



January 16, 2020

Construction Industry, Designers, Contractors and Suppliers providing services in Sooke

Advisory #6 – Classification of Care Facilities

The British Columbia Building Code 2018, (BCBC) which is adopted in Sooke, by the District of Sooke Building Bylaw, contains several provisions that apply to Family Day Homes, Day Cares and Group Homes and the Classification of these types of Care Facilities. We are alerting you to the need for building owners, as well as their designers, builders and material suppliers on their behalf, to comply with the requirements of the 2018 BCBC regarding the Classification of these types of Care Facilities and that the classification of the building is to be taken into account when designing, constructing and renovating these types of Care Facilities.

Please be advised that Building Permits are required prior to converting or changing the use of a single-family dwelling into a Family Day Home or any other commercial building into a Day Care or Care Facility. This enclosed Advisory #6 includes a summary of the significant 2018 BCBC provisions and a brief description on the Classification of these Facilities.

These Care Facilities are Classified into four Major Occupancy categories;

- 1. Residential Occupancies (Group “C”) – Family Day Homes, in Part 9 Buildings,**
- 2. Assembly Occupancies (Group “A2”) – Day Cares are considered Part 3 Buildings,**
- 3. Care Occupancies (Group “B3”) – Care Facilities, Assisted/Supportive living Facilities and Group Homes without Treatment are considered Part 3 Buildings, and**
- 4. Treatment Occupancies (Group “B2”) – Care Facilities with Treatment, Hospitals, Nursing Homes and Group Homes with Treatment are also Part 3 Buildings.**

We hope that this advisory will help eliminate confusion about the Classification of these types of Care Facilities and will encourage uniform application of the 2018 BCBC. Please feel free to make copies of this advisory available to your customers as you see fit. Your assistance in achieving these goals will be greatly appreciated.

The BC Building, Plumbing and Fire Codes are available to read online at:

<https://www.bcpublications.ca/BCPublications/>

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Advisory #6 – Classification of Care Facilities

January 16, 2020



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

Compliance with the Building Bylaw are addressed in this advisory. The British Columbia Building Code 2018, (BCBC) which is adopted in Sooke, by the District of Sooke Building Bylaw.

Words in *italics* are defined in the 2018 BCBC.

Note: This advisory applies to the requirements of the 2018 BCBC regarding the Classification of Care Facilities:

2018 BCBC - Division A, Article 1.4.1.2. Defined Terms

Assembly occupancy means the *occupancy* or the use of a *building*, or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink.

Care means the provision of services other than *treatment* by or through care facility management to residents who require these services because of cognitive, physical or behavioural limitations.

Care occupancy means the *occupancy* or use of a *building* or part thereof where *care* is provided to residents. (See Note A-1.4.1.2.(1).)

A-1.4.1.2.(1) Defined Terms.

Care Occupancy Support services rendered by or through care facility management refer to services provided by the organization that is responsible for the care for a period exceeding 24 consecutive hours. They do not refer to services provided by residents of dwelling units or suites, or to services arranged directly by residents of the dwelling units or suites with outside agencies.

In the context of care occupancies, these services may include a daily assessment of the resident's functioning, awareness of their whereabouts, the making of appointments for residents and reminding them of those appointments, the ability and readiness to intervene if a crisis arises for a resident, supervision in areas of nutrition or medication, and provision of transient medical services. Services may also include activities of daily living such as bathing, dressing, feeding, and assistance in the use of washroom facilities, etc. No actual treatment is provided by or through care facility management.

Residential occupancy means the *occupancy* or use of a *building* or part thereof by persons for whom sleeping accommodation is provided but who are not harboured for the purpose of receiving *care* or *treatment* and are not involuntarily detained.

Sleeping room is any room that is planned to be or intended to be slept in, these rooms may also be used for other purposes, however, if slept in, these rooms would be considered as sleeping rooms

Treatment means the provision of medical or other health-related intervention to persons, where the administration or lack of administration of these interventions may render them incapable of evacuating to a safe location without the assistance of another person. (See Note A-1.4.1.2.(1).)

A-1.4.1.2.(1) Defined Terms.

Treatment The ability to evacuate unassisted implies that a person is cable of recognizing and responding to an emergency given their physical, cognitive and behavioural abilities, and able to move to a safe location without the assistance of another person. For example, such persons must be able to arise and walk, or transfer from a bed or chair to a means of mobility and leave the building or move to a safe location on their own.



