

September 4, 2024

Bulletin 2024-003-BU/FI (Rev. 1)

Security Gates and Doors for Non-Residential Floor Areas

The Building and Fire By-laws have recently been amended to address the need for security of exterior entrance and exit doors that open onto a street or lane.

Gates, and doors, many of which are folding style gates or overhead rolling shutters or doors, have been installed on existing storefronts and alleyways of businesses to deter theft and vandalism. These gates and doors typically do not comply with the Building By-law. Hardware on the gates and doors may not allow occupants inside to open the gate without keys, or specialized knowledge. Occupants behind the locked gate or door will then be unable to escape.

The Fire By-law requires that means of egress must be provided as required by the Building By-law and be maintained in good repair and free of obstructions.

However, to address the need for security, the Fire and Building By-laws have been amended to permit some exit doors to be locked if certain conditions are met and maintained. The amendments distinguish between buildings or suites that have only one means of egress permitted by the Building By-law, which are typically smaller in size, and other suites that have at least two means of egress and could be significantly larger.

Security gates and doors are only permitted in occupancies of assembly, business and personal services, mercantile, medium hazard industrial occupancy, and low hazard industrial occupancy.



Security gates and doors are not permitted for residential, care, or high hazard industrial occupancies.

Where Only One Means of Egress Provided

Where a single means of egress from part of a floor area is permitted by the Building By-law, a security gate or security door may be installed in front of the exterior exit door of the building but must never be locked while any person is inside.

The security gate or security door is permitted to be locked only when all the following conditions are met:

- a) The security gate or security door is designed to prevent locking at any time that the part of the floor area is occupied by one or more persons,

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- b) A sign with the words "This door shall not be locked at any time a person is inside" in letters not less than 50 mm high shall be permanently affixed to both sides of the security gate or security door,
- c) At least one copy of the emergency procedures and floor plan is posted in a conspicuous location in each floor area served, which includes the procedures to ensure no person is inside prior to locking the security gate or security door,
- d) The installation of the security gate or security door does not obstruct the required clear width of the doorway, and
- e) A building permit is obtained for the work.

