

**SITE PLAN**  
Scale: 1:150

**CODE ANALYSIS:**

**NATIONAL BUILDING CODE OF CANADA (2010) REVIEW**

Project Name	Yellowknife Veterinary Clinic			Code Review Date	December 15, 2014
Project Location	308 Woolgar Avenue, Yellowknife, NWT			PSAV Project Number	2014-111
Legal Description	Lot 05	Block 511	Plan 1157		
Project Description	<input type="checkbox"/> Change of Use <input type="checkbox"/> Addition	<input type="checkbox"/> New <input checked="" type="checkbox"/> Alteration (interior)			
Building Area	Existing 276 m <sup>2</sup>	New 0 m <sup>2</sup>	Total: 276 m <sup>2</sup>		
Building Height	2 storeys				
Number of Streets Facing	<input checked="" type="checkbox"/> 1 Street	<input type="checkbox"/> 2 Streets	<input type="checkbox"/> 3 Streets		

**Building Summary**

Authorities Having Jurisdiction:  NWT Office of the Fire Marshal,  Dominion Fire Commissioner

**3.1 General**

3.1.2 Major Occupancy: **Business and Personal Services (Group D - medical offices)**  
Note: retail area is a subsidiary occupancy per the definition of a Major Occupancy - 1.4.1.2 Residential (Group C) - resident floor Owners residence

3.1.3 Separation between Major Occupancies: Group C / Group D - 1 hr FRR

3.1.11.6 Fire Blocking of Crawl Space: not applicable (no crawl space)

3.1.17 Occupant Load

Type of Use of Floor Area	Area	Area per Person	Occupant Load
1 <sup>st</sup> Floor • surgery, kennels, pharmacy • retail	0 m <sup>2</sup>	m <sup>2</sup>	4 persons 2 veterinarians 2 assistants 7 receptionist
2 <sup>nd</sup> Floor • Owner • visiting veterinarians			10 persons 2 persons 17 persons
TOTAL			

**3.2 Building Fire Safety**

3.2.2 Building Classification: Group D - (2 storeys)

3.2.2.60 Maximum building area: 1000 m<sup>2</sup>

Sprinkler System required:  Yes,  No

Permitted Construction:  Combustible,  Non-combustible

Required Fire Resistance Ratings

Floors	Fire-resistance	Roof	Load-bearing
45 min FRR	not applicable	FRR not required	minimum 45 min FRR or non-combustible

3.3.2 Assembly Occupancies:  applicable,  not applicable

3.3.3 Care, Treatment and Detention Occupancies:  applicable,  not applicable

3.3.4 Residential Occupancies:  applicable,  not applicable

3.3.4.2 Fire Separation between Suites: 45 min FRR

3.3.4.6 Sound Transmission between Suites: min STC 50

3.3.4.8 Protection of Operable Windows: all min 1070 AFF or guard @ 1070 AFF with operable portion limited to 100 mm wide

3.3.5 Industrial Occupancies:  applicable,  not applicable

**3.4 Exits**

3.4.2.1 Existing Requirements: minimum number of exits required = 2 (see Table 3.4.2.1(A))

3.4.2.3 Distance between Exits: 1/2 the maximum diagonal dimension, but not less than 9 m.  Yes,  No

3.4.2.4 Travel Distance and Location of Exits

Group	Required	Provided
Group C	30.0 m	5.7 m
Group D	40.0 m	11.4 m

3.4.3.2 Exit Capacity

Area	Minimum Required Aggregate Width		Width Provided
	minimum width	x occupant load	
2 <sup>nd</sup> floor	9.2 mm/person	x 12 = 110 mm	existing
1 <sup>st</sup> floor	6.1 mm/person	x 12 = 74 mm	2 @ 914 mm = 1,828 mm
	6.1 mm/person	x 5 = 31 mm	4 @ 914 mm = 3,658 mm

3.4.3.2.8 Minimum Exit Width

	Group C	Group D
Exit Corridors	1,100 mm	1,100 mm
Stairs	900 mm	1,100 mm
Doorways	800 mm	800 mm