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

Treatment occupancy means the *occupancy* or use of a *building* or part thereof for the provision of *treatment*, and where overnight accommodation is available to facilitate the *treatment*.

(See Note A-1.4.1.2.(1).)

A-1.4.1.2.(1) Defined Terms.

Treatment Occupancy "Treatments" may include such things as surgery, intensive care, and emergency medical intervention. Treatment services differ from the services provided by care occupancies like personal care assistance or the administration of medication, and from those provided by business and personal services occupancies like dentistry or day procedures.

These Care Facilities are Classified into four Major Occupancy categories;

- 1. Residential Occupancies (Group "C") – Family Day Homes, in Part 9 Buildings,**
- 2. Assembly Occupancies (Group "A2") – Day Cares are considered Part 3 Buildings,**
- 3. Care Occupancies (Group "B3") – Care Facilities without Treatment are considered Part 3 Buildings, and**
- 4. Treatment Occupancies (Group "B2") – Care Facilities with Treatment are also considered Part 3 Buildings.**

Occupancy Group "C"

- 1. Residential Occupancies (Group "C") – Family Dayhomes, in Part 9 Buildings**

2018 BCBC – 9.10.2. Occupancy Classification

9.10.2.2. Custodial and Convalescent Homes

1) Children's custodial homes and convalescent homes (also known as Family Day Home Facilities) for ambulatory occupants living as a single housekeeping unit in a *dwelling unit* with sleeping accommodation for not more than 10 persons are permitted to be classified as *residential occupancies* (Group C).

2) A care facility accepted for residential use pursuant to provincial legislation is permitted to be classified as a *residential occupancy*, provided

a) occupants live as a single housekeeping unit in a *dwelling unit* with sleeping accommodation for not more than 10 persons,

b) *smoke alarms* are installed in conformance with Subsection 9.10.19.,

c) *emergency lighting* is provided in conformance with Article 9.9.12.3., and

d) the *building* is *sprinklered* throughout.

9.32.4.2. Carbon Monoxide Alarms (See Note A-9.32.4.2.)

A-9.32.4.2. Carbon Monoxide Alarms. Carbon monoxide (CO) is a colourless, odourless gas that can build up to lethal concentrations in an enclosed space without the occupants being aware of it. Thus, where an enclosed space incorporates or is near a potential source of CO, it is prudent to provide some means of detecting its presence. Dwelling units have two common potential sources of CO: • fuel-fired space- or water-heating equipment within the dwelling unit or in adjacent spaces within the building, and • attached storage garages. Most fuel-fired heating appliances do not normally produce CO and, even if they do, it is normally conveyed outside the building by the appliance's venting system. Nevertheless, appliances can malfunction, and venting systems can fail. Therefore, the provision of appropriately placed CO alarms in the dwelling unit is a relatively low-cost back-up safety measure. Similarly, although Article 9.10.9.16. requires that the walls and floor/ceiling assemblies separating attached garages from dwelling units incorporate an air barrier system, there have been several instances of CO from garages being drawn into houses, which indicates that a fully gas-tight barrier is difficult to achieve. When the attached storage garage is located at or below the elevation of the living space, winter season stack action will generate a continuous pressure between the garage and the dwelling unit. This pressure is capable of transferring potentially contaminated air into the house. The use of exhaust fans in the dwelling unit may further increase this risk.



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

1) This Article applies to every *building* that contains a *residential occupancy* and that also contains

- a) a fuel-burning *appliance*, or
- b) a *storage garage*.

2) Carbon monoxide (CO) alarms required by this Article shall

- a) conform to CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices,"
- b) be equipped with an integral alarm that satisfies the audibility requirements of CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices,"
- c) have no disconnect switch between the overcurrent device and the CO alarm, where the CO alarm is powered by the *dwelling unit's* electrical system, and
- d) be mechanically fixed at a height recommended by the manufacturer.

3) Where a room contains a solid-fuel-burning appliance, a CO alarm conforming to CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices," shall be mechanically fixed

- a) at the manufacturer's recommended height where these instructions specifically mention solid-fuel-burning *appliances*, or
- b) in the absence of specific instructions related to solid-fuel-burning *appliances*, on or near the ceiling.

