

BUILDING CODE DESIGN SUMMARY PRELIMINARY:

CURRENT BUILDING CODE DESIGN SUMMARY PRELIMINARY:  
GENERAL: 2010 MANITOBA BUILDING CODE, PART 3

3.1.2 MAJOR OCCUPANCY GROUPS:  
GROUP D – OFFICES

Building area = 3130 s.m. (33,696 s.f.)  
Building height = 4 storeys  
Building facing = 3 street

3.1.3 MULTIPLE OCCUPANCY REQUIREMENTS

TABLE 3.1.3.1 GROUP D – OFFICES / GROUP F3 – STORAGE  
NO RATING IS REQUIRED BETWEEN GROUP D AND GROUP F, DIVISION 3 MAJOR OCCUPANCIES. IN THIS BUILDING, THE OCCUPANCIES ARE SEPARATED BY THE MAIN FLOOR ASSEMBLY, WHICH IS REQUIRED TO PROVIDE A FIRE RESISTANCE RATING OF 1 HOUR BY SENTENCE 3.2.2.2.

3.1.8.6. THE SIZE OF AN OPENING IN AN INTERIOR FIRE SEPARATION REQUIRED TO BE PROTECTED WITH A CLOSURE SHALL BE NOT MORE THAN 22 s.m. WITH NO DIMENSION MORE THAN 6m. IF FIRE COMPARTMENTS ON BOTH SIDES ARE SPRINKLERED.  
3.1.8.10. TWENTY-MINUTE CLOSURES ARE NOT PERMITTED TO BE USED, AS THE BUILDING IS GREATER THAN 3 STOREYS IN HEIGHT.

3.1.17 DESIGN OCCUPANT LOAD (TABLE 3.1.17.1):

BUILDING AREAS AREA/PERSON OCC. LOAD NOTES

BASEMENT:  
Project Space: 323.83 sm 46.00 6  
Storage: 1188.519 sm 46.00 44  
Remainder: 196.637 sm 1.20 155 (Dining, Beverage & Cafeteria Space)

Basement Area Subtotal: 196 persons

MAIN FLOOR:

Project Space: 2026.20 sm 9.30 217.87  
Offices: 1173.8 sm 9.30 127

Main Floor Area Subtotal: 216 persons

2nd FLOOR:

Project Space: 1495.7 sm 9.30 161  
Offices: 288 persons

2nd Floor Area Subtotal: 288 persons

Occupied roof areas (subsidiary use) – Not applicable

3.2.2 BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY

3.2.2.20-3.2.2.83 CONSTRUCTION TYPES:

BUILDING TO MEET:

3.2.2.57 - Group D, UP TO 4 STOREYS, Sprinklered  
1A) THE BUILDING IS SPRINKLERED THROUGHOUT.  
1B) THE BUILDING HEIGHT IS NOT MORE THAN 4 STOREYS.  
1C) THE BUILDING AREA IS NOT MORE THAN 3600 S.M.  
2) THE BUILDING IS REQUIRED TO BE OF COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION AND:  
2A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS, WITH A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.  
2B) MEZZANINES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 1 HOUR (NOT APPLICABLE TO THIS BUILDING), AND  
2C) LOADBEARING WALLS, COLUMNS, AND ARCHES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

3.2.2.82 - Group F, Division 3, up to 4 Storeys, SPRINKLERED (BASEMENT STORAGE)  
1c iv) The building area is not more than 3600 s.m. if 4 storeys in height.  
2) THE BUILDING IS REQUIRED TO BE OF COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION AND:  
2A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS, WITH A FIRE RESISTANCE RATING OF NOT LESS THAN 45 mm.  
2B) MEZZANINES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 mm (NOT APPLICABLE TO THIS BUILDING), AND  
2C) LOADBEARING WALLS, COLUMNS, AND ARCHES SUPPORTING AN ASSEMBLY IS REQUIRED TO HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 mm and be of NON-COMBUSTIBLE CONSTRUCTION.

