

Section 11.6. Temporary Buildings and Occupancies

11.6.1. Application

11.6.1.1. Application

- 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*.

Rev.
12683

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 Table 11.6.3.1. apply to *existing buildings* used for *arts and culture indoor 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.

11.6.2. Arts and Culture Indoor 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 changed to a temporary Group A Division 2 *major occupancy* for an *arts and culture indoor event* if
 - a) the maximum *occupant load* is no more than 250 persons,
 - b) the *arts and culture indoor event* is located in the *first storey* or the *storey* below the *first storey* and has at least one *exit* that conforms to Clauses 11.3.7.1.(1)(d) or (e),
 - c) emergency lighting is provided
 - 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 indoor event* to the *street* as described in Sentence 3.2.7.3.(1),
 - d) portable fire extinguishers are installed in accordance with the Fire By-law, with at least one extinguisher at the main entrance and at each egress door leading from the *arts and culture indoor event floor area*,
 - e) an approved fire emergency procedures and security plan with **approved** maximum *occupant load* is posted beside each portable extinguisher at the main entrance and at each egress door leading from the *arts and culture indoor event*,
 - f) the *building* is equipped with a fire alarm system, or *supervisory staff* are designated to monitor egress and *exit* doors and to carry out an emergency evacuation in accordance with approved fire emergency procedure, and

Rev.
12997Rev.
12683

- g) the *storey* below the *first storey* used for an *arts and culture indoor event* is equipped with a *sprinkler system*,
 h) the *arts and culture indoor event* has at least one *accessible* entrance, and
 i) the *arts and culture indoor event* has a *means of egress* in accordance with **Sentence 11.3.7.1.(1)**.
- 2)** The floor of a *building* used for an *arts and culture indoor event* shall be
- a) constructed of concrete supported by solid ground without suspended slab, or
 b) certified by a *registered professional*, after a structural review, to be safe for *assembly occupancy* and designed to a minimum specified uniformly distributed *live load* of 4.8 kPa.
- 3)** Cooking which generates grease-laden vapour is not permitted at an *arts and culture indoor event*, unless commercial cooking and ventilation equipment, installed under *permit* and conforming with Article 6.3.1.7., is used.
- 4)** An approved maximum *occupant load* from the Vancouver Fire and Rescue Services, and a Vancouver Police Department security assessment shall be obtained for *arts and culture indoor events* in accordance with Table 11.6.2.1.
- 5)** The number of *exits*, designated *supervisory staff*, and *exit signs* for *arts and culture indoor events* shall be provided in accordance with Table 11.6.2.1.

Rev.
12997

Table 11.6.2.1.
Requirements for Arts and Culture Indoor Events
 Forming part of Article 11.6.2.1.

Occupant Load for Event	Occupant Load Approval Required⁽¹⁾	Minimum number of Exits Required	Exit Signage Required	Supervisory Staff at Egress/Exit Door Required⁽²⁾	VPD Security Assessment Required⁽⁵⁾
≤ 60 people for private SOL ⁽³⁾ or dry event ⁽⁴⁾	Yes	1	No	1	No
≤ 60 people for public SOL ⁽³⁾	Yes	1	No	1	Yes
61-250 people for private SOL ⁽³⁾ dry event ⁽⁴⁾ or public SOL ⁽³⁾	Yes	2	Yes	2	Yes

Rev.
12683

Notes to Table 11.6.2.1.:

- (1) Vancouver Fire and Rescue Services will assess and approve the maximum temporary *occupant load* for *arts and culture indoor events*.
 (2) *Supervisory staff* is required to monitor all egress/*exit* doors. One *supervisory staff* must be provided at each required *exit* door at all times.
 (3) SOL means Special Occasion License issued by the British Columbia Liquor Control and Licensing Branch.
 (4) Dry event means an event at which there is no liquor service.
 (5) VPD means Vancouver Police Department.

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
- no cooking in the *building*, other than food re-heated by microwave,
 - no less than one staff for each 20 shelter spaces on duty at all times,
 - 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*,
 - aisles no less than 900 mm wide on both sides of every shelter bed,
 - at least 2 *means of egress*,
 - exit* signs on all *exit* doors,
 - additional directional *exit* signs, in any circumstance where *exit* signs over *exit* doors are not visible from any location in the shelter,
 - exit* signs which comply with Subsection 3.4.5.,
 - smoke alarms* conforming to Article 3.2.4.20. installed throughout the entire *building*,
 - at least one water closet for every 20 shelter spaces,
 - at least one lavatory for every 5 water closets, and
 - 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
- the *building* is constructed as a
 - temporary emergency shelter complying with the requirements of Sentence (1), or
 - factory constructed *building* complying with CSA Z240 MH except as required by 1.1.1.1.(2)(g) of Division A,
 - the *building* is *sprinklered* with quick response or residential sprinklers,
 - the *building* is provided with a single stage fire alarm system, and
 - 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