4) Where a fuel-burning *appliance* is installed in a suite of *residential occupancy*, a CO alarm shall be installed

- a) inside each bedroom, or
- b) outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways.

5) Where a fuel-burning *appliance* is installed in a service room that is not in a suite of *residential occupancy*, a CO alarm shall be installed

- a) either inside each bedroom, or if outside, within 5 m of each bedroom door, measured following corridors and doorways, in every suite of *residential occupancy* that shares a wall or floor/ceiling assembly with the *service room*, and
- b) in the *service room*.

6) For each suite of *residential occupancy* that shares a wall or floor/ceiling assembly with a *storage garage* or that is adjacent to an attic or crawl space to which the *storage garage* is also adjacent, a CO alarm shall be installed

- a) inside each bedroom, or
- b) outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways.

Family Day Home - Care Facility may be classified as *Residential Occupancy* (Group "C") if:

- the operator lives within, and operates the *dwelling unit* as a single housekeeping unit,
- all occupants shall be ambulatory and live as a single housekeeping unit, not exceed 10 persons, within the Family Day Home Facility,
- the maximum number of sleeping accommodations shall not exceed 10 persons, and
- the Day Home shall only operate during the day and does not operate during the night, therefore, no overnight care is provided,



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

The *dwelling unit* shall comply with the applicable requirements of the BCBC, notably:

- ♦ interconnected and hard-wired *smoke alarms* are required on every floor level and in every room intended for sleeping,
- ♦ Carbon monoxide alarms are required in every dwelling that contains a fuel-fired appliance, or a storage garage,
- ♦ guards and handrails are required on all stairs, landings and around all openings,
- ♦ at least one means of egress, except when more are required due to the height of the dwelling unit, travel distances, or if there is shared egress,
- ♦ at least one openable, egress window in every room that is intended for sleeping,
- ♦ furnaces, wood stoves, space heaters and similar appliances are to be screened off, to ensure that people cannot come in direct contact with them, and
- ♦ emergency lighting in principal routes of exit and fire extinguishers are required,
- ♦ the *dwelling unit* is required to be *sprinklered*, unless additional approved alternative Life Safety measures are incorporated,

Requirements that may also apply include:

- ♦ floors may be required to be constructed as a *fire separation*, with a *fire-resistance rating*,
- ♦ furnaces & similar heating appliances may be required to be located in *service room*, and may be required to be enclosed by a *fire separation* with *fire-resistance ratings*,
- ♦ stairs may need to be enclosed with a *fire separation*, with a *fire-resistance rating*,
- ♦ two means of escape from any floor level may be required where people receive care or supervision,
- ♦ *barrier-free* accessibility, may be required to accommodate staff or the needs of the People receiving care or supervision in the facility
- ♦ the *dwelling unit* may be required to have a fire alarm system installed,

HOME BASED BUSINESS means an occupation, business, craft, or profession conducted for profit, which is carried on as an accessory use in a dwelling unit or accessory building to the dwelling unit in accordance with Section 4.3 of the Zoning Bylaw.

4.3 Home Based Business Regulations

- a) The home-based business use shall only be conducted by a resident on the lot and shall not employ more than two additional non-resident persons on the lot.
- b) The home-based business use shall not involve exterior storage or display of any material or equipment associated with the home-based business.
- c) The maximum floor area that may be used for home-based business use, including office space, storage, processing or sale, **shall not exceed 50 m² or 40% of the floor area of the dwelling** on the lot, whichever is less.
- d) The home-based business use shall not produce any hazard, offensive odour, noise, dust, smoke, glare, toxic or noxious matter, heat, electrical interference, fire hazard, litter, additional waste, floodlighting, vibration, excessive customer or service traffic, or create a nuisance of any kind other than that normally associated with a dwelling or residential use.
- e) All parking associated with the home-based business use shall be contained on the lot.
- f) The home-based business use shall be clearly subservient to the use of the dwelling unit for residential purposes and to the residential use of the lot on which the dwelling is located.



