

PART 3 - LARGE BUILDINGS CHECKLIST

Civic Address: _____ Date: _____

Review By: _____ Permit Number: _____

Legend: **N** Not required **C** In Compliance **D** Deficiency

| General: | | |
|--|--|-----|
| Reference | Requirements | |
| Div.C 1.2.1.1 | Professional Design (Arch or P.Eng), Stamp & Signature | |
| Div.C 1.2.2.1 | General Review Commitment Letter | |
| Div.C 1.3.1.5 | Conditional Permit | |
| 18.-(1) BCA | Fireproofing & Structural Calculations and Details | |
| 3.15 | Signs | |
| Applicable Law (Div. A 1.4.1.3.) | Zoning, Planning, Conservation Authority, Heritage, Health Unit, MOH, MOE, MTO, etc. | |
| Site Plan Control (SPC) Approval: | | |
| | <ul style="list-style-type: none"> • Site Plan Control Application submitted | |
| | <ul style="list-style-type: none"> • Site Plan submitted for permit matches approved SPC site plan | |
| | <ul style="list-style-type: none"> • Letter of SPC Approval rec'd from Director of Planning prior to issuance of Building Permit | |
| Occupancy Classification | | |
| Reference | Requirements | OBC |
| Table 3.1.2.1. | Major Occupancy Classification | |
| Div. A1.4.1.2. | <i>Building Area</i> Definition | |
| 3.2.1. | <i>Building Height</i> and Exceptions (i.e. mezzanines and service spaces) | |
| 3.2.2.10. | Number of Streets (Building facing) | |
| 3.2.2.18. | Building Sprinklered - Required | |
| 3.2.2.20.- 3.2.2.93. | Construction Classification | |
| 3.2.6. | High Building Requirements | |
| 3.9. | Portable Classrooms | |
| 3.10. | Self-Service Storage Buildings | |
| 3.16. | Shelf and Rack Storage | |
| 3.14. | Tents & Air-Supported Structures | |
| 3.1.3.2.(4). | Live/Work Units | |
| 3.11. – 3.12. | Public Pools/Spas | |
| 3.1.3.2. | Occupancy Combinations Prohibited | |
| Size and Occupancy Requirements | | |
| 3.2.2. | Type of Construction Required <ul style="list-style-type: none"> - Combustible vs. Noncombustible - Fire Separation Assemblies and Ratings for Loadbearing Structure | |
| 3.2.2.15. | Construction Requirements for Storeys Below Ground | |
| 3.2.1.5. | Fire Containment in Basements <ul style="list-style-type: none"> - Sprinklered or Fire Compartments | |
| 3.2.2.9. | Crawl Spaces <ul style="list-style-type: none"> • Definition and Fire Separation Requirements | |
| 3.2.1.4. | Floor Assembly Over Basement <ul style="list-style-type: none"> • Minimum 45 min | |
| 3.2.1.1. | Requirements for Mezzanines, Service Spaces, Walkways, Platforms, etc. | |