BASE ON INFORMATION AVAILABLE, IT IS OUR UNDERSTANDING THAT THE BASE BUILDING MEETS THESE REQUIREMENTS.

3.2.3 SPATIAL SEPARATIONS AND EXPOSURE PROTECTION:

3.2.3.2 (2) IF A BUILDING IS DIVIDED BY FIRE SEPARATIONS INTO FIRE COMPARTMENTS, THE AREA OF EXPOSING BUILDING FACE IS PERMITTED TO BE CALCULATED FOR EACH FIRE COMPARTMENT.

BUILDING OCCUPANCY IS UNCHANGED; EXTERIOR WALL ASSEMBLIES AND OPENINGS ARE UNCHANGED; BUILDING FACES PUBLIC STREETS TO THREE SIDES AND PUBLIC LAKE TO THE FOURTH (NORTH) SIDE.

3.2.4 FIRE ALARM AND DETECTION SYSTEMS (SEE ELECTRICAL):

IT IS UNDERSTOOD THAT THERE IS A REQUIREMENT FOR THE LIFE SAFETY SYSTEMS TO REMAIN OPERATIONAL IN THE EVENT OF A POWER FAILURE. IF THERE IS AN INTENDED OCCUPANCY AT 391 YORK, THERE IS A POTENTIAL CONDITION FOR A LIMITED OCCUPANCY OF A SPECIFIC AREA OF THE BUILDING IN THE EVENT OF A POWER FAILURE. THE CURRENT PROPOSAL FOR THIS BUILDING IS AN APPROACH WHERE THE FIRE ALARM AND DETECTION SYSTEMS FOR THE ENTIRE BUILDING ARE PUT ONTO A NEW BACK-UP POWER GENERATOR, WITH EMERGENCY LIGHTING ONLY IN THAT LIMITED AREA THAT MIGHT BE OCCUPIED DURING A POWER FAILURE, ALSO PUT ONTO THE GENERATOR. THE OPERATIONAL CONCEPT OF THE BUILDING IS THAT, IN THE EVENT OF A POWER FAILURE, THE BUILDING WOULD BE EVACUATED. THE ONLY POTENTIAL EXCEPTION TO A FULL EVACUATION WOULD BE IN THE INSTANCE WHERE THE EMERGENCY COMMAND CENTRE (ECC) AREA WOULD HAPPEN TO ALREADY BE IN THE MIST OF ADDRESSING A HEALTH CRISIS, SOMEWHERE IN WESTERN CANADA. ONLY IN THIS SITUATION, WOULD THE ECC AREA CONTINUE TO BE OPERATIONAL AND OCCUPIED BY A SMALL, SPECIFIC GROUP OF PEOPLE.

NOTE THAT THE ECC IS NOT INTENDED TO "GO INTO ACTION" AS A RESULT OF, OR RELATED TO A POWER FAILURE IN THE BUILDING OR AREA, I.E. THIS FUNCTIONAL COMPONENT HAS NOTHING TO DO WITH THE MANAGEMENT OF THE BUILDING ITSELF.  
EMERGENCY LIGHTING IS TO BE CONNECTED TO THE GENERATOR, ONLY FOR THAT SPECIFIC AREA OF THE BUILDING THAT INCLUDES THE ECC, ITS SUPPORT SPACES, AND EGRESS AND EXIT ROUTES. EMERGENCY LIGHTING FOR THE REMAINDER OF THE BUILDING, WILL BE ON BATTERY BACKUP AND ONLY TO THE EXTENT OF TIME REQUIRED BY THE BUILDING CODE.  
THE GENERAL PUBLIC WOULD NOT BE IN THE BUILDING IN A LONG-TERM POWER FAILURE SITUATION, AND THOSE INDIVIDUALS WHO WOULD POTENTIALLY BE PRESENT WOULD BE SPECIFICALLY RELATED TO THE ECC AND WOULD OF THAT AREA. THE BUILDING TO WHICH THEY WOULD BE ALLOWED ACCESS IN A POWER FAILURE SITUATION, THESE DETAILS WOULD ALSO BE FORMALIZED IN A FIRE SAFETY PLAN FOR THE USE OF THE BUILDING.