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

- g) The home-based business shall be conducted entirely within a dwelling unit or a permitted accessory building, with the exception of a children's daycare which may use an outdoor play area.
- h) There shall be no variation of the external residential appearance of the land and premises in which the home-based business is carried on except that one (1) non-illuminated sign per lot shall be permitted.
- i) All articles sold through a home-based business shall be produced on the lot and no retail activity of any other materials or goods shall occur except that articles manufactured off site may be sold through a home-based business in an office setting provided that all storage and distribution of articles is carried out off site by persons employed in the home-based business. These articles may be available for viewing on the lot.
- j) The home-based business shall not be operated in a manner that generates more than two client visits at any one time or more than 10 client visits per day, with the exception of community care facilities.
- k) No more than one commercial utility trailer or commercial vehicle shall be stored or parked on a lot or the adjacent roadway at one time in connection with the operation of the business.
- l) Any home-based business use must comply with all municipal, regional, provincial and federal, and all environmental protection regulations.
- m) The following uses are prohibited as a home-based business:
 - i. Auto repair on lots 2,000 m² in area or smaller,
 - ii. Auto repair outside of an enclosed building,
 - iii. Heavy equipment storage and repair,
 - iv. Autobody work,
 - v. Welding or steel manufacturing,
 - vi. Cannabis Production - Micro and Cannabis Production – Standard,

Please be advised that Building Permits are required prior to converting or changing the use of a single-family dwelling into a Family Day Home.

Requirements in the British Columbia Building Code

In this case the BCBC does look at the primary use of the overall structure as **residential as long as the home-based business is not more than 10% of the floor area of the storey in which they are located**, please see Article 3.2.2.8. Exceptions for Major Occupancies, inserted below:

3.2.2.8. Exceptions for Major Occupancies

- 1) In a building in which the aggregate area of all major occupancies in a particular Group or Division is not more than 10% of the floor area of the storey in which they are located, these major occupancies need not be considered as major occupancies for the purposes of this Subsection, provided they are not classified as Group F, Division 1 or 2 occupancies.

Therefore, if the home-based is more than 10% of the floor area of the storey in which they are located it becomes a major occupancy, and the home-based business would then be required to meet the commercial building requirements.

Occupancy Group "A2"

- 2. Assembly Occupancies (Group "A2") – Day Cares are considered Part 3 Buildings**
2018 BCBC – 3.1.2. Classification of Buildings or Parts of Buildings by Major Occupancy
(See Note A-3.1.2.)



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

Please be advised that Building Permits are required prior to converting or changing the use of a commercial building into a Day Care or Care Facility.

A-3.1.2. Use Classification. The purpose of classification is to determine which requirements apply. This Code requires classification in accordance with every major occupancy for which the building is used or intended to be used. Where necessary, an application clause has been inserted in this Part to explain how to choose between the alternative requirements which multiple occupancy classification may present.

3.1.2.8. Daycare Facilities for Children

(See Note A-3.1.2.8.)

1) A daycare facility for children shall be classified as a Group A, Division 2 assembly occupancy. (See also Article 3.3.2.17.)

3.3.2.17. Daycare Facilities for Children under 30 Months (See Note A-3.3.2.17.)

A-3.3.2.17. Daycare Facilities with Children under 30 Months. These daycare facilities are subject to additional requirements to address the unique profile of the occupants. (See Note A-3.1.2.8.)

A-3.1.2.8. Daycare Facilities for Children. A daycare facility for children is typically occupied for a period of less than 24 hours each day (i.e., is not a residential facility). The term “daycare” is not meant to exclude facilities that provide short term care during the night for a period of less than 24 hours each day. (See also A-3.3.2.17.)

1) A daycare facility for children where children under 30 months are accommodated shall be located

- a) in a building that is sprinklered throughout, or
- b) not more than 1 storey above or below a storey with an exit that opens directly to the exterior of the building at ground level.

2) A fire alarm system shall be installed in a building that contains a daycare facility described in Sentence (1) if

- a) the building contains one or more other suites, or
- b) the daycare facility shares an interior means of egress.

3) If a fire alarm system is required by Sentence (2) or Subsection 3.2.4. to be installed in a daycare facility described in Sentence (1), smoke detectors shall be installed in

- a) each room of the daycare facility, and
- b) each corridor serving as part of a means of egress from the daycare facility.

4) If a fire alarm system is not installed in a daycare facility described in Sentence (1), smoke alarms conforming to CAN/ULC-S531, “Standard for Smoke Alarms,” shall be installed in

- a) each room of the daycare facility, and
- b) each corridor serving as part of a means of egress from the daycare facility.

