

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	Change of Use Addition	New Alteration (interior)	Total: 276 m ²
Building Area	Existing 276 m ²	New 0 m ²	
Building Height	2 storeys		
Number of Streets Facing	1 Street	2 Streets	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 st Floor • surgery, kennels, pharmacy • retail	0 m ²	m ²	4 persons 2 veterinarians 2 assistants 7 receptionist
2 nd Floor • Owner • visiting veterinarians			10 persons 2 persons 17 persons
TOTAL			17 persons

3.2 Building Fire Safety

3.2.2 Building Classification: Group D - (2 storeys)

3.2.2.60 Maximum building area: 1000 m²

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

Exit Capacity

Area	Minimum Required Aggregate Width	Width Provided
2 nd floor	9.2 empperson x 12 x 110 mm	existing
	6.1 empperson x 12 x 74 mm	2 @ 914 mm = 1,828 mm
1 st floor	6.1 empperson x 5 x 31 mm	4 @ 914 mm = 3,656 mm

Minimum Exit Width

Group	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 = 91)

	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 (3.7.2.2.1)(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 or H/L	Limiting Distance (actual)	Limiting Distance (reduced by 10)	Allowable Unvented Openings	Actual Unvented Openings	min. FRR	Construction of Existing Building Face	Cladding
North								
East								
South								
West								

- 3.2.3.1.8 Limiting Distance equal to 1/2 the actual Limiting Distance shall be used where the arrival of the first fire department vehicle exceeds 10 minutes to a call (see interpret this to be 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 checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> provided
elevator shaft (3.3.5.1)	see table 3.5.5.1	<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 checked="" type="checkbox"/> provided
generator room (3.6.2.8)	2 hr FRR	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> provided
welding 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 opener (3.8.3.3.3)	not required (building area < 500 m ²) <input checked="" type="checkbox"/> not applicable <input type="checkbox"/> provided
ramps	clear width	870 mm <input checked="" 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 checked="" type="checkbox"/> not applicable <input type="checkbox"/> provided
	intermediate landings	1200 mm x width @ maximum 50.0 m <input checked="" type="checkbox"/> not applicable <input type="checkbox"/> provided
	handrail / guardrail	as per 3.4.4.6.5 and 3.4.6.6 <input checked="" type="checkbox"/> not applicable <input type="checkbox"/> provided

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Development Officer Eli Smith



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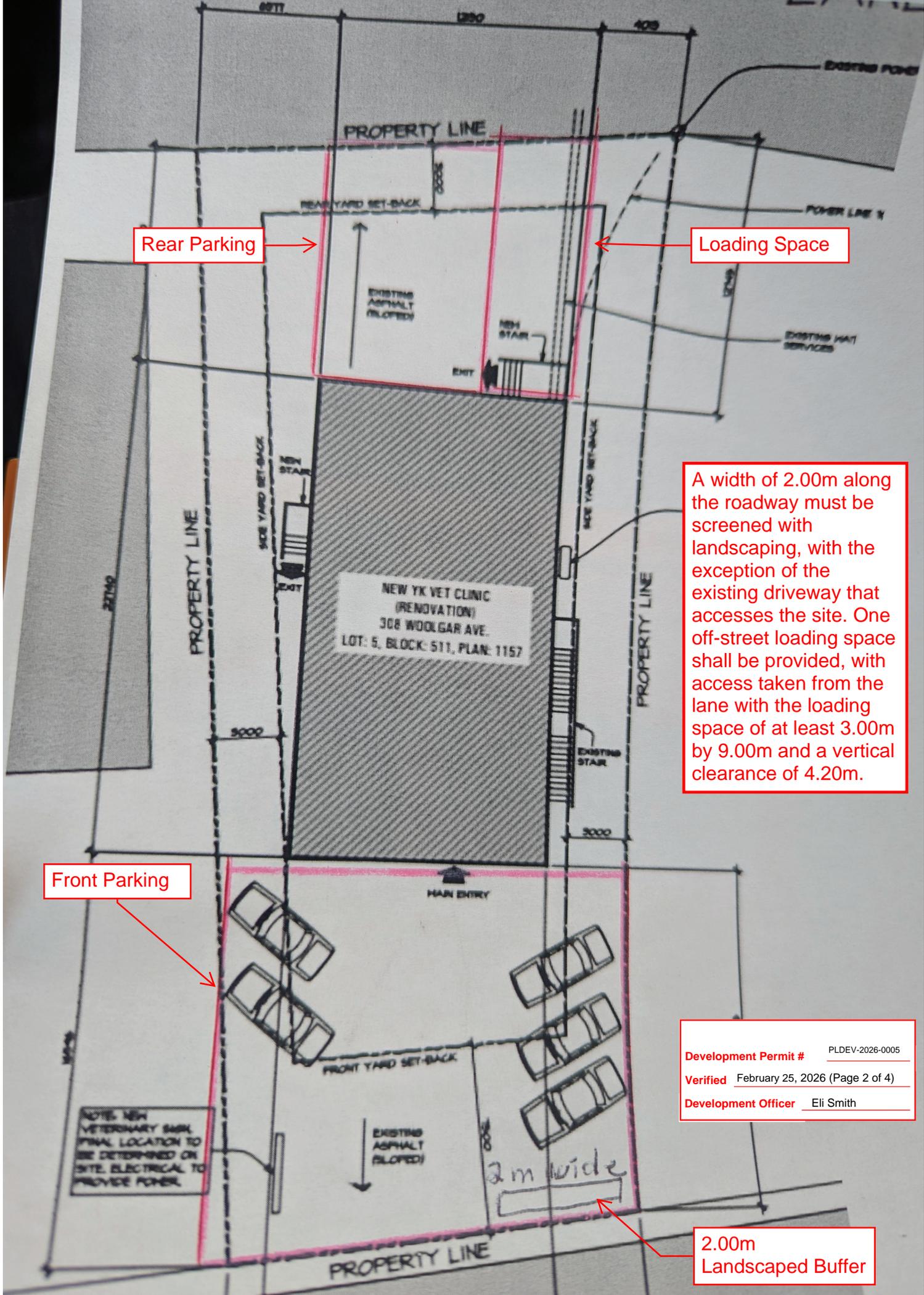
NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	2014.12.12



