

Bulletin 31 Appendix A:

Comparison Chart - BC Building Code Requirements for Architectural Services and the Architects Act Requirements for Hiring an Architect

Building Classification by Major Occupancy per BCBC and VBBL, (NBCC except post-disaster buildings)	Building Description per the <i>Architects Act</i>	<i>Architects Act</i> requirement for architect	BCBC-VBBL requirements ¹	Comments	
A1	Assembly occupancies intended for the production and viewing of the performing arts	Any 1 storey building used for public assembly that exceeds 275m ² gross area ³ and a clear span of 9m	Architect	professional design and review, (architect OR engineer) including architectural schedule B, regardless of size	1. In all cases, for <i>Architects Act</i> Section 60 exceptions, when a 'Registered Professional' (defined as an architect or professional engineer by the VBBL and BCBC) is required, either an architect or an engineer is permitted to perform professional design and review, per the BCBC and VBBL. 2. Building area , per the BCBC and VBBL, "means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centreline of firewalls". For example, a 10 storey building with each floor being 100 m ² would have a building area of 100 m ² . 3. Gross area means "the aggregate area of all floors". For example, a 10 storey building with each floor being 100 m ² would have a gross area of 1,000 m ² .
	Any building more than 1 storey exceeds 235m ² gross area				
A2	Assembly occupancies not elsewhere classified in Group A	Any school	Architect	professional design and review, (architect OR engineer) including architectural schedule B, regardless of size	
	Any 1 storey building used for public assembly that exceeds 275m ² gross area and a clear span of 9m				
	Any building more than 1 storey exceeds 235m ² gross area				
A3	Assembly occupancies of the arena type	Any 1 storey building used for public assembly that exceeds 275m ² gross area and a clear span of 9m	Architect	professional design and review, (architect OR engineer) including architectural schedule B, regardless of size	
	Any building more than 1 storey exceeds 235m ² gross area				
A4	Assembly occupancies in which the occupants are gathered in the open air	Any 1 storey building used for public assembly that exceeds 275m ² gross area and a clear span of 9m	Architect	professional design and review, (architect OR engineer) including architectural schedule B, regardless of size	
	Any building more than 1 storey exceeds 235m ² gross area				
B1	Detention occupancies	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect, except per <i>Architects Act</i> Section 60 (i) or (j)	professional design and review, (architect OR engineer) including architectural schedule B, regardless of size	
B2	Treatment occupancies	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect	professional design and review, (architect OR engineer) including architectural schedule B, regardless of size	
		Any building to be used as a hospital, sanatorium or home for the aged with a capacity of over 12 beds			
B3	Care occupancies	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect	professional design and review, (architect OR engineer) including architectural schedule B, regardless of size	
		Any building to be used as a hospital, sanatorium or home for the aged with a capacity of over 12 beds			
C	Residential occupancies	Any apartment or residential building containing 5 or more dwelling units	Architect	professional design and review, including architectural schedule B, when exceeding 600 m ² in building area ² or exceeding 3 storeys in building height ; or buildings with a common egress system where the building area is reduced to less than 600 m ² in building area by the use of firewalls	
		Any hotel or similar occupancy containing 11 or more guest rooms for permanent or transient occupancy			
D	Business and personal services occupancies	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect	professional design and review, including architectural schedule B, when exceeding 600 m ² in building area or exceeding 3 storeys in building height	
E	Mercantile occupancies	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect	professional design and review, including architectural schedule B, when exceeding 600 m ² in building area or exceeding 3 storeys in building height	
F1	High-hazard industrial occupancies	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60 (b)	professional design and review, (architect OR engineer) including architectural schedule B, regardless of size	
F2	Medium-hazard industrial occupancies	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60 (b)	professional design and review, including architectural schedule B, when exceeding 600 m ² in building area or exceeding 3 storeys in building height	
F3	Low-hazard industrial occupancies	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60 (b)	professional design and review, including architectural schedule B, when exceeding 600 m ² in building area or exceeding 3 storeys in building height	

Building Classification by Major Occupancy per BCBC and VBBL, (NBCC except post-disaster buildings)	Building Description per the <i>Architects Act</i>	<i>Architects Act</i> requirement for architect	BCBC-VBBL requirements ¹	Comments
ALL	<i>Post-disaster buildings</i> of any occupancy :		professional design and review, including architectural schedule B, regardless of size	
hospitals, emergency treatment facilities and blood banks	Any building in excess of 470m ² gross area, being the aggregate area of all floors; plus any hospital facility with a capacity more than 12 beds	Architect		
telephone exchanges, power generating stations and electrical substation	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60 (b)		
control centres for air, land and marine transportation	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect, except per <i>Architects Act</i> exceptions in Section 60 (i) or (j)		
public water treatment and storage facilities, and pumping stations, sewage treatment facilities	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60 (b)		
buildings having critical national defence functions	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60 (b); except per <i>Architects Act</i> exceptions Section 60 (i) or (j)		
buildings of the following types except buildings exempted by the AHJ: emergency response facilities, fire, rescue and police stations and housing for vehicles, aircraft of boats used for such purposes, and communications facilities, including radio and television stations	Any building in excess of 470m ² gross area, being the aggregate area of all floors	Architect or engineer, when such building is usually designed by an engineer, per <i>Architects Act</i> Section 60 (b); except per <i>Architects Act</i> exceptions Section 60 (i) or (j)		