3.5 Vertical Transportation (Elevators, escalators and dumb waiters):  applicable,  not applicable

3.6 Service Facilities (see 3.3)

3.7 Health Requirements (Group D (occupant load > 50))

	male		female	
	required	provided	required	provided
water closets	see note 1		see note 1	
lavatories	see note 2		see note 2	
urinals				
Group C		see note 3		

Notes  
(1) - Both sexes permitted to be served by 1 water closet (3.7.2.2.4)(1)  
(2) - 1 lavatory provided in unisex washrooms  
(3) - 1 water closet required per dwelling unit (3.7.2.2.11)(1)

3.2.3 Spatial Separation, Exposure Protection and Construction of Exterior Walls for non-sprinklered buildings

3.2.3.1.8

Exposed Building Face	Area	L/H or H/L	Limiting Distance (actual)	Limiting Distance (reduced by 1/3)	Allowable Unobstructed Openings	Actual Unobstructed Openings	min. FRR	Construction of Existing Building Face	Casting
North									
East									
South									
West									

\* Area of face of building or fire compartment at most risk  
3.2.3.1.8(2) allows unlimited unobstructed openings when limiting distance is greater than 9.0 m

3.2.3.1.8 Limiting Distance equal to 1/3 the actual Limiting Distance shall be used where the arrival of the first fire department vehicle exceeds 10 minutes to a call (see Interpretation 3.2.3.1.8(2) for a volunteer fire department)

3.2.4 Fire Alarm Required:  Yes (sprinklers installed),  No

3.2.5.6 Firefighter access to Building: 6m clear width and 5m unobstructed height:  Yes,  No

3.2.5.7 Adequate Water Supply:  Yes,  No

3.2.5.8 Standpipe Required:  Yes,  No

3.2.5.16 Portable Fire Extinguishers:  Yes,  No

3.2.7.3 Emergency lighting:  Yes,  No

3.2.7.9 Emergency power for building services:  Yes,  No

**3.3 Safety within Floor Areas**

3.3.1 All Floor Areas

Area	Required Fire Resistance Rating		
public corridor (3.3.1.4)	45 min FRR	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
janitor room (3.3.1.21)	1 hr FRR (see 3.3.1.21.3 for exceptions)	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
common laundry room (3.3.1.22)	1 hr FRR (see 3.3.1.22.3 for exceptions)	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
storage room (3.3.4.3)	1 hr FRR	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
exit (3.3.4.6)	45 min FRR	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> provided
elevator shaft (3.3.3.1)	see table 3.5.3.1	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
elevator machine room (3.5.3.3)	match elevator shaft	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
service rooms (3.6.2.1 - CFM 695-98)	1 hr FRR	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> provided
incinerator room (3.6.2.1.4)	2 hr FRR	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
electrical room (3.6.2.1.6)	1 hr FRR	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
generator room (3.6.2.8)	2 hr FRR	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
wood pallet storage room	1 hr FRR	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
storage garage (3.3.5.6)	1.5 hr FRR	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
oxygen storage room (3.2.7.6)	2 hr FRR	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided

3.8 Barrier-free Design

Minimum Requirements	<input checked="" type="checkbox"/> applicable	<input type="checkbox"/> not applicable
entrances	50% to be barrier-free	<input type="checkbox"/> not applicable, <input checked="" type="checkbox"/> provided
path of travel	900 mm unobstructed width	<input type="checkbox"/> not applicable, <input checked="" type="checkbox"/> provided
washrooms	all floor areas served by barrier-free path of travel	<input type="checkbox"/> not applicable, <input checked="" type="checkbox"/> provided
doorways and doors	clear width	800 mm <input type="checkbox"/> not applicable, <input checked="" type="checkbox"/> provided
	adjacent clear space - door swings towards	600 mm <input type="checkbox"/> not applicable, <input checked="" type="checkbox"/> provided
	adjacent clear space - door swings away	300 mm <input type="checkbox"/> not applicable, <input checked="" type="checkbox"/> provided
	power door operator (3.8.3.3.3)	not required (building area < 500 m <sup>2</sup> ) <input checked="" type="checkbox"/> not applicable, <input type="checkbox"/> provided
ramps	clear width	870 mm <input type="checkbox"/> not applicable, <input type="checkbox"/> provided
	maximum slope	1:12 <input checked="" type="checkbox"/> not applicable, <input type="checkbox"/> provided
	landings (top and bottom)	1500 mm x 1500 mm <input type="checkbox"/> not applicable, <input type="checkbox"/> provided
	intermediate landings	1200 mm x width @ maximum 5.0 m <input checked="" type="checkbox"/> not applicable, <input type="checkbox"/> provided
	handrail / guardrail	as per 3.4.6.5 and 3.4.6.6 <input type="checkbox"/> not applicable, <input type="checkbox"/> provided