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.	2014-11
DRAWING NO.	



Rear Parking →

← Loading Space

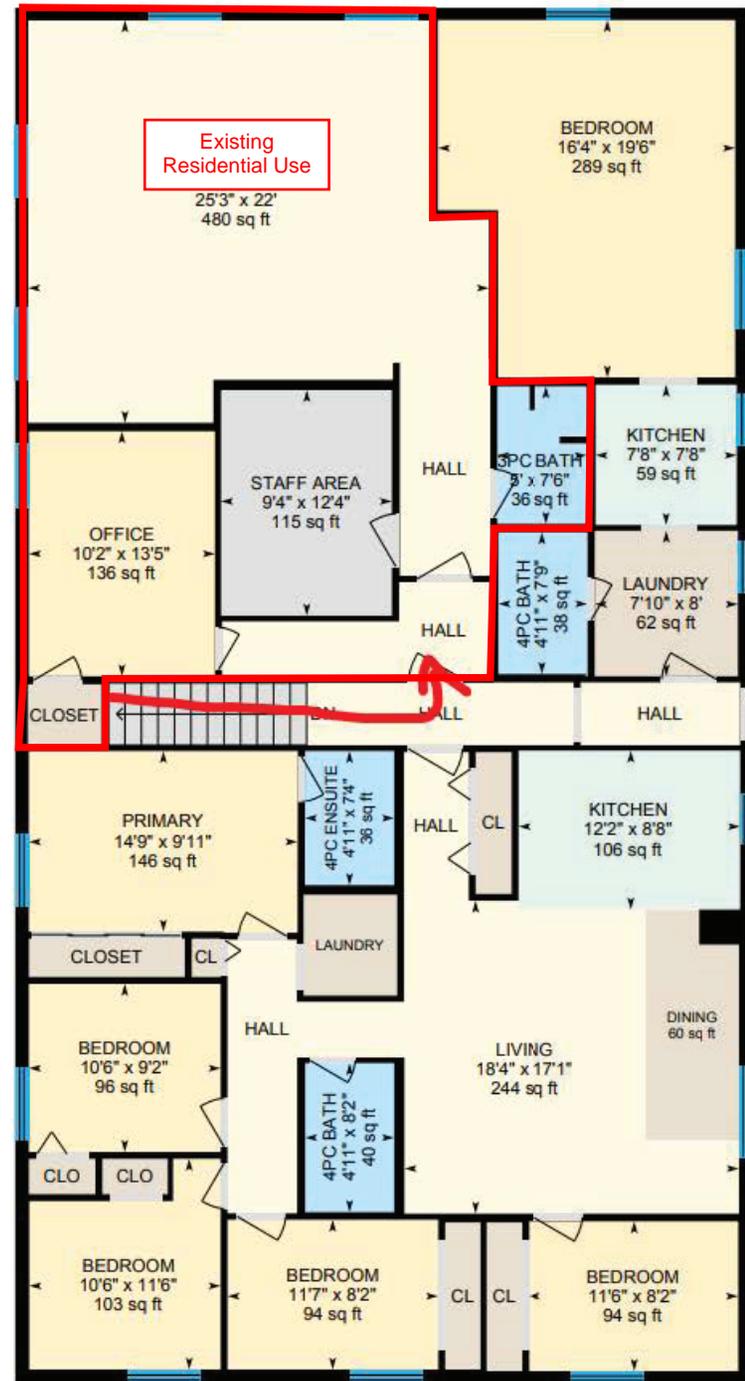
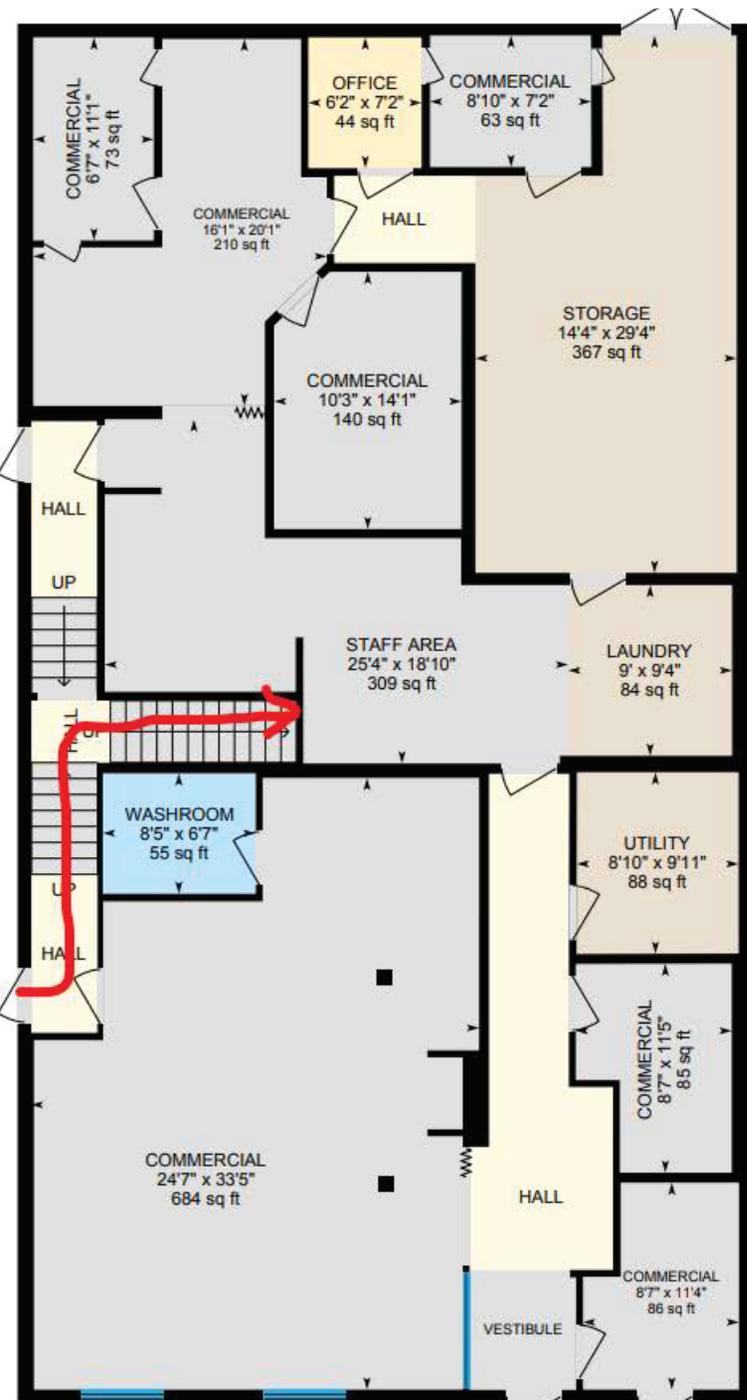
A width of 2.00m along the roadway must be screened with landscaping, with the exception of the existing driveway that accesses the site. One off-street loading space shall be provided, with access taken from the lane with the loading space of at least 3.00m by 9.00m and a vertical clearance of 4.20m.

Front Parking →

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

2.00m Landscaped Buffer



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Commercial Floor Plan

playroom/sensory area

25'3" x 22'
480 sq ft

clinic/therapy room

9'4" x 12'4"
115 sq ft

Clinician's office

10'2" x 13'5"
136 sq ft

HALL

3PC BATH

5' x 7'6"
36 sq ft

entrance and
"waiting area"

CLOSET

DN

HALL