

Section 11.6. Temporary Buildings and Occupancies

11.6.1. Application

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- 1) The alternative compliance measures in this Section apply to
 - a) *arts and culture indoor events* in *existing buildings*,
 - b) *temporary buildings*,
 - c) *special event facilities* in *existing* or *temporary buildings*, and
 - d) *temporary emergency shelters* in *existing buildings*.
- 2) Subject to the provisions of Article 1.6.7.3. of Division C, “temporary” in this Section means
 - a) in relation to *special event facilities*, no more than two months,
 - b) in relation to *temporary buildings*, no more than one year, and
 - c) in relation to *emergency shelters*, no more than one year or a fixed term acceptable to the *Chief Building Official*.

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11.6.1.2. Alternative Compliance Measures

- 1) Section 11.3. may be applied to existing conditions, except as defined in Subsections 11.6.2. and 11.6.3.
- 2) The alternative compliance measures in Section 11.5 may be applied to existing conditions in a *heritage building*, except as defined in Subsections 11.6.2. and 11.6.3.
- 3) The alternative compliance measures provided in Article 11.6.2.1. apply to *existing buildings* used for *arts and culture events* and do not apply to new work, which must conform to the requirements for new *construction* in other Parts of this By-law.
- 4) The alternative compliance measures provided in Table 11.6.3.1. apply to *existing buildings* used as *temporary special event facilities* and *temporary emergency shelters* and to *temporary buildings* and do not apply to new work, which must conform to the requirements for new *construction* in other Parts of this By-law.

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11.6.2. Arts and Culture Event

11.6.2.1. Alternative Compliance Measures

- 1) Where the occupancy of an existing building or portion of an existing building is classified as Group D offices, Group E retail, Group F Division 2 production or rehearsal studio, wholesale, warehouse, or factory, or Group F Division 2 artist studio without living accommodations, the major occupancy may be classified as a temporary Group A Division 2 major occupancy for an arts and culture event where
 - a) the *arts and culture event* is located in the *first storey* or the *storey* below the *first storey*,
 - b) the *floor area* containing the *arts and culture event* complies with the fire and life safety requirements of Sentences (2) and (3), and
 - c) an *Occupant Load* plan acceptable to the *Fire Chief* is obtained where an *arts and culture event* has an *occupant load* of more than 60 persons or where alcohol is served in connection with a Special Occasion Liquor License issued by the Province, or
 - d) an approved Security Assessment by the Vancouver Police Department is obtained where an *Arts and culture event* is a public event with an *occupant load* of more than 60 persons or where alcohol is served in connection with a Special Occasion Liquor License issued by the Province
- 2) *Floor area* used for an *arts and culture event* shall
 - a) be constructed of concrete supported by solid ground without suspended slab, or certified by a *registered professional*, to be suitable for *assembly occupancy* and designed to a minimum specified uniformly distributed *live load* of 4.8 kPa,
 - b) include at least one *accessible* entrance conforming with Subsection 11.3.7.1.(1)(d) or (e),
 - c) be sprinklered in a basement used for an *arts and culture event*,