Where Two Means of Egress Provided

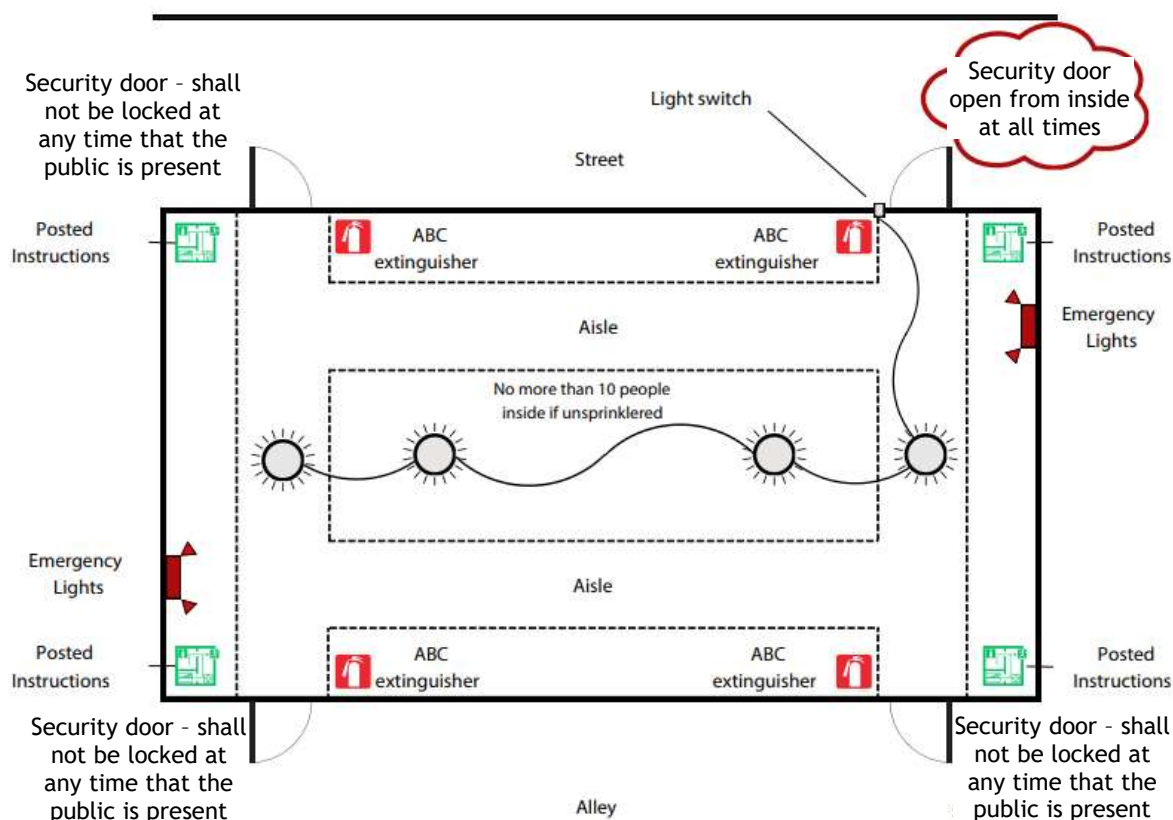


Figure 1. Sample Floor Plan Where Two Means of Egress Provided

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Where the building or suite has at least two means of egress, a security gate or door is permitted to be installed in front of exterior exit doors, and may be locked under the following conditions:

- a) At least one egress door is readily openable from the inside without requiring keys, special devices or specialized knowledge of the door-opening mechanism,
- b) The security gate or security door is designed to prevent locking at any time that the part of the floor area that it serves is open to the public or when the public is present,
- c) A sign with the words "This door shall not be locked at any time that the public is present" in letters not less than 50 mm high shall be permanently affixed to both sides of the security gate or security door,
- d) The path of travel between every locked security gate or security door and the egress door that is readily openable from the inside is provided with illumination (lighting) not less than 10 lx at the floor level,
- e) Controls for the illumination (lighting) referred to in Clause (d) are provided near the egress door that is readily openable,
- f) Emergency lighting is provided along the path of travel referred to in Clause (d) to an average level not less than 10 lx,
- g) At least one portable extinguisher with a minimum rating of 4A:60B:C (eg. 10 lb ABC) is installed in a conspicuous location within 2 m of every locked security gate or security door and in a conspicuous location within 2 m of the egress door that is readily openable,
- h) If the floor area is not sprinklered, no more than 10 persons are present in the floor area served, when the security gate or security door is locked,
- i) If the floor area is sprinklered, no more than 20 persons are present in the floor area served, when the security gate or security door is locked,
- j) Every person present in the floor area served is trained about the procedures to be used in the case of emergencies, including evacuation procedures,
- k) At least one copy of the emergency procedures and floor plan is posted in a conspicuous location in each floor area served, including the location of each portable extinguisher, each security gate or security door and each door which must remain readily openable,
- l) The fire safety plan for the building, where required, is updated and kept in a location described in Article 2.8.2.5. of Division B of the Fire By-law,
- m) The installation of the security gate or security door does not obstruct the required clear width of the doorway, and

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- n) A building permit is obtained for the work.

Where a Security Gate or Security Door Serves a Shared Means of Egress

Where a security gate or door serves a means of egress shared by two or more suites, it must never be locked to obstruct exiting. It must be openable from the inside without requiring keys or specialized knowledge. Having a security gate at this location may result one suite inadvertently locking in people in another suite.

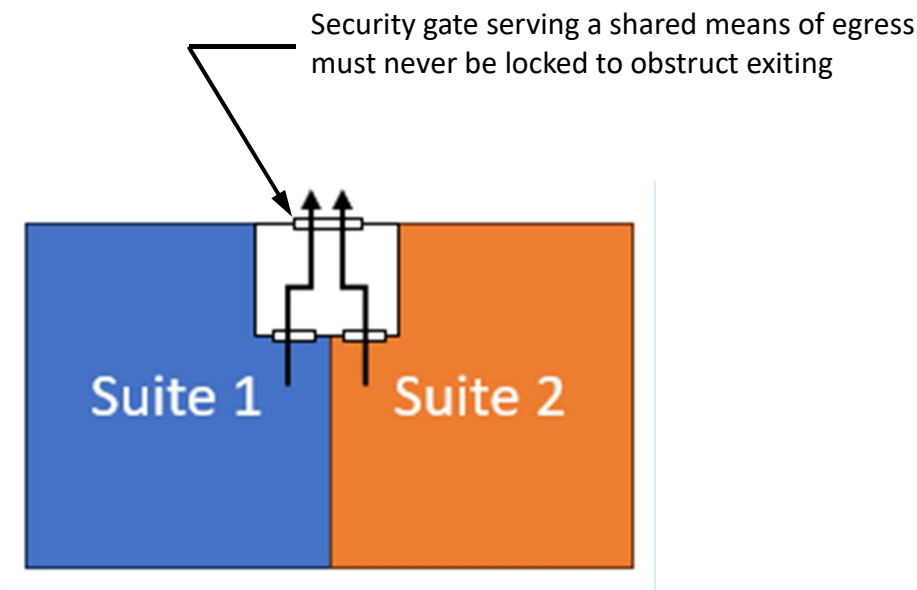


Figure 2. Security Gate Serving a Shared Means of Egress

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