5) Smoke alarms required by Sentence (4) shall

- a) comply with Sentences 3.2.4.20.(6) and (10), and
- b) if more than one smoke alarm is required, be wired so that the actuation of one of the required smoke alarms will cause all the required smoke alarms to sound.



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

6.9.3.1. Carbon Monoxide Alarms

1) This Article applies to every building that contains a residential occupancy, a care occupancy with individual suites, or a care occupancy containing sleeping rooms not within a suite, and that also contains

- a) a fuel-burning appliance, or
- b) a storage garage.

2) Carbon monoxide (CO) alarms required by this Article shall

- a) conform to CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices,"
- b) be equipped with an integral alarm that satisfies the audibility requirements of CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices,"
- c) have no disconnect switch between the overcurrent device and the CO alarm, where the CO alarm is powered by the electrical system serving the suite (see Note A-6.9.3.1.(2)(c)), and

A-6.9.3.1.(2)(c) Carbon Monoxide Alarms.

Battery-powered carbon monoxide alarms are acceptable provided that they are mechanically fastened in place.

- d) be mechanically fixed at a height above the floor as recommended by the manufacturer.

3) Where a fuel-burning appliance is installed in a suite of residential occupancy or in a suite of care occupancy, a CO alarm shall be installed

- a) inside each bedroom, or
- b) outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways.

4) Where a fuel-burning appliance is installed in a service room that is not in a suite of residential occupancy nor in a suite of care occupancy, a CO alarm shall be installed

- a) either inside each bedroom, or if outside, within 5 m of each bedroom door, measured following corridors and doorways, in every suite of residential occupancy or suite of care occupancy that shares a wall or floor/ceiling assembly with the service room, and
- b) in the service room.

5) For each suite of residential occupancy or suite of care occupancy that shares a wall or floor/ceiling assembly with a storage garage or that is adjacent to an attic or crawl space to which the storage garage is also adjacent, a CO alarm shall be installed

- a) inside each bedroom, or
- b) outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways.



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

Daycare Facilities – Occupancy Group “A2” Assembly **The clients do not stay overnight, however, they may be non-ambulatory:**

A daycare facility for children shall be classified as a Group A, Division 2 assembly occupancy. (See also Article 3.3.2.17.)

Daycare Facilities for Children. A daycare facility for children is typically occupied for a period of less than 24 hours each day (i.e., is not a residential facility). The term “daycare” is not meant to exclude facilities that provide short term care during the night for a period of less than 24 hours each day. (See also A-3.3.2.17.)

A Day Care Facility may be classified as an *Assembly Occupancy* (Group “A2”) if:

- The facility is intended to operate as a Day Care Centre,
- The facility is not a Family Day Home, Care or Treatment Facility, or a Group Home, and
- The Day Care shall only be operated during the daytime with no overnight care,

The Day Care facility shall comply with all the applicable requirements of the BCBC, notably:

- ♦ *fire separations with fire-resistance ratings* are required between *storeys* and between exits and other *suites* or *occupancies* in the same *building*,
- ♦ *exits* and *exit* doors to swing out in direction of *exit* travel and travel distances requirements are required to be met,
- ♦ a fire alarm system if the *occupant load* exceeds 40 people,
- ♦ interconnected and hard-wired *smoke alarms* in every room and every corridor that provides access to an exit, and on every floor level if a fire alarm system is not required,
- ♦ Carbon monoxide alarms are required in every care facility that contains a fuel-fired appliance, or a storage garage,
- ♦ restricted *flame-spread ratings* on interior finishes,
- ♦ emergency lighting in principal routes of exit and fire extinguishers are required,
- ♦ fire department access,
- ♦ required ventilation,
- ♦ *barrier-free* access and *barrier-free* washrooms shall be provided,
- ♦ required floor loading and seismic upgrades,
- ♦ guards & handrails are required on all stairs, landings & around all openings,
- ♦ furnaces and similar heating appliances are to be within *service rooms*, and are to be enclosed by a *fire separation with fire-resistance ratings*, and

Requirements that may also apply include:

- ♦ a sprinkler system may be required where children under 30 months are accommodated,
- ♦ if the *occupant load* exceeds 40 people or if a sprinkler system is installed then a fire alarm system will also have to be installed,