- d) except as required by Clause 11.6.2.1(4)(b), be provided with a fire alarm or at least one designated *supervisory staff* posted at each required egress door, but in no case shall there be fewer than two *supervisory staff* for an *arts and culture event*, and
 - e) include emergency lighting
 - i) inside washrooms or, in the case of a single toilet room, immediately outside the entrance door and visible under the closed toilet room door, and
 - ii) in locations leading from the *arts and culture event* to the *street* as described in Sentence 3.2.7.3.(1).
- 3)** *Means of egress* from *floor areas* used for an *arts and culture event* shall include
- a) *exits* in compliance with the requirements of Section 3.4. with respect to size, travel distance, and number, as applicable to a Group A, Division 2 *major occupancy*, except that not less than
 - i) one *exit* is permitted where the *occupant load* does not exceed 60 persons, or
 - ii) two *exits* are permitted where the *occupant load* does not exceed 250 persons, and
 - b) *exit* signs installed over or adjacent to exits and in common paths of travel where the *occupant load* exceeds 60 persons.
- 4)** *Floor area* used for an *arts and culture event* which occurs more than 3 days per month or occurs with any other arts and culture event more than 3 days per month, shall
- a) include a fire separation to adjacent occupancies or uses
 - b) be served by a permanent or temporary fire alarm system, and
 - c) except where the floor area is *sprinklered*, draperies, fabrics or combustible hangings shall be flame retardant and other combustible finishes shall be of *fire-retardant-treated wood* or have a Flame-spread rating of not more than 150 (see Note A-11.6.2.1.(4)).
- 5)** An *arts and culture event* shall include portable fire extinguishers installed in accordance with the Fire By-law, with
- a) at least one extinguisher at the main entrance and at each egress door leading from the *arts and culture event floor area*, and
 - b) the approved fire emergency procedures and security plan with approved maximum occupant load posted beside each portable extinguisher at the main entrance and at each egress door leading from the *arts and culture event*.
- 6)** Cooking which generates grease-laden vapour is not permitted at an *arts and culture event*, unless commercial cooking and ventilation equipment, installed under *permit* and conforming with Article 6.3.1.7., is used.

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12511;

11.6.3. Special Event Facilities, Emergency Shelters and Temporary Buildings

11.6.3.1. Alternative Compliance Measures

- 1)** Table 11.6.3.1. provides alternative compliance measures for
 - a) temporary use of *buildings* as special events facilities and emergency shelters, and
 - b) temporary *buildings*.

Table 11.6.3.1.
Alternate Acceptable Solutions for Temporary Special Events Facilities,
Emergency Shelters and Temporary Buildings
 Forming part of Sentence 11.6.3.1.(1)

No.	By-law Requirement Division B	Alternate Compliance Measures
1	Flame Resistance 3.1.6.5.	Fabric tent material may conform to a) NFPA 701, “Standard Methods of Fire Tests for Flame Propagation of Textiles and Films”, 2004 edition, or b) Certification of Registered Flame Resistant Product certified by the California Department of Forestry and Fire Protection, Office of the State Fire Marshall.
2	Fire Separation under Tiers of Seats 3.3.2.2.	A <i>fire separation</i> between adjacent <i>occupancies</i> and the seats is not required provided a) the only occupied space beneath the bleacher seating is used as a pedestrian walkway for access to the bleacher seating, b) the occupied space is not used for storage, signage must be posted in the space beneath the bleacher seating that reads “No Storage Permitted in This Area”, and c) cleanup crews must clean up debris from the space beneath the bleacher seating at the end of each day.
3	Handrails 3.4.6.5.	Handrail extensions for temporary <i>buildings</i> may extend vertically downward not less than 300 mm beyond the top and bottom of the stairway.
4	Guards 3.4.6.6.	Openings greater than 100 mm may be permitted in <i>guards</i> where a) the guard serves stairs that are used only by staff or work force volunteers, and b) a triangular space created by the stair tread, stair rise, and the underside of the <i>guard</i> , provided the opening will not permit the passage of a sphere greater than 200 mm, in egress stairs that serve bleacher seating. Member, attachment or openings located between 140 mm and 900 mm above the level being protected by the <i>guard</i> may be permitted where a) the <i>guard</i> serves stairs that are used only by staff or work force volunteers, and b) rosettes in the vertical posts of scaffolding type bleachers have been installed.
5	Treads and Risers 3.4.6.8.	In locations where it is not practical for persons with disabilities to work, stairs with no public access, may have a) runs of not less than 250 mm between successive steps, b) risers between successive treads not less than 125 mm and not more than 190 mm, and c) open risers.
6	Direction of Door Swing 3.4.6.12. Door Release Hardware 3.4.6.16.	Tent <i>exit</i> doors may be equipped with fabric flaps, tie straps, zippers, or VELCRO brand or equivalent hook and loop fasteners in lieu of doors that swing on a vertical axis provided a) a minimum of two <i>exit</i> doors are provided for each tent, b) the <i>occupant load</i> of the tent does not exceed 60, and c) <i>supervisory staff</i> are trained for emergency evacuation procedures, and remain in the vicinity of the <i>exit</i> at all times. Temporary sliding gates may be used as <i>exit</i> doors provided a) gates are left open during normal operating hours and always manned by <i>supervisory staff</i> , b) gates are closed during non-operating hours, and locked c) operational procedures are in place to ensure that the gates are unlocked during operating hours, and d) <i>supervisory staff</i> are trained for emergency evacuation procedures.
7	Environment Separation Part 5	Part 5 does not apply.
8	Commercial Cooking Equipment 6.2.2.7.	26 gauge galvanized sheet metal kitchen exhaust ducts with seams are permitted provided clean-out access panels are provided at all elbow locations and at 6 m spacing for straight runs.