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| 3.2.2.11. | Exterior Balconies <ul style="list-style-type: none"> • Same as the 3.2.2. requirement for building or floor | |
| 3.2.2.12. | Exterior Passageways <ul style="list-style-type: none"> • Consider as a mezzanine with respect to 3.2.2. requirements | |
| 3.2.2.13. | Occupancy on a Roof <ul style="list-style-type: none"> • Consider as a floor with respect to 3.2.2. requirements | |
| 3.2.2.17. | Roof Assemblies & Mezzanines in Gymnasiums, Swimming Pools, Arenas & Rinks | |
| Spatial Separation | | |
| 3.2.3. | Spatial Separation and Exposure Protection <ul style="list-style-type: none"> • Limiting Distance • Area of Unprotected Openings (Allowed vs. Actual) | |
| 3.2.3.13. | Protection of Exit Facilities Exposed to Openings in Other Walls | |
| 3.2.3.14. | Wall Exposed to Another Wall <ul style="list-style-type: none"> • Distance calculation for separation of openings in facing walls | |
| 3.2.3.15. | Wall Exposed to Adjoining Roof <ul style="list-style-type: none"> - Windows within 3 Storeys vertically or 5 m horizontally | |
| 3.2.3.16. | Protection of Exposed Soffit <ul style="list-style-type: none"> • Only for Residential, B-2 or B-3 Occupancies | |
| 3.2.3.17. | Canopy Protection <ul style="list-style-type: none"> • Only for Groups E, F-1 or F-2 | |
| 3.2.3.18 | Covered Vehicular Passageway (i.e. Shipping and Receiving Area) | |
| 3.2.3.19. | Buildings Connected by Walkways | |
| 3.2.3.20. | Underground Walkway | |
| Fire Fighting Provisions | | |
| 3.2.4. | Fire Alarm System Required | |
| 3.2.5.8. | Standpipe System Required | |
| 3.2.5.1. | Access to Above-Grade Storeys | |
| 3.2.5.2. | Access to Basements | |
| 3.2.1.5. | Basements > 600 m ² | |
| 3.2.5.3. | Roof Access | |
| 3.2.5.4. – 3.2.5.6. | Provisions for Street or Yard; Access Route Design | |
| 3.2.5.12. | Sprinklers | |
| 3.2.5.15. | Fire Department Connection | |
| 3.2.2.14. | More Than 1 Storey Below Ground | |
| 3.3.5.2. | Group F, Division 1 [Industrial Occupancies] | |
| 3.3.5.4.(8). | Garage Below Grade | |
| Mezzanine Requirements | | |
| 3.2.1.1.(1). – (7) | Mezzanine Not a Storey | |
| 3.2.8.1.(1) | Termination at a Vertical Fire Separation | |
| 3.2.8.2.(1) | Exception for Termination at Vertical Separation | |
| 3.2.8.2. | | |
| 3.3.1.5./ 3.4.2.2. | Egress/ Exit Facilities | |
| Interconnected Floor Space | | |
| 3.2.8.2.(4) | Group B, Div 1 exception | |
| 3.2.8.2.(5)&(6) | Exception for interconnected floor space | |
| Safety Within Floor Areas | | |
| Means of Egress | | |
| 3.3.1.3.(2) – (5) | Egress from Roof, Platform or Podium | |

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| 3.3.1.3.(6) | Egress from Rooftop Enclosure [2 Means of Egress Required if Area > 200 m ²] | |
| 3.3.1.3.(7) | Egress from Service Space | |
| 3.3.1.3.(8) | Each Suite to have Exterior Exit Door or Doorway into a Public Corridor or Ex. Passageway | |
| 3.3.1.3.(9) | Access to 2 Separate Exits [In Opposite Directions] | |
| 3.3.1.5.(1) | Min. 2 Egress Doors for Rooms & Suites [If F-1 or Occ. Load > 60 or Table 3.3.1.5.A.] | |
| 3.3.1.6./ 3.4.2.5. | Travel Distance Within Room or Suite When More Than 1 Egress | |
| 3.3.4.4. | Egress from Dwelling Units | |
| | Dead End Corridor | |
| 3.3.1.9.(6). | Assembly Occupancy: Second and Separate Egress from Each Room or Suite not Leading Into a Dead End Corridor | |
| 3.3.3.3.(1). | Care & Detention Occupancy: Second and Separate Egress | |
| 3.3.1.9.(7), (8). | Residential Occupancy: Dead End 6 m Max. No Door Openings to Service Rooms | |
| 3.3.1.9.(9) – (11). | D, E, F-2, or F-3 Occupancies: Dead End 9m Max., Max. 30 Occupants, Self-Closures on Doors or Second & Separate Egress Door Not Leading into a Dead End Corridor | |
| 3.3.1.9.(12). | Group F, Division 1: Second & Separate Egress Doorway | |
| | Corridors | |
| 3.3.1.2.(3). | Fuel-Fired Appliances Prohibited in Corridor Serving as Access to Exit | |
| 3.3.1.8. | Headroom Clearance & Protruding Objects (See also 3.4.3.5.) | |
| 3.3.1.9.(1); 3.3.3.3. | Corridors Width: 1100 mm, Serving Patients: 2400 mm | |
| 3.3.1.17. | Capacity: [Occupancy Load x 6.1, 9.2 or 18.4 mm] | |
| | Doors | |
| 3.3.1.11.(1). | Door Swing on Vertical Axis from Suite or Room Not in a Suite | |
| 3.3.1.11.(2)-(3) | Door Swing in Direction of Exit Travel [F-1; OL > 60; Hazardous Classrooms or Door Dividing a Corridor] | |
| 3.3.1.12. | Sliding Door | |
| 3.3.1.13.(1) | Min. 800 mm Wide [Single Leaf] | |
| 3.3.1.13.(2) | Operable Without Keys or Specialized Knowledge | |
| 3.4.6.16.(5)-(10) | EMLD [Not Permitted in Schools, F-1 or A Occupancies with OL > 100] | |
| 3.3.2.7. | Panic Hardware [Group A OL > 100] (See also 3.4.6.15.(2)) | |
| 3.3.4.5. | No Automatic Locking (Residential Suites) | |
| | Ramps | |
| 3.3.1.14.-15 | Ramps, Stairways/ Passageways (See also 3.4.6.) | |
| | Guards | |
| 3.3.1.18.(1) | Minimum 1070 High @ Roof, Shaft, Balcony, etc. | |
| 3.3.1.18.(2)-(3) | Max Openings | |
| 3.3.1.18.(4). | Non-Climbable Between 140 – 900 mm | |
| 3.3.4.7. | Guards in Dwelling Units | |
| | Other Requirements | |
| 3.2.4.20. | Smoke Alarms | |
| 3.3.1.2. | Flammable Liquids/ Hazardous Substances (OFC/NFC) | |
| 3.3.1.7. | Protection of Floor Areas With a Barrier-Free path of Travel | |
| 3.3.1.20. | Transparent Doors & Panels | |
| 3.3.1.21. | Explosion Venting | |
| 3.3.4.6. | Sound Transmission of Dwelling Units | |

