The sprinkler protecting the tempered glass doors on the stair side of the enclosure is to be a quick response pendant head located 12 in. horizontally and vertically from the centre line of the door or door assembly. Note that the pendant head is for the protection on the stair side of the doors only, and the FR-1/Q-60 spray nozzles are required adjacent to the glazing in all other locations.

We request that the additional calculations requested be submitted for our review. We are forwarding eight copies of the sprinkler shop drawings and the hydraulic calculations to Pro Pacific and retaining one copy for our records. If you have any questions, please do not hesitate to contact our office.

Yours truly,

CANADIAN FIRE TECHNOLOGY INC.

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

Brad Walton, A.Sc.T.

Reviewed by,

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

Michael A. Linton, P.Eng.

cc:	F. Markowsky	-	Kasian Kennedy Architects	(via fax 683-2827)
	S. Floris	-	Sterling, Cooper and	
			Associates Ltd.	(via fax 737-7102)
	B. Palmquist	-	Pro Pacific	(via courier)

V3534.L4