3.2.4.1 (1) A FIRE ALARM SYSTEM SHALL BE INSTALLED IN A BUILDING IN WHICH AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED.

3.2.4.11 (3) FIRE DETECTORS NOT REQUIRED AS THE BUILDING IS SPRINKLERED.

3.2.4.12 (b) and (g) SMOKE DETECTORS REQUIRED GO BE INSTALLED IN EACH EXIT STAIR SHAFT AND ELEVATOR MACHINE ROOM.

3.2.5 PROVISIONS FOR FIRE FIGHTING:

3.2.5.4 1A) BUILDING WHICH IS MORE THAN 3 STOREYS IN BUILDING HEIGHT OR MORE THAN 600 s.m. REQUIRES AN ACCESS ROUTE FOR FIRE DEPARTMENT VEHICLES TO THE BUILDING FACE HAVING THE PRINCIPAL ENTRANCE, PROVIDED (CITY STREET).

3.2.5.8 A STANDPIPE SYSTEM IS REQUIRED, AS THE BUILDING IS GREATER THAN 3 STOREYS IN BUILDING HEIGHT.

3.2.6 ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS:

3.2.6.1 1A) NOT APPLICABLE TO THIS BUILDING, AS FLOOR LEVEL OF TOP STOREY IS NOT ABOVE 36 METRES.

3.2.7 LIGHTING AND EMERGENCY POWER SYSTEMS (BY ELECTRICAL):

3.2.7 EMERGENCY LIGHTING AND POWER COMPLIANCE BY ELECTRICAL.

3.2.8 MEZZANINES AND OPENINGS THROUGH FLOOR ASSEMBLIES:

3.2.8 NOT APPLICABLE TO THIS BUILDING, AS THERE ARE NO MEZZANINES, AND NO INTERCONNECTED FLOOR SPACES.

3.3 SAFETY WITHIN FLOOR AREAS:

3.3.1.1 3) NO SEPARATION OF SUITES IS REQUIRED AS OCCUPANCIES ARE BUSINESS AND PERSONAL SERVICE, AND THE BUILDING IS SPRINKLERED.  
3.3.1.1.3 8) EXCEPT AS PERMITTED BY SENTENCES 3.3.4.4 (5) AND (6), EACH SUITE IN A FLOOR AREA THAT CONTAINS MORE THAN ONE SUITE SHALL HAVE A) AN EXTERIOR EXIT DOORWAY, OR B) A DOORWAY IN TO A PUBLIC CORRIDOR, OR C) TO AN EXTERIOR PASSAGEWAY.  
3.3.1.4 3) FIRE RESISTANCE RATINGS BETWEEN A PUBLIC CORRIDOR AND THE REMAINDER OF BUILDING ARE WAIVED BECAUSE OF SPRINKLERING.  
4) FIRE SEPARATION BETWEEN A PUBLIC CORRIDOR AND REMAINDER OF THE FLOOR AREA IS NOT REQUIRED IF BUILDING IS SPRINKLERED, AND TRAVEL DISTANCE IS LESS THAN 45 METRES TO AN EXIT. BUILDING IS SPRINKLERED, AND TRAVEL DISTANCE IS COMPLIANT WITHIN ALL PROJECT AREAS. EXISTING BUILDING DRAWINGS INDICATE THE WALLS OF THE SECOND FLOOR CORRIDOR AS A NON-RATED FIRE SEPARATION. THIS IS BEING MAINTAINED AS AN EXISTING CONDITION, AND NEW CORRIDOR WALLS WILL ALSO BE CONSTRUCTED AS NON-RATED FIRE SEPARATIONS FOR CONTINUITY.

3.3.1.7 PROTECTION OF FLOOR AREA WITH A TRAVEL BY DIVISION INTO TWO ZONES IS NOT REQUIRED, AS THE BUILDING IS SPRINKLERED.

