

C.1 Building Review Branch Comments

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

- C.1.1. Alteration shall not increase the non-conformity of the existing building or create non-conformity with respect to VBBL 2014. All new work shall conform to VBBL 2014;
- C.1.2. *This project requires the services of a registered architect. Architectural Schedule B and sealed drawings should be submitted;
- C.1.3. Site consolidation is required for 325 Carrall Street and 333 Carrall St.;
- C.1.4. The proposed is a 7-storey mixed-use building, non-combustible construction required;
- C.1.5. The 7th floor elevation exceeded 18 metres from ground floor elevation, the building shall meet high building requirements per 3.2.6. of VBBL;
- C.1.6. *Unprotected openings on property line at the south elevation are non-conforming. A code consultant is required to provide analysis and propose suitable tangible improvements to the subject project, as well as the affected properties;
- C.1.7. Roof Patio with occupant load exceeding 60 persons will require 2 means of egress;
- C.1.8. Consultant to review the proposed chimney exhaust locations w.r.t. proximity of window openings. For commercial kitchen exhaust, the exhaust location shall conform to NFPA 96;
- C.1.9. Applicant shall coordinate with BC Hydro regarding development with electrical room in basement but without parking ramps;
- C.1.10. Glass guards design shall follow the requirements specified in Bulletin 2015-009-BU;
- C.1.11. For any sprinkler based alternative solution submissions shall follow the requirements specified in Bulletin 2000-0069-BU/SP;
- C.1.12. All new architectural, mechanical and electrical components are required to comply with the Energy Utilization requirements of the Vancouver Building By-law No.10908 and ASHRAE standard 90.1-2010. 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.**

Note to Applicant: 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.