Table 11.6.3.1. (continued)
**Alternate Acceptable Solutions for Temporary Special Events Facilities,
 Emergency Shelters and Temporary Buildings**
 Forming part of Sentence 11.6.3.1.(1)

No.	By-law Requirement Division B	Alternate Compliance Measures
9	Faucets and Shower Head Efficiency Book II, Division B, 2.2.10.6.	No restriction required.
10	Water Closet Efficiency Book II, Division B, 2.6.1.6.	No restriction required.
11	Urinal Efficiency Book II, Division B, 2.6.1.6.	All urinals shall conform to CSA B45 “Plumbing Fixtures” and shall have an average water consumption not exceeding 3.8 litres per flush cycle.
12	Sanitary Connection 2.4.2.1. Book II	Portable water closets that form part of a temporary facility need not be connected to the <i>sanitary drainage system</i> .
13	Storm Drainage Connection Book II, Division B, 2.4.2.1.	Roofs and paved areas need not be connected to the storm drainage system

11.6.3.2. Additional Requirements for Emergency Shelters

- 1)** Notwithstanding the provisions of this By-law, a temporary emergency shelter is permitted in an *existing building*, except that there shall be
- a) no cooking in the *building*, other than food re-heated by microwave,
 - b) no less than one staff for each 20 shelter spaces on duty at all times,
 - c) no more than one shelter bed for every 3.7 m² of *floor area* or, if bunk beds are provided, no more than two shelter beds for every 3.7 m² of *floor area*,
 - d) aisles no less than 900 mm wide on both sides of every shelter bed,
 - e) at least 2 *means of egress*,
 - f) *exit* signs on all *exit* doors,
 - g) additional directional *exit* signs, in any circumstance where *exit* signs over *exit* doors are not visible from any location in the shelter,
 - h) *exit* signs which comply with Subsection 3.4.5.,
 - i) *smoke alarms* conforming to Article 3.2.4.20. installed throughout the entire *building*,
 - j) at least one water closet for every 20 shelter spaces,
 - k) at least one lavatory for every 5 water closets, and
 - l) all staff shall have training in first aid and emergency evacuations.
- 2)** A fixed term transitional housing or emergency shelter complying with the requirements of this Sentence is permitted to remain for not more than 3 years provided
- a) the *building* is constructed as a
 - i) temporary emergency shelter complying with the requirements of Sentence (1), or
 - ii) factory constructed *building* complying with CSA Z240 MH except as required by 1.1.1.1.(2)(g) of Division A,
 - b) the *building* is *sprinklered* with quick response or residential sprinklers,
 - c) the *building* is provided with a single stage fire alarm system, and
 - d) the owner provides an operating agreement stating the intended fixed term of occupancy, maximum occupant load, and minimum operating staff level, as acceptable to the *Chief Building Official*.

Rev.
12683