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

Requirements that may also apply include (continued):

- ◆ if a fire alarm system is installed, visual signal devices are required to be installed in addition to audible devices,
- ◆ if the *occupant load* exceeds 300 people or if a sprinkler system is installed or if a 2-stage fire alarm system is installed then the fire alarm system is required to be monitored by a ULC Certified Company and the monitoring company is required to provide a ULC Certificate indicating that their services met the requirements of ULC-S561, "Installation and Services for Fire Signal Receiving Centres and Systems", and
- ◆ two means of escape may have to be provided from every floor level where people receive care or supervision,

Please be advised that Building Permits are required prior to converting or changing the use of a commercial building into a Day Care or Care Facility.

Occupancy Group "B3" – Without Treatment

3. Care Occupancies (Group "B3") – Care Facilities without Treatment are considered Part 3 Buildings

Care means the provision of services other than treatment by or through care facility management to residents who require these services because of cognitive, physical or behavioural limitations.

Care occupancy means the occupancy or use of a building or part thereof where care is provided to residents. (See Note A-1.4.1.2.(1).)

Care Occupancy – Without Treatment

Support services rendered by or through care facility management refer to services provided by the organization that is responsible for the care for a period exceeding 24 consecutive hours. They do not refer to services provided by residents of dwelling units or suites, or to services arranged directly by residents of dwelling units or suites with outside agencies.

In the context of care occupancies, these services may include a daily assessment of the resident's functioning, awareness of their whereabouts, the making of appointments for residents and reminding them of those appointments, the ability and readiness to intervene if a crisis arises for a resident, supervision in areas of nutrition or medication, and provision of transient medical services. Services may also include activities of daily living such as bathing, dressing, feeding, and assistance in the use of washroom facilities, etc. No actual treatment is provided by or through care facility management.

Assisted/supportive living facilities,
Care facilities without treatment,
Children's custodial homes,
Convalescent/recovery/rehabilitation centres without treatment,
Group homes,
Hospices without treatment,
Nursing homes without treatment,
Reformatories without detention quarters,
Respite centres without treatment,



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

A Care Facility may be classified as a *Care Occupancies* (Group “B3”) if:

- The Care Facility operates as a Care Centre and may operate for 24 hour per day,
- The facility is not a Family Day Home, Day Care, Treatment Facility, or Group Homes with Treatment, and
- The Care Centre operates as a care facility only and no actual treatment is provided.

The Care Facility shall comply with all the applicable requirements of the BCBC, notably:

- ♦ *fire separations* with *fire-resistance ratings* are required between *storeys* and between exits and other *suites* or *occupancies* in the same *building*,
- ♦ *exits* and travel distances requirements to be met,
- ♦ a sprinkler system conforming to NFPA 13 is required to be installed
- ♦ therefore, a fire alarm system is also required to be installed,
- ♦ with a fire alarm system installed, visual signal devices are required to be installed in addition to audible devices,
- ♦ with a sprinkler system installed the fire alarm system is required to be monitored by a ULC Certified Company and the monitoring company is required to provide a ULC Certificate indicating that their services met the requirements of ULC-S561, “Installation and Services for Fire Signal Receiving Centres and Systems”,
- ♦ Carbon monoxide alarms are required in every care occupancy that contains a fuel-fired appliance, or a storage garage,
- ♦ restricted *flame-spread ratings* on interior finishes,
- ♦ emergency lighting in principal routes of exit and fire extinguishers are required,
- ♦ fire department access,
- ♦ required ventilation,
- ♦ *barrier-free* access shall be provided,
- ♦ required barrier-free washrooms,
- ♦ guards & handrails are required on all stairs, landings & around all openings,
- ♦ furnaces and similar heating appliances are to be within *service rooms*, and are to be enclosed by a *fire separation* with *fire-resistance ratings*,

Requirements that may apply include:

- ♦ if the *occupant load* exceeds 300 people or if a sprinkler system is installed or if a 2-stage fire alarm system is installed then the fire alarm system is required to be monitored by a ULC Certified Company and the monitoring company is required to provide a ULC Certificate indicating that their services met the requirements of ULC-S561, “Installation and Services for Fire Signal Receiving Centres and Systems”, and
- ♦ two means of escape may have to be provided from every floor level where people receive care or supervision,



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

Please be advised that Building Permits are required prior to converting or changing the use of a commercial building into a Day Care or Care Facility.

