



# Public Review

## Vancouver Building By-law (VBBL)

### Proposed change to revise Sentence 3.4.6.16.(8)

**Topic:** Electromagnetic locking device provisions on frequently used entry doors

**Code change number:** 24-0026

**Code reference:** Division B, 3.4.6.16.(8) (formerly 3.4.6.16.(7))

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## Description of the proposed change

Previous versions of the VBBL have included additional provisions for the integration of electromagnetic locking hardware into frequently used main entry doors, which allow for the use of motion sensors and pressure sensors to release the electromagnetic locks on an exit door.

## Justification

The proposed changes modify the application of the permission from exit doors to egress doors to expand its applicability. This is in-line with commonly submitted alternative solutions to apply this to egress doors.

Recent changes to the provisions of Sentence 3.4.6.16.(5) in the provincial and national building codes have made it clear that electromagnetic locking devices may be installed in any egress doors, provided the provisions of this Article is satisfied.

These provisions do not fundamentally change any currently applicable requirements, and only introduce expand options for release mechanisms for electromagnetic locking devices. The fundamental objective that egress must not be unacceptably delayed, and the egress arrangement must be reviewed by the responsible registered professional for compatibility with the overall building egress systems.

## Proposed VBBL content

### Legend

**Black Text** – 2019 Vancouver Building By-law content

**Red Text** – Proposed modification to Vancouver Building By-law content

### 3.4.6.16. Door Release Hardware

[...]

8) As an alternative to the requirements of Clauses (e), (f) and (g) in Sentence (5) (4), acceptable door release hardware for an electromagnetic lock shall be located in close proximity to the egress exit door and shall be equipped with

a) a push button together with a motion sensor or a pressure sensitive pad that will immediately release the locking device,

b) a push button that is

i) directly connected to the electrical circuit that provides power to the locking device, without any intervening mechanism,

ii) embossed with the word "EXIT" on the activation surface in text with dimensions of no less than 25 mm,

iii) internally illuminated by a permanent LED type light source, and

iv) labeled "DOOR RELEASE" in plain and legible characters, and

c) an electromagnetic lock that

i) will reset automatically, except as provided in (c)(ii),

ii) has an automatic reset feature that is not activated for at least 15 seconds, and

iii) can only be reset by manual means after the activation of the fire alarm system.

(See Note A-3.4.6.16.(8) (7).)