3.3.1.9 2) THE MINIMUM WIDTH OF A CORRIDOR USED BY THE PUBLIC IS 1100mm.

3.3.1.11 1) A DOOR THAT OPENS INTO A CORRIDOR OR OTHER FACILITY PROVIDING ACCESS TO EXIT FROM A ROOM SHALL SWING ON A VERTICAL AXIS, AND ANY DOOR THAT SERVES A ROOM USED OR INTENDED FOR AN OCCUPANT LOAD GREATER THAN 60 PERSONS SHALL SWING IN THE DIRECTION OF TRAVEL, TO THE EXIT.

3.3.1.21 3) JANITOR ROOM: FIRE SEPARATION REQUIRED, BUT FIRE RATING WAIVED DUE TO SPRINKLERING.

3.4 EXITS:

3.4.2.1 2) CRITERIA FOR ONE EXIT ONLY DOES NOT APPLY SINCE THIS BUILDING IS MORE THAN 2 STOREYS, THEREFORE, TWO EXITS MINIMUM ARE REQUIRED FROM ALL FLOOR AREAS, PROVIDED.  
3.4.2.5 1C) LOCATION OF EXITS: 45m MAXIMUM TRAVEL DISTANCE TO AT LEAST ONE EXIT. ALL PROJECT AREAS ARE TO BE COMPLIANT; AREAS OUTSIDE PROJECT AREA NOT REVIEWED, AND NOT BEING MODIFIED BY THE WORK.

3.4.3.2 EXIT CAPACITY:  
(1) MINIMUM AGGREGATE REQUIRED WIDTH OF EXITS DETERMINED BY MULTIPLYING THE OCCUPANT LOAD OF THE AREA SERVED BY:  
a) 8 mm PER PERSON FOR RAMPS WITH A SLOPE NOT MORE THAN 1 IN 8 DOORWAYS, CORRIDORS AND PASSAGEWAYS,  
b) 8 mm PER PERSON FOR A STAIR CONFORMING TO CURRENT CODE DIMENSIONAL REQUIREMENTS, OR  
c) 8.2 mm PER PERSON FOR STAIRS THAT DO NOT CONFORM TO CURRENT CODE DIMENSIONAL REQUIREMENTS.  
IF MORE THAN ONE EXIT IS REQUIRED, EVERY EXIT SHALL BE CONSIDERED AS CONTRIBUTING NOT MORE THAN ONE HALF OF THE REQUIRED EXIT WIDTH.

TABLE 3.4.3.2 A  
MINIMUM WIDTH OF EXIT CORRIDORS, PASSAGEWAYS, RAMPS AND STAIRS SERVING THAN MORE THAN 2 STOREYS ABOVE THE LOWEST EXIT LEVEL IS 1100 mm; EXISTING, COMPLIANT.

MINIMUM WIDTH OF STAIRS NOT MORE THAN 1 STOREY BELOW THE LOWEST EXIT LEVEL (BASEMENT) IS 900 mm; EXISTING, COMPLIANT.

MINIMUM WIDTH OF DOORWAYS IS 800 mm; EXISTING, COMPLIANT.

TOTAL WIDTH REQUIRED/PROVIDED:

BASEMENT:  
DOORWAYS: OCCUPANT LOAD OF 196 PERSONS: 196 PERSONS X 6.1 mm = 1,195.6 mm REQUIRED (2,550 mm PROVIDED – 3 EXITS).

STAIRS: OCCUPANT LOAD OF 196 PERSONS: 196 PERSONS X 9.2 mm = 1,803.2 mm REQUIRED (3,909 mm PROVIDED – 3 EXITS).

MAIN FLOOR:  
DOORWAYS: OCCUPANT LOAD OF 216 PERSONS: 216 PERSONS X 6.1 mm = 1,329.6 mm REQUIRED (5,100 mm PROVIDED – 6 EXITS).