Occupancy Group “B2”

4. *Treatment Occupancies* (Group “B2”) – Care Facilities with Treatment are also Classified as a Part 3 Building

Treatment means the provision of medical or other health-related intervention to persons, where the administration or lack of administration of these interventions may render them incapable of evacuating to a safe location without the assistance of another person. (See Note A-1.4.1.2.(1).)

Treatment occupancy means the occupancy or use of a building or part thereof for the provision of treatment, and where overnight accommodation is available to facilitate the treatment. (See Note A-1.4.1.2.(1).)

Care Occupancy – With Treatment

Treatment

The ability to evacuate unassisted implies that a person is capable of recognizing and responding to an emergency given their physical, cognitive and behavioural abilities, and able to move to a safe location without the assistance of another person. For example, such persons must be able to arise and walk, or transfer from a bed or chair to a means of mobility and leave the building or move to a safe location on their own.

Treatment Occupancy

“Treatments” may include such things as surgery, intensive care, and emergency medical intervention. Treatment services differ from the services provided by care occupancies like personal care assistance or the administration of medication, and from those provided by business and personal services occupancies like dentistry or day procedures.

Care facilities with treatment,
Convalescent /recovery/rehabilitation centres with treatment,
Hospices with treatment,
Hospitals,
Infirmaries,
Nursing homes with treatment,
Psychiatric hospitals without detention quarters,
Respite centres with treatment,

**A Treatment Facility, (may be operated for 24 hours per day)
may be classified as a *Treatment Occupancies* (Group “B2”) if:**

- The facility is intended to operate as a Treatment Facility for 24 hours per day,
- The facility is not a Family Dayhome, Daycare, or a Care Facility without Treatment and
- Treatment is permitted to be provided at a Treatment Facility, Hospital, Nursing Home and a Group Home with Treatment.



Building Safety – Advisory #6

January 16, 2020

Advisory #6 – Classification of Care Facilities

The facility shall comply with all the applicable requirements of the current BCBC, notably:

- ♦ *fire separations with fire-resistance ratings* are required between storeys and between
- ♦ exits and other *suites or occupancies* in the same *building*,
- ♦ *exits* and travel distances requirements to be met,
- ♦ a sprinkler system conforming to NFPA 13 is required to be installed
- ♦ therefore, a fire alarm system is also required to be installed,
- ♦ with a fire alarm system installed, visual signal devices are required to be installed in addition to audible devices,
- ♦ with a sprinkler system installed the fire alarm system is required to be monitored by a ULC Certified Company and the monitoring company is required to provide a ULC Certificate indicating that their services met the requirements of ULC-S561, "Installation and Services for Fire Signal Receiving Centres and Systems",
- ♦ Carbon monoxide alarms are required in every care occupancy that contains a fuel-fired appliance, or a storage garage,
- ♦ restricted *flame-spread ratings* on interior finishes,
- ♦ emergency lighting in principal routes of exit and fire extinguishers are required,
- ♦ fire department access,
- ♦ required ventilation,
- ♦ *barrier-free* access shall be provided,
- ♦ required barrier-free washrooms,
- ♦ guards & handrails are required on all stairs, landings & around all openings,
- ♦ furnaces and similar heating appliances are to be within *service rooms*, and are to be enclosed by a *fire separation with fire-resistance ratings*,

Please be advised that as per the Architects Act of British Columbia an Architect will be required for a Care Facility project that exceeds any of the following:

A one storey building to be used for assembly in excess of 275 square metres (2960 square feet) gross area or the unsupported span exceeds 9 metres (29 feet and 6 3/8 inches);

A building of more than one storey to be used for assembly in excess of 235 square metres (2530 square feet) gross area;

An institutional or commercial building in excess of 470 square meters (5059 square feet) gross area;

A hospital or a similar care facility with treatment with 12 or more beds;

A school of any size;

Please the Architectural Institute of British Columbia Bulletin 31 – Buildings Requiring the Services of an Architect at the link below:

<https://aibc.ca/wp-content/uploads/files/2019/06/Bulletin-31-Buildings-Requiring-the-Services-of-an-Architect.pdf>