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NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	2014.12.12

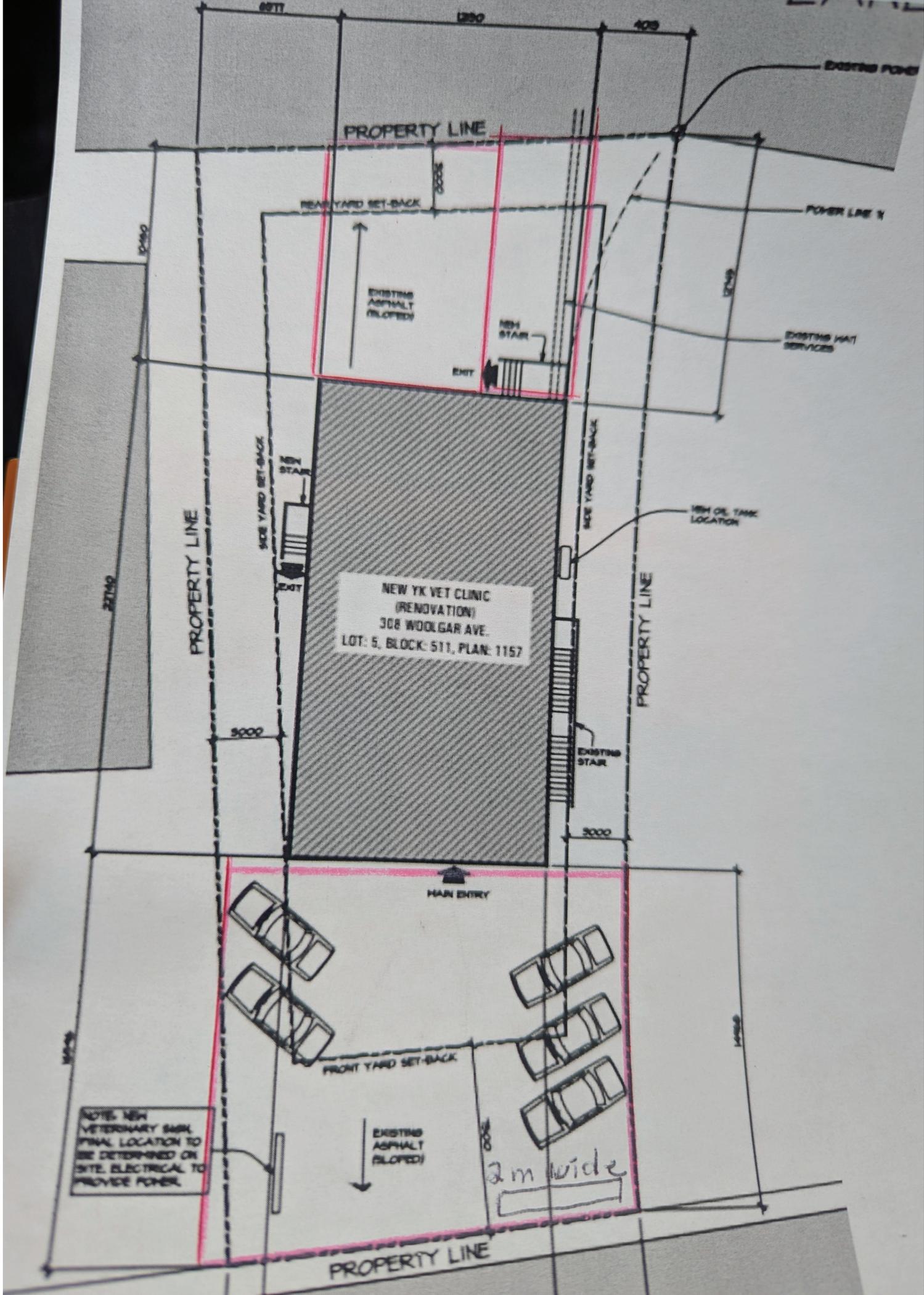


**YELLOWKNIFE VETERINARY CLINIC**  
Lot 5, Block 511, Plan 1157  
308 Woolgar Avenue, Yellowknife, NWT

