

Building Code Assessment

Garden Suite Conversion from Accessory Building



Civic Address: _____

Owner: _____

Development Permit No.: _____

Egress Requirements (Subsection 9.9.10.)

Confirm that the egress requirements of 9.9.10.1. will be met in each room that is intended to be a bedroom.

	Is there an existing Code-compliant egress window or door?	Unobstructed opening dimensions and area (existing or proposed)
Bedroom 1	<input type="checkbox"/> Yes <input type="checkbox"/> No, it will be added	
Bedroom 2	<input type="checkbox"/> Yes <input type="checkbox"/> No, it will be added	
Bedroom 3	<input type="checkbox"/> Yes <input type="checkbox"/> No, it will be added	

Spatial Separation of Houses (Subsection 9.10.15)

Please take note that spatial separation requirements must be met between the Garden Suite and the SFD on the same property.

	Actual Limiting Distance	Area of Exposing Building Face	Area of Glazed Openings (including any new required egress windows)	% Allowed Glazed Openings	% Actual Glazed Openings
North					
South					
East					
West					

Existing Foundations and Drainage

(Sections 9.12, 9.13., 9.14., 9.15.)

Footing Depth Below Finished Grade (9.12.2.):

> 18" (Below frost line) < 18" (Above frost line)

Code-Compliant Footings (9.15.2.):

Yes No

Foundation Dampproofing (9.13):

Yes No N/A

Foundation Drain Tile (9.14.):

Yes No

Additional Comments on Existing Foundation/Drainage System: _____

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Existing Construction Assemblies (Sections 9.25, 9.27, 9.36.)

Floor Construction

- Slab on Grade Slab Insulation / Vapour Barrier: _____

- Crawlspace
 - Heated Foundation Wall Insul. / V.B.: _____
 - Unheated Floor Over Crawlspace Insul. / V.B.: _____

- Other (describe): _____

Exterior Wall Assembly

- Cladding Type _____
- Rainscreen (9.27.2.) _____
- Moisture Barrier (9.27.3.) _____
- Insulation _____
- Air Barrier (9.25.3.) _____
- Vapour Barrier (9.25.4.) _____
- Assembly Effective RSI:** _____

Roof Assembly

- Roofing Type _____
- Insulation _____
- Air Barrier (9.25.3.) _____
- Vapour Barrier (9.25.4.) _____
- Assembly Effective RSI:** _____

Ceiling Type: Attic Vaulted

Additional Comments on Existing Construction Assemblies: _____

Required/Proposed Upgrades to Construction Assemblies: _____

Energy Model Report Attached Yes No (not required at this stage, but strongly encouraged)

** Please note that Garden Suites must comply with Step 2 of the BC Energy Step Code. A BC Energy Compliance Report, prepared by a Registered Energy Advisor or Registered Professional Engineer, will be required at the time of Building Permit Application. **

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Crawl Space Venting (Subsection 9.18.3.) – if applicable

Unheated Crawl Space (9.18.3.1.) Heated Crawl Space (9.32.3.7.) Crawl Space Area _____

Describe method of venting (existing / proposed) _____

Roof Venting (Subsection 9.19.1.)

Required Vent Area (9.19.1.2.):

1/300 1/150

Venting Requirements Met

Yes No, roof vents will be added

Vent Types: Top of Roof Space _____ Bottom of Roof Space _____

Ventilation (Section 9.32.)

- Existing ventilation system complies with Code requirements for a dwelling unit
- New ventilation system will be installed

Ventilation system type:

- Ducted forced-air heating system (9.32.3.4.(2))
- Heat-recovery ventilator (HRV) system (9.32.3.4.(3) and (4))
- Ducted central-recirculation ventilation (CRV) system (9.32.3.4.(5))

Mechanical Ventilation Checklist Attached (required*) Yes No

* If an existing ventilation system will be re-used, please complete the Mechanical Ventilation Checklist including the Installer Certification portion. If a new ventilation system will be installed, please complete the Mechanical Ventilation Checklist up to (but not including) the Installer Certification portion. The checklist is to be resubmitted with the Installer Certification prior to the framing inspection.

