



# Public Review

## Vancouver Building By-law (VBBL)

### Proposed change to revise Sentence 9.9.6.4.(6)

**Topic:** Garage Doors Used for Egress from a Storage Garage

**Code change number:** 24-0027

**Code reference:** 9.9.6.4.(6)

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## Description of the proposed change

In some projects, it is desired to install barn style garage doors intended for vehicular access. Such doors could be made to comply with the requirement for egress, and so it is not desirable to require additional egress doors to serve this space due to space constraints.

Previous code changes have attempted to address this condition, but the wording was unclear, and did not place clear impart a clear understanding of what was intended.

## Justification

This proposed revision is intended to clarify the application of these provision and provide clear requirements about the intended design configuration. An additional new note is proposed to further clarify the intent and acceptable design solution, and to identify related concerns that could have an impact upon a designers choice to implement egress in this fashion.

## Proposed VBBL content

### Legend

Black Text – 2019 Vancouver Building By-law content

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

### **9.9.6.4. Door Action**

[...]

**6)** ~~Except as acceptable to the Chief Building Official, overhead garage doors shall not be used a means of egress except where designed to swing on a vertical axis.~~

**Commented [LK(1):** Revised existing UTV to clarify application, and specify minimum functionality

Garage doors intended for vehicular access shall not be used a means of egress from a storage garage except where acceptable to the Chief Building Official and

- a) designed to swing on a vertical axis in the direction of egress travel, and
- b) comply with the requirements of Articles 9.9.6.7. and 9.9.6.8.

(See Note A-9.9.6.4.(6))

**A-9.9.6.4.(6) Garage Doors Used as a Means of Egress.** The provisions of Sentence 9.9.6.4.(6) are intended to clarify that garage doors intended for vehicular access are not generally permitted to be used as a means of egress. The exception to this, are garage doors designed in conformance with the requirements of a means of egress. These are typically horizontally swinging garage doors (barn door type).

As with all horizontally swinging egress doors to the exterior, these must consider the potential for snow accumulation or other obstructions which could block or impede their opening in the event of an emergency. This creates practical limitations on the location and width of such doors. Likewise, consideration of door operating conditions must be considered. If automatic hardware for the doors is proposed, this must be readily disengaged or overridden as part of the manual operation of the doors in a manner no more onerous than the disengaging of locking devices that might be placed on any other exterior door from a dwelling unit. Given the variety of concerns that could arise and relative infrequency of such doors, approval by the Chief Building Official is required.

Note that the provisions of this Sentence do not address the related case of swing doors installed in overhead garage doors, which may have additional operational concerns due to the potential for such doors to be jammed during egress or their ability to satisfy accessibility needs. Such cases are not explicitly permitted by the provisions of this By-law.