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| 3.3.5.3.(1) | Volatiles Prohibited in Basements | |
| 3.3.5.7. | Garage Vestibules | |
| | Other | |
| Requirements for Exits | | |
| 3.1.13.7. | FSR for High Buildings | |
| 3.1.17. | Occupant Load | |
| 3.4.2.1. | Minimum 2 Exits Required | |
| 3.4.2.1.(2-4) | One Exit Exception | |
| 3.4.2.3. | Distance Between Exits | |
| 3.4.2.4. | Travel Distance | |
| 3.4.2.5. | Location of Exits | |
| 3.4.3.2. | Required Exit Width | |
| 3.4.3.3. | Reduction of Exit Width | |
| 3.4.3.4. | Headroom Clearance | |
| 3.4.4.1. – 3.4.4.3. | Fire Separation of Exits | |
| 3.4.4.4. | Integrity of Exits | |
| 3.4.5.1. | Exit Signs & Markings | |
| 3.4.5.3. | Sign for Basement Stairs | |
| 3.4.6.1. | Non-Skid Finish on Stairs & Ramps | |
| 3.4.6.2. | Minimum 3 Risers, (see also less than 3 risers for A-2, 3.3.2.13.(1)) | |
| 3.4.6.3.(1) | Maximum Rise 3.7m per Flight [2.4 for B-2] | |
| 3.4.6.4. | Length & Width of Landing | |
| 3.4.6.4.(4) | Curved Landings | |
| 3.4.6.5. | Number & Height of Handrails | |
| 3.4.6.6. | Height Openings in Guards | |
| 3.4.6.7. | Ramp Slope/ Level Area (See also 3.4.6.4.) | |
| 3.4.6.8. | Treads & Risers | |
| 3.4.6.9. | Curved Stairs | |
| 3.4.6.10. | Horizontal Exits | |
| 3.4.6.12. | Door Swing | |
| 3.4.6.14. | Sliding Door in an Exit | |
| 3.4.6.16. | Panic Hardware/ Fire Exit Hardware | |
| 3.4.6.18. | Emergency Access [Buildings Over 6 Storeys] | |
| 3.4.6.19. | Floor Numbering | |
| | Other | |
| Fire Separations Between Occupancies Tenants Rooms and Suites | | |
| 3.1.3.1. | Fire Separation Between Occupancies (Table 3.1.3.1.) | |
| 3.1.3.2. | Prohibited Combination of Occupancies | |
| 3.1.7.5. | Support of Fire Separation | |
| 3.1.10. | Firewalls | |
| 3.1.10.5. | Openings in Firewalls | |
| 3.3.1.1. | Fire Separation Between Suites (See also 3.3.4.2 for residential) | |
| 3.3.1.4. | Public Corridors, Required Fire Separation | |
| 3.3.1.22. | Janitor's Room, Required Fire Separation | |
| 3.3.2.2. | A-1 Occupancy, Required Fire Separation | |
| 3.3.2.6. | Group A Occupancy, Required Fire Separation for Corridors Used by the Public | |
| 3.3.3.2. | Care and Treatment Occupancies [B-2], Req'd Fire Separation (See also 3.3.3.5.(9)-(11)) | |
| 3.3.3.6. | Special Care and Treatment Facilities Required Protection [Coordinate with | |