Plumbing Facilities (Section 9.31.)

Please confirm that the following required fixtures are installed and conform to the relevant CSA standards as well as the BC Plumbing Code.

- Service water heater Kitchen sink Lavatory
- Bathtub or shower Water closet

Plumbing Facilities to be Installed / Upgraded: _____

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Seismic Design (Subsection 9.23.13.)

- Seismic design is in accordance with Part 4 – sealed approval from Registered Professional structural engineer is attached
- Building was constructed using braced wall panels in accordance with Subsection 9.23.13. – fill out section below

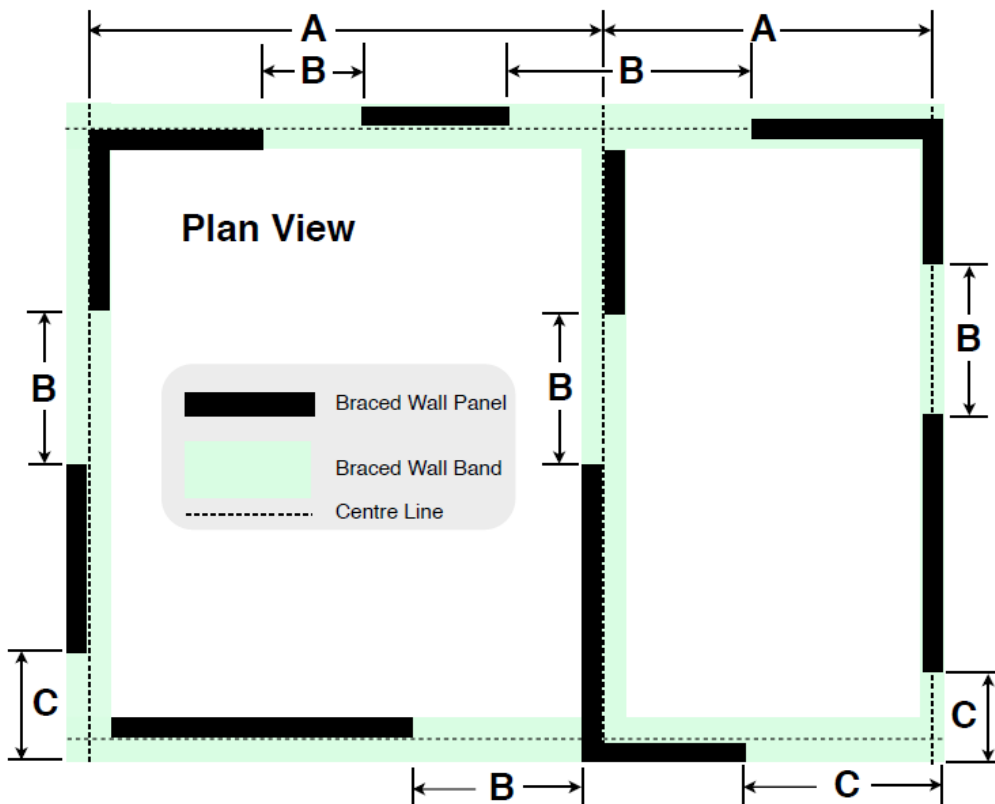


Diagram Source: Illustrated Guide for Seismic Design of Houses

A – Furthest distance between braced wall bands: (max. 7.6 m / 25 ft) _____

B – Furthest distance between edges of braced wall panels: (max. 6.4 m / 21 ft) _____

C – Furthest distance from end of braced wall band to end of braced wall panel: (max. 2.4 m / 8 ft) _____

Shortest length of any one braced wall panel: (min. 750 mm / 30", or 600 mm / 24" when two panels intersect at a corner) _____

Total length of braced wall panels (min. 25% of the length of braced wall band, assuming no more than one upper storey is supported) _____ %

Describe construction of the braced wall panels (i.e. sheathing material, spacing of nailing/screws) _____

Roof sheathing material: _____

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Additional Comments on Potential Building Code Issues or Required Upgrades: _____

Analysis completed by: _____ **Date:** _____