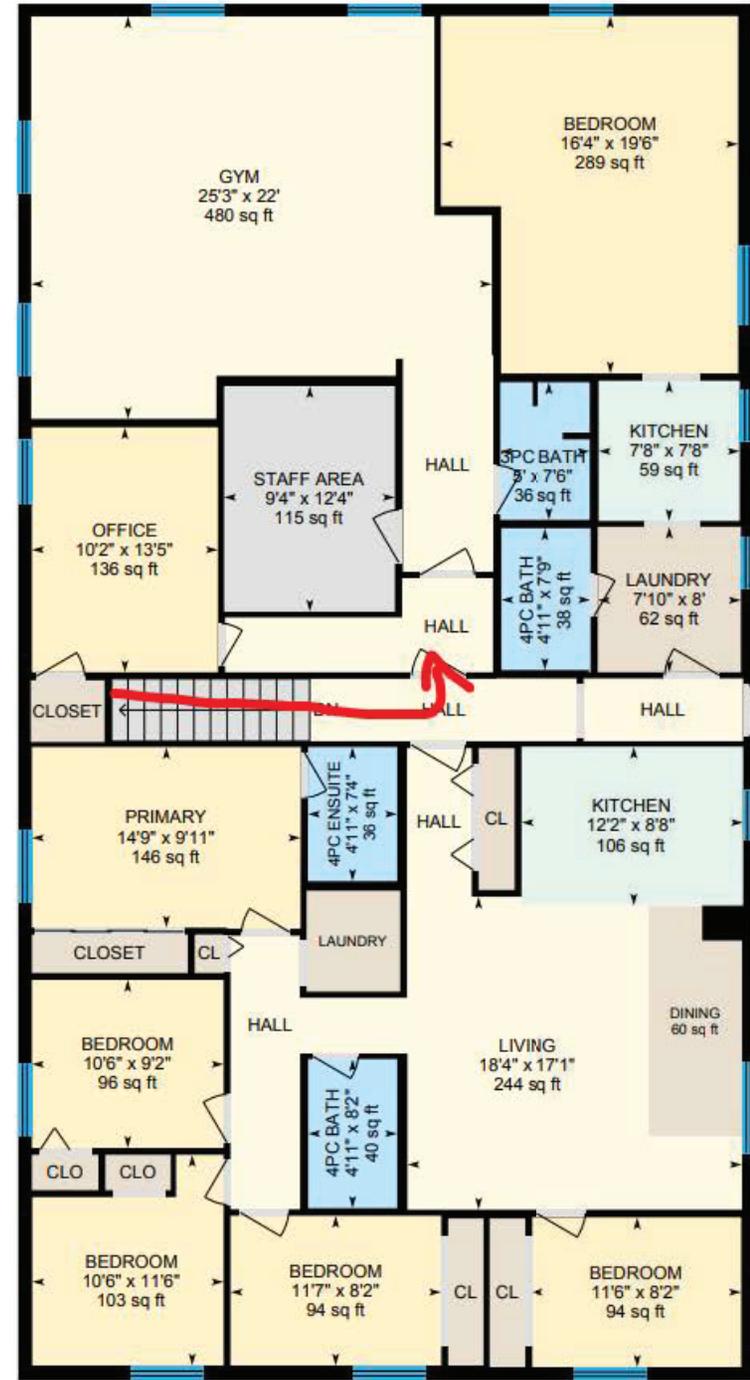
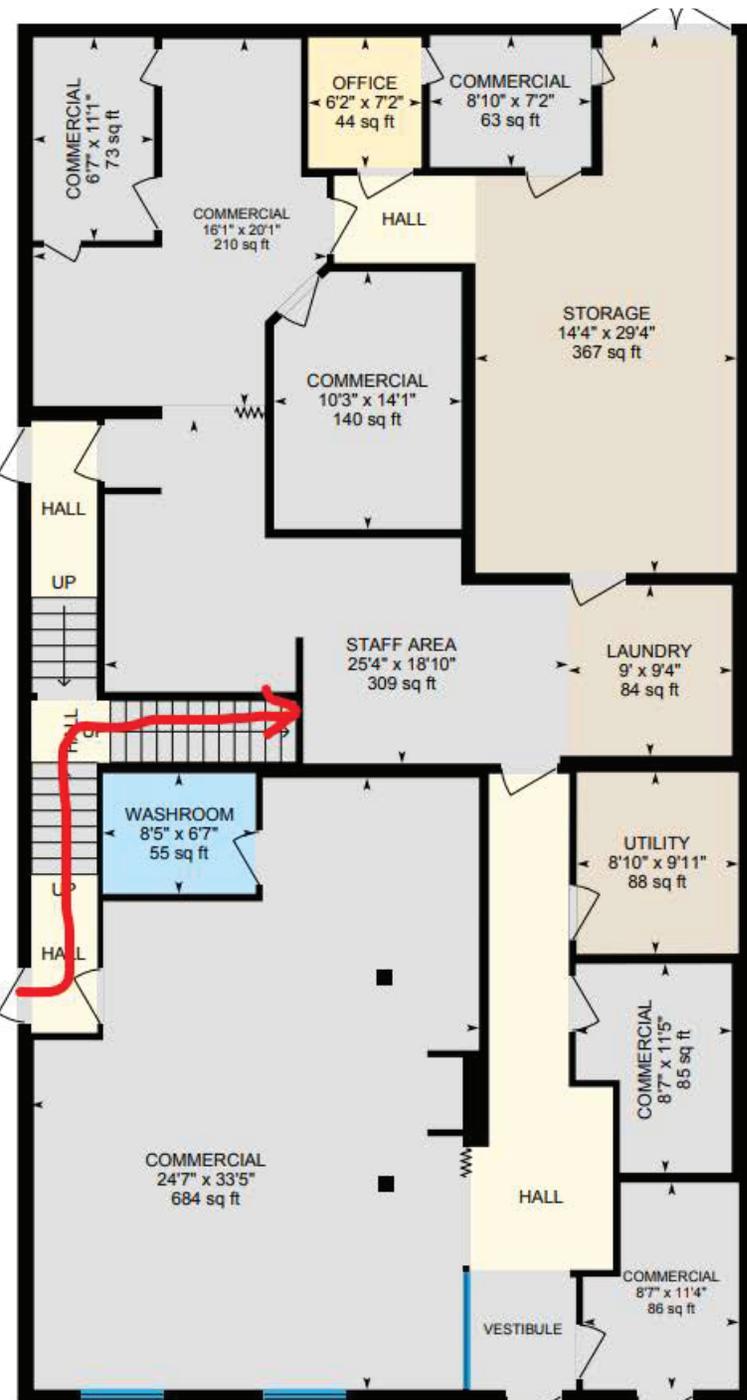
**SITE PLAN, OUTLINE CODE ANALYSIS,**