2ND FLOOR:  
DOORWAYS: OCCUPANT LOAD OF 288 PERSONS: 288 PERSONS X 6.1 mm = 1,756.8 mm REQUIRED (2,550 mm PROVIDED – 3 EXITS).

STAIRS: OCCUPANT LOAD OF 288 PERSONS: 288 PERSONS X 9.2 mm = 2,649.6 mm REQUIRED (3,909 mm PROVIDED – 3 EXITS).

3.4.4.1 EXIT STAIR SEPARATION: 1 HOUR F.R.R. SAME AS FLOOR FIRE SEPARATIONS. (BASE BUILDING/EXISTING)

3.4.4.2.2 EXIT THROUGH LOBBY: NOT MORE THAN 1 EXIT IS PERMITTED THROUGH A LOBBY PROVIDED:

A) THE LOBBY IS NOT MORE THAN 4.5M ABOVE GRADE.  
B) THE PATH OF TRAVEL THROUGH THE LOBBY TO THE OUTDOORS IS NOT MORE THAN 15M.  
C) ADJACENT ROOMS TO THE LOBBY DO NOT CONTAIN RESIDENTIAL OR INDUSTRIAL OCCUPANCY.  
D) THE LOBBY IS NOT LOCATED WITHIN AN INTERCONNECTED FLOOR SPACE OTHER THAN 3.2.8.2 (6).  
E) THE LOBBY CONFORMS TO REQUIREMENTS FOR EXITS EXCEPT THAT:  
i) ROOMS OTHER THAN SERVICE OR STORAGE ROOMS ARE PERMITTED TO OPEN ONTO THE LOBBY.  
ii) THE FIRE SEPARATION BETWEEN THE LOBBY AND ADJACENT PERMITTED OCCUPANCIES NEED NOT HAVE A FIRE RESISTANCE RATING PROVIDED THE LOBBY IS SPRINKLERED, AND  
F) A FIRE SEPARATION IN ACCORDANCE WITH 3.4.4.1 (1) IS MAINTAINED BETWEEN THE LOBBY AND ANY EXIT LEADING THROUGH THE LOBBY (SAME AS FLOOR SEPARATION – 1 HOUR).

3.4.5.1 b) EXIT SIGNAGE (REFER TO ELECTRICAL); REQUIRED BECAUSE OCCUPANT LOAD EXCEEDS 150 PERSONS

3.4.6.16 2a) DOOR RELEASE PANIC HARDWARE IS REQUIRED FOR EVERY EXIT DOOR LEADING TO AN EXIT LOBBY FROM AN EXIT STAIR SHAFT, AND EVERY EXTERIOR EXIT DOOR LEADING FROM AN EXIT STAIR SHAFT IN A BUILDING HAVING AN OCCUPANT LOAD OF MORE THAN 100.

3.5 VERTICAL TRANSPORTATION:  
BASE BUILDING, NOT AFFECTED BY THE PROJECT.

3.6 SERVICE FACILITIES:

SERVICE ROOMS (INCLUDING MEZZANINE ROOMS), 3.6.2.1.1: A FUEL FIRED APPLIANCE SHALL BE LOCATED IN A SERVICE ROOM SEPARATED FROM THE REMAINDER OF THE BLDG. BY A FIRE SEPARATION WITH A 1 HOUR F.R.R.

3.7 WASHROOMS (HEALTH REQUIREMENTS):

PLUMBING FACILITIES AS REQUIRED BY OCCUPANCY AND OCCUPANT LOAD

GROUP D OCCUPANCY, TABLE 3.7.2.2 B:  
TABLE OCCUPANT LOAD (BASEMENT + MAIN + 2ND FLOOR) = 702 PERSONS/2 = 351 PERSONS OF EACH SEX (ASSUMED), BY TABLE 3.7.2.2 B, 10 MALE AND 10 FEMALE WATER CLOSETS ARE REQUIRED. TOTAL (EXISTING) FIXTURES 15 WATER CLOSETS FOR MALES, AND 15 FIXTURES FOR FEMALES ARE BEING PROVIDED, EXCEEDING TABLE LOAD REQUIREMENTS, AND ACTUAL ANTICIPATED LOAD REQUIREMENTS.