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| | HVAC] | |
| 3.3.4.3. | Group C Occupancies, Required Fire Separation of Storage Rooms | |
| 3.3.5.5. | Repair Garage, Required Fire Separation | |
| 3.3.5.6. | Storage Garage, Required Fire Separation | |
| 3.6.2.1; 3.6.2.2. | Furnace Room, Required Fire Separation | |
| 3.6.2.1.(7) | Mechanical Room, Required Fire Separation | |
| 3.6.2.5. | Garbage Room, Required Fire Separation | |
| 3.6.2.7. | Transformer Vault, Required Fire Separation | |
| 3.5.3.1. | Elevator Hoistways | |
| 3.6.3.1. | Vertical Service Spaces | |
| 3.6.3.3. | Linen or Refuse Chutes | |
| 3.6.3.1.(3)- (4) | Top & Bottom of Shaft, Required Fire Separation | |
| 3.6.3.3.(5) | Linen or Refuse Chutes, Required Fire Separation of Rooms | |
| 3.6.3.3.(7);(9) | Chute Discharge Room | |
| 3.6.4.2. | Horizontal Service Spaces, Required Fire Separation | |
| 3.5.3.3. | Elevator Machine Rooms, Required Fire Separation | |
| SB-2* | Fire Performance Ratings | |
| | Other | |
| Openings In Fire Separations | | |
| 3.1.8.3. | Continuity of Vertical Fire Separation to u/s Floor or Roof Deck | |
| 3.1.8.4. | Protection Rating for Closures | |
| 3.1.8.6. | Maximum Opening in Interior Fire Separation | |
| 3.1.8.12. | 20 Minute Closures | |
| 3.1.8.13. | Self-Closures | |
| 3.1.8.14. | Hold-Open Devices | |
| 3.1.8.15. | Door Latches | |
| 3.1.8.16. | Wired Glass & Glass Block Not in an Exit [Untested] | |
| 3.1.8.17. | Temperature Rise Limit on Exit Doors (See also 3.1.8.17.) | |
| 3.1.8.18. | Area Limits for Wired Glass & Glass Block | |
| 3.2.8.1. | Interconnected Floor Space | |
| 3.6.4.2.(2). | "Membrane" Exception [NOT for shafts] (See also 3.1.9.5. for Openings in Membrane Ceiling) | |
| | Other | |
| Fire Stopping and Fire Blocks: | | |
| 3.1.9. | Penetrations allowed in FS and FRR Assemblies | |
| 3.1.9.1. | Fire Stops requirements for Penetrations of a FS (requiring a FRR) | |
| 3.1.11.1. | Fire Blocks for Concealed Spaces | |
| 3.1.11.2. | Fire Blocks for Wall Assemblies | |
| 3.1.11.3. | Fire Blocks Between Nailing & Supporting Elements | |
| 3.1.11.4. | Fire Blocks Between Vertical & Horizontal Spaces | |
| 3.1.11.5. | Fire Blocks in Floor & Roof Spaces, Balconies and Canopies/ Soffits | |
| 3.1.11.6. | Fire Blocks in Crawl Spaces | |
| 3.1.11.7. | Fire Block Materials | |
| 3.1.10. | Firewalls | |
| Combustible Components Allowed in "Combustible" Construction: | | |
| 3.1.4.2. | Foam Plastics | |
| 3.1.4.3. | Wires and Cables | |
| 3.1.4.4. | Nonmetallic Raceways → 3.1.5.20.(1)(a) | |
| 3.1.4.7. | Heavy Timber Construction | |