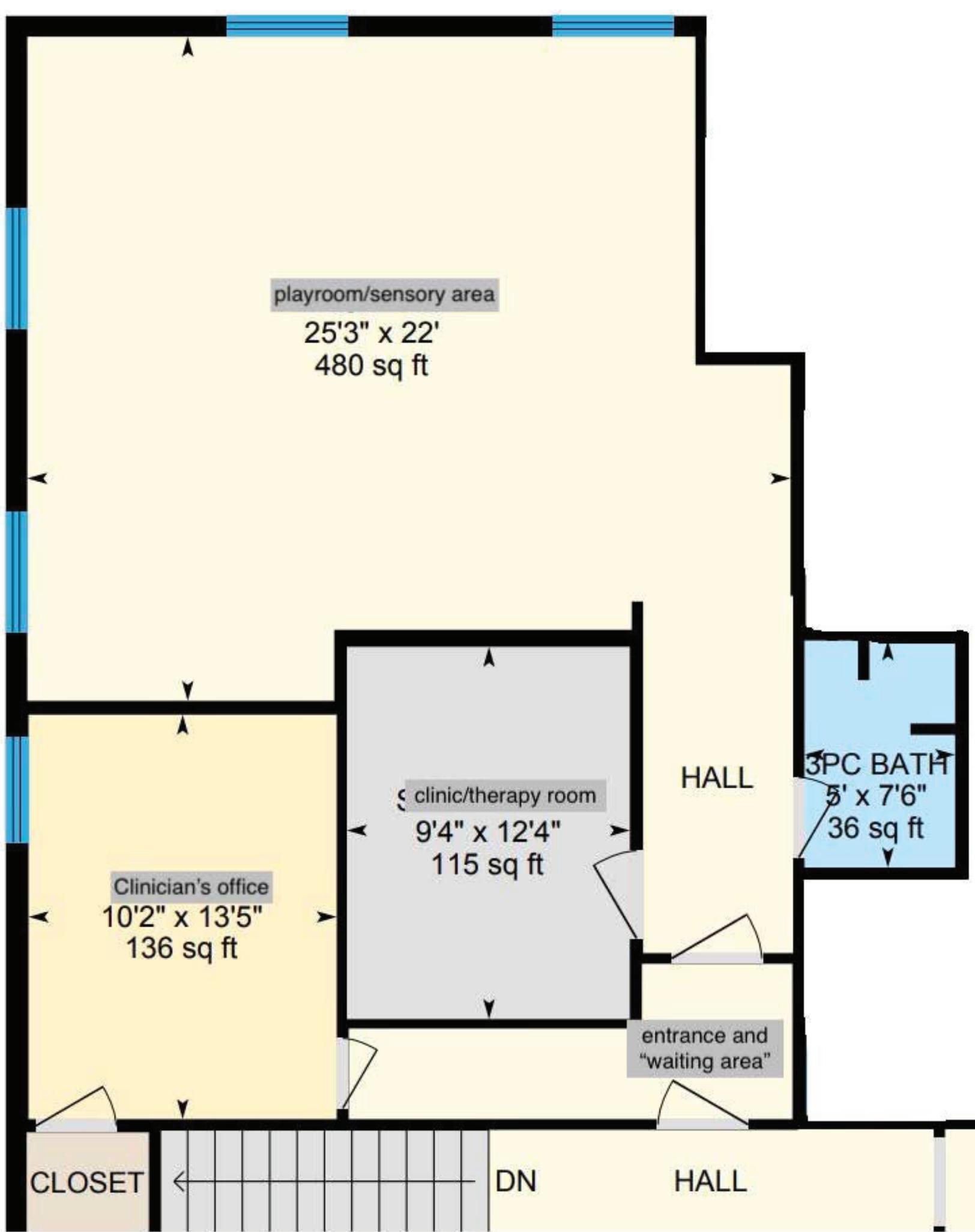
DESIGNED BY	SCALE
V.S.	AS SHOWN
DRAWN BY	DATE
A.S.	OCTOBER 2014
CHECKED BY	JOB NUMBER
C.S.J.	2014-111
DRAWING NO.	

**A100**



NOTE: NEW VETERINARY BANK FINAL LOCATION TO BE DETERMINED ON SITE. ELECTRICAL TO PROVIDE POWER.





playroom/sensory area

25'3" x 22'  
480 sq ft

Clinician's office  
10'2" x 13'5"  
136 sq ft

clinic/therapy room  
9'4" x 12'4"  
115 sq ft

HALL

3PC BATH  
5' x 7'6"  
36 sq ft

CLOSET

DN

HALL

entrance and  
'waiting area'