3.8 BARRIER FREE ACCESS:

3.8.1.2 (1) - A PEDESTRIAN ENTRANCE TO A BUILDING TO WHICH SECTION 3.8 APPLIES, IS REQUIRED TO BE BARRIER FREE, AND SHALL LEAD FROM THE OUTDOORS AT SIDEWALK LEVEL, OR A CODE COMPLIANT RAMP THAT LEADS FROM A SIDEWALK, CONFORMING (EXISTING).

3.8.1.3 EXCEPT AT DOORWAYS, THE UNOBSTRUCTED WIDTH OF A BARRIER-FREE PATH OF TRAVEL SHALL BE NOT LESS THAN 1100 mm, AND MUST CONFORM TO THE REQUIREMENTS OF THIS ARTICLE, CONFORMING.

3.8.2.1 (2) - A BARRIER-FREE PATH OF TRAVEL IS NOT REQUIRED TO SERVICE SPACES, CRAWL SPACES, ATTIC OR ROOF SPACES.

3.8.2.1 (3) - A BARRIER-FREE PATH OF TRAVEL IS NOT REQUIRED THROUGH THE EXITS, AS THE BUILDING IS SPRINKLERED, AND THEREFORE PROTECTED AS PER ARTICLE 3.3.1.7.

3.8.2.2 - A BARRIER-FREE PATH OF TRAVEL IS REQUIRED FROM THE EXTERIOR PARKING AREA TO A BARRIER-FREE ENTRANCE, PROVIDED.

3.8.2.3 (1) - A BARRIER-FREE WASHROOM IS REQUIRED ON EACH LEVEL OF A MULTI-LEVEL BUILDING WHERE PUBLIC WASHROOMS ARE PROVIDED, PROVIDED (EXISTING).

3.8.2.3 (2) - A WASHROOM IS NOT REQUIRED TO BE BARRIER-FREE, PROVIDED OTHER BARRIER-FREE WASHROOMS ARE PROVIDED ON THE SAME FLOOR AREA WITHIN 45 m, NOT APPLICABLE.

3.8.2.3 (5) - A MINIMUM OF ONE UNIVERSAL TOILET ROOM CONFORMING TO ARTICLE 3.8.3.12 SHALL BE PROVIDED ON EACH FLOOR OF A NEWLY CONSTRUCTED BUILDING, NOT APPLICABLE, AS THIS IS A RENOVATION.

3.8.3.2 - EXTERIOR WALKS THAT FORM PART OF A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A SLIP-RESISTANT, CONTINUOUS AND EVEN SURFACE WITH AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 1500 mm IF IMMEDIATELY ADJACENT TO MOVING VEHICLES.

3.8.3.3 (1) - EVERY DOORWAY IN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A CLEAR WIDTH NOT LESS THAN 850 mm WHEN THE DOOR IS IN THE OPEN POSITION. ALL NEW WORK WILL COMPLY.

3.8.3.3 (5) - A DOOR IN EVERY EXTERIOR PEDESTRIAN ENTRANCE TO A BUSINESS OR PERSONAL SERVICE OCCUPANCY SHALL BE EQUIPPED WITH A POWER DOOR OPERATOR, PROVIDED (EXISTING).

3.8.3.3 (10) - UNLESS EQUIPPED WITH A POWER DOOR OPERATOR, A DOOR WITHIN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A CLEAR SPACE ON THE LATCH SIDE NOT LESS THAN 600 mm BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS TOWARD THE APPROACH SIDE, AND NOT LESS THAN 300 mm IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE.

3.8.3.3 (11) - A VESTIBULE IN A BARRIER-FREE PATH OF TRAVEL SHALL BE ARRANGED TO ALLOW THE MOVEMENT OF MOBILITY DEVICES BETWEEN DOORS AND SHALL PROVIDE A DISTANCE BETWEEN TWO DOORS IN SERIES OF NOT LESS THAN 1500 mm PLUS THE WIDTH OF ANY DOOR THAT SWINGS INTO THE SPACE IN THE PATH OF TRAVEL FROM ONE DOOR TO ANOTHER. NOT ANTICIPATED TO BE APPLICABLE WITHIN PROJECT.