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| Combustible Components Allowed in “Non-Combustible” Construction: | | |
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| 3.1.5.2. | Minor Combustible Materials | |
| 3.1.5.3. | Combustible Roofing Materials | |
| 3.1.5.4. | Combustible Glazing and Skylights | |
| 3.1.5.6. | Combustible Components for Exterior Walls | |
| 3.1.5.8. | Wood Nailing Elements; provided 50mm max concealed space | |
| 3.1.5.10. | Flooring Elements | |
| 3.1.5.12. | Interior Finishes | |
| 3.1.5.14.-15. | Insulation and Its Protection | |
| 3.1.5.18. | Ducts | |
| 3.1.5.19. | Piping Material | |
| 3.1.5.21. | Wires and Cables | |
| 3.1.5.23. | Nonmetallic Raceways | |
| Service Spaces: | | |
| 3.5.2.1. | Groups B-2 & B-3 – Elevators Required | |
| 3.5.4.1. | Groups B-2 & B-3 – Elevator Car Dimensions | |
| 3.6.1.4. | Storage Use Prohibited | |
| 3.6.2.2. | No Boilers Under Exits | |
| 3.6.2.6. | Door Swing for Boiler Room | |
| 3.6.3.1. | Fire Separation for Vertical Service Spaces | |
| 3.6.3.3. | Linen, Garbage Chutes | |
| 3.6.4.3. | Ceiling Spaces Used as Plenums | |
| 3.6.4.4.- 3.6.4.6. | Access to Attic/ Service Spaces/ Crawl Spaces | |
| 3.6.1.6. SB-8 | Anchor Systems on Building Exterior | |
| | Other | |
| Health Requirements | | |
| 3.7.1.2. | Dwelling Units, Room Dimensions | |
| 3.7.1.3. | Group B and Childcare Facilities Sleeping Area | |
| 3.7.2.1. | Window in Every Sleeping Room | |
| 3.3.4.8. | Dwelling Units, Window Protection | |
| 3.7.4. | Plumbing Facilities | |
| 3.7.5.2.-3. | Installation of Medical Gas Piping/ X-Ray Machines [MOH & MOL] | |
| 3.11. | Public Pools | |
| | <ul style="list-style-type: none"> • Health Unit Approval for Public Pools | |
| | Other | |
| Emergency Lighting | | |
| 3.2.7.3.(1) | Emergency Lighting Level 10 lx. Average | |
| 3.2.7.3.(2) | Service Spaces | |
| 3.2.7.3.(3) | Emergency Lighting 1 lx. Minimum | |
| 3.2.7.4. | Emergency Power Supply Minimum -2 h for High Buildings -1 h Capacity for Non-3.2.6. Group B -1 h for 3.2.2.51 or 3.2.2.60 -30 min. for All Other Occupancies | |
| | Other | |
| Smoke Control for High Buildings | | |

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| 3.2.6., SB-4 | Measures for Fire Safety in High Buildings | |
| | Other | |
| Emergency Power Supply | | |
| 3.2.7.8.(1) | Fire Alarm Systems | |
| 3.2.7.8.(2) | Power Supplied by Generators and/or Batteries | |
| 3.2.7.8.(3) | Supervisory Power for Not Less Than 24 h and Emergency Power Under Full Load for: -2 h for 3.2.6. Buildings -1 h for Non-3.2.6. Group Buildings -5 min for Buildings Without Annunciator -30 min for All Other Buildings | |
| 3.2.7.9.(1)(b) | 2 h for Water Supply for 3.2.6. Buildings | |
| 3.2.7.9.(2)-(3) | 2 h for Fire Fighters Elevator | |
| 3.2.7.9.(4). | 30 min for Water Supply for Non-3.2.6., Exempt if sprinklers to NFPA13D (One or Two Unit Homes, Manufactured Homes) | |
| 3.2.7.9.(1)(c) | 2 h for Smoke Control Fans for 3.2.6. Buildings | |
| 3.2.7.9.(1)(d) | 2 h for Smoke Venting Fans to Assist Firefighters [3.2.6.10.] | |
| | Other | |
| Barrier-Free Design | | |
| 3.8.1.1. | When Required | |
| 3.8.1.2. | Accessible Entrance | |
| 3.8.1.2.(1) | Number of Entrances Required to be B/F – All entrances unless exempt by 3.8.1.1. | |
| 3.8.1.3. | Barrier-Free Path of Travel | |
| 3.8.1.4. | Access to Storey Served by Escalator | |
| 3.8.2.1.(4). | Wheelchair Space in Seating Area | |
| 3.8.2.1. | Areas Requiring Barrier-Free Path of Travel | |
| 3.8.2.1.(5) | Residential Suites required to be barrier-free | |
| 3.8.2.2. | Access to Parking Areas | |
| 3.8.2.3. | Washrooms | |
| 3.8.3.1. | Accessibility Signs | |
| 3.8.3.2. | Exterior Walks | |
| 3.8.3.3. | Doors & Vestibules in B/F Access | |
| 3.8.3.3.(10) | Latch Side Clearances | |
| 3.8.3.4. | Ramps in a Barrier-Free Access | |
| 3.8.3.5. | Elevating Devices | |
| 3.8.3.8. | Water Closet Stall Dimensions | |
| 3.8.3.12. | Universal Toilet Rooms | |
| 3.8.3.13. | Showers and Tubs | |
| 3.8.3.15. | Shelves or Counters for Telephones | |
| 3.8.3.16. | Drinking Fountains | |
| | Other | |