



MEMORANDUM

May 30, 2022

TO: Joseph Smallwood, Project Facilitator

FROM: Tracy Lee, Building Code Engineer

SUBJECT: 123 E 6TH AVENUE, Vancouver, BC V5T 1J6 - DP-2021-00983

The following comments are based on the preliminary drawings prepared by DLR Group Architecture Inc. on February 11, 2022 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #12511 as amended (VBBL 2019).

*** Please note that building permit applications must conform to Vancouver Building Bylaw #12511 (2019) as may be amended from time to time. Please see the following page:**
<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>.

This is considered to be a relocation and reconstruction of the heritage building incorporating with new building:

To add to, alter, relocate and change the use of an existing two-storey Heritage "X" building from School to Artist Studio Class A & B as illustrated on the heritage alteration plans, and to develop a 12-storey building, consisting of Wholesale and Office uses all over four levels of underground parking, having vehicular access from the lane.

The following information should be included at Building Permit Application Stage:

1. As of November 1, 2019, all submissions are to be in accordance with the VBBL 2019.
2. Alteration shall not increase the non-conformity of the existing building or create non-conformity with respect to VBBL 2019. **All new work shall conform to VBBL 2019.**
3. ***Every exit shall be separated from the remainder of the building by a fire separation having a fire-resistance rating not less than that required by Subsection 3.2.2. Exit stair shafts shall be fire separated from the storage garage.**
4. According to 3.3.5.7., access through a fire separation between a storage garage and a Group A-2 or Group C occupancy shall be through a vestibule conforming to 3.3.5.7.(4).
5. If access is provided from a storage garage to a stair tower or to an elevator through a vestibule, the vestibule shall be constructed according to 3.3.7.7.(a) to (d).
6. ***The stair shaft serving a storage garage which is connected to a storey containing an occupancy other than a storage garage, shall terminate at that storey.**

7. ***A storage garage shall be provided with exits which only serve the storage garage and which exit directly outside the building.**
8. According to 3.4.2.5., the travel distance from a floor area to at least one exit shall not be more than 45m in a floor area that contains an occupancy other than a high-hazard industrial occupancy, provided it is sprinklered throughout.
9. Except for a dead-end corridor that is entirely within a suite, a dead-end corridor is permitted provided it is not more than 6 m long.
10. A minimum of 2 egress doorways shall be provided for every room and every suite in a floor area that is sprinklered throughout and does not contain a high-hazard industrial occupancy unless the travel distance to an egress doorway is less than 25 m or the area of the room or suite is not more than the value in Table 3.3.1.5.-B.
11. ***Please clarify what is the intended use of the tenant lounge/lobby space on Level 2. Wholesale space on Level 2 requires egress through tenant lounge. If the tenant lounge is part of Social Workplace on Level 3, then a second means of egress will be required for the Wholesale space on Level 2. If the tenant lounge/lobby space is a transient space and not part of a tenant space, then suite separation between social workplace on Level 3 and tenant lounge/lobby below will be required.**
12. ***Per 3.3.1.3.(11), each suite in a floor area that contains more than one suite shall have an exterior exit doorway, or a doorway into a public corridor or an exterior passageway.**
13. ***The least distance between 2 exits from a floor area shall be one half the maximum diagonal dimension of the floor area, but need not be more than 9m for a floor area having a public corridor, or one half the maximum diagonal dimension of the floor area, but not less than 9m for all other floor areas.**
14. Means of egress from roof terraces shall conform to 3.3.1.3. when they are intended for occupancy.
15. ***Office mezzanine does not conform to 3.2.1.1.(3) will be considered as a storey. Interconnected floor space which does not meet the exceptions per 3.2.8.2. shall provide protective measures according to 3.2.8.2.(3) to (8).**
16. ***Means of egress from mezzanines shall conform to 3.4.2.2. at base building permit application.**
17. Cross-over floors shall be provided per 3.4.6.18. Public corridors shall be provided at above grade cross-over floors.
18. Artist Live/Work studios shall conform to 3.1.3.3. for Class A Artist Studio and 3.1.3.4. for Class B Artist Studios.
19. Where a project involves more than one category of work, the most restrictive upgrade level, as determined from each category of work, shall determine the upgrade design level. The category of work for this project includes relocation of heritage building, reconstruction of heritage building, change of major occupancy and major addition vertically and horizontally. The most restrictive design upgrades will be F4, S4, N4, A4 and E6.
20. ***This project requires the services of a registered architect. Architectural Schedule B and sealed drawings should be submitted.**

21. All new architectural, mechanical and electrical components are required to comply with the energy and emissions requirements of the Vancouver Building By-law #12511.. Please add to your drawings the Energy Statements per the "Energy Statements on Drawings" requirements found within the City of Vancouver energy webpage (<http://vancouver.ca/building-energy-requirements>).

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.