WALL TYPES SCHEDULE

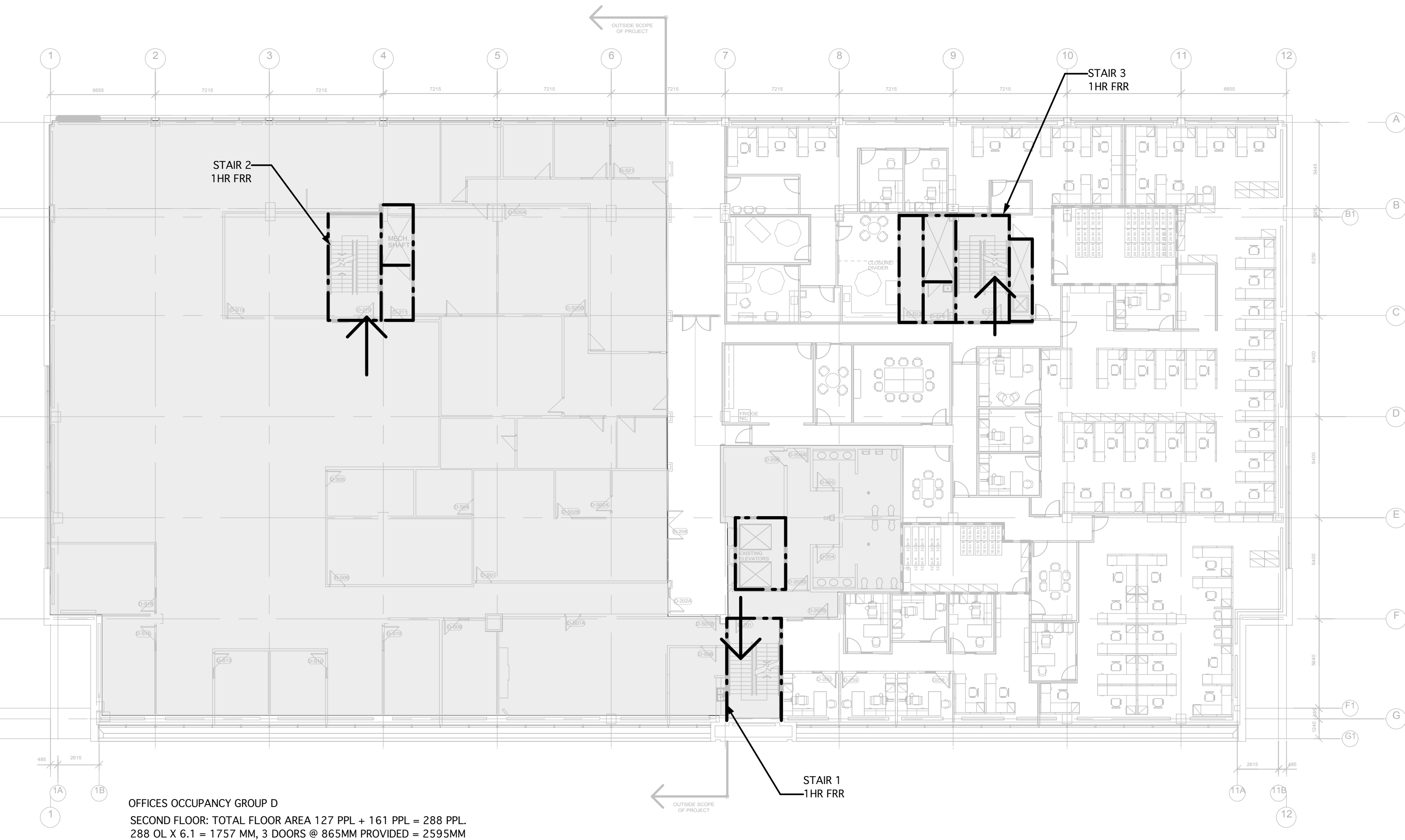
GENERAL NOTES:

- ALL NEW PARTITIONS ARE FULL-HEIGHT, TO UNDERSIDE OF STRUCTURE ABOVE, AND ARE NON-LOADBEARING. ALL NEW PARTITIONS ARE W-1, PAINTED BOTH SIDES, UNLESS NOTED OTHERWISE.
- WHERE SPECIFIC FIRE AND/OR SOUND RATING METHODS ARE REFERENCED (U/LC, MBC, ETC.) INSTALLATION METHODS, SCREWING PATTERNS, SEALANT BEADS, ETC ARE TO BE PROVIDED AS REQUIRED IN THE REFERENCED DOCUMENTS.
- ALL NEW PARTITIONS ARE TO BE CONSIDERED AS SOUND WALLS, AND ARE TO HAVE SILL SEAL, GASKETS INSTALLED CONTINUOUSLY UNDER SOLE PLATES, OVER TOP PLATES AND AT END STUDS WHERE THE WALLS ABUT OTHER CONSTRUCTION, TO ENSURE CONTINUITY OF SOUND BARRIER. PROVIDE ALSO SEALANT BEADS AT GWB EDGES AS DETAILED AND OTHERWISE REQUIRED.
- ALL GWB IN WASHROOMS TO BE MOISTURE RESISTANT.
- SEE DRAWINGS FOR LOCATIONS THAT REQUIRE FURRED WALLS IN FRONT OF SCHEDULED WALLS TO ACCOMMODATE PLUMBING, MILLWORK, BLOCKING, ETC.
- FIRE AND SOUND RATINGS OF SCHEDULED WALLS TO BE COMPLETED PRIOR TO INSTALLATION OF FURRED WALLS. STC RATINGS IN BRACKETS FOR EACH WALL TYPE ARE BASED ON THE MBC DOCUMENT - TABLE A-9.10.3.1.A.

WALL TYPES

W1	W1 (NON-RATED PARTITION, STC 47) - 1 LAYER 16 MM GYP. BOARD - 38 X 50MM STEEL STUDS, 25 GA. @600MM O.C. - R-12 SOUND BATT INSULATION - 1 LAYER 16MM GYP. BOARD
W1a	W1a (NON-RATED FIRE SEPARATION, STC 47) - AS PER W-1 - PROVIDE CONTINUOUS FIRESTOP TO HEAD AND BASE OF WALL JOINTS, AND ALL PENETRATIONS.
W1b	W1b (1HR RATED FIRE SEPARATION, STC 47) - AS PER W-1, WITH ALL 16MM GYP. BOARD TO BE TYPE X
W2	W2 (NON-RATED PARTITION, STC 52) - 2 LAYERS 16MM GYP. BOARD - 38 X 50MM STEEL STUDS, 25 GA. @600MM O.C. - R-12 SOUND BATT INSULATION - 1 LAYER 16MM GYP. BOARD

2 MAIN FLOOR PLAN - FIRE SAFETY DIAGRAM  
Scale: 1:200



3 SECOND FLOOR PLAN - FIRE SAFETY DIAGRAM  
Scale: 1:200

3	ISSUED FOR TENDER	28/11/13
2	60% REVIEW SUBMISSION	25/10/13
1	60% DESIGN SUBMISSION	21/08/13
0	DESIGN DEVELOPMENT SUBMISSION	12/07/13
Revision/Revision	Description/Description	Date/Date
Client/client		

PUBLIC WORKS  
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Project title/Titre du projet

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Client/client PWGSOC
Drawing title/Titre du dessin

BUILDING CODE SUMMARY  
/ WALL TYPES  
/ FIRE SAFETY DIAGRAM

Project No./No. du projet R.056754.002	Sheet/ Feuille A0-01 OF	Revision no./ La Révision no. 0
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