APPENDIX H (3)

REQUIREMENTS OF GROUP C OCCUPANCY

1. DEFINITION

Group C Occupancy shall include storage and industrial uses as listed in Section 301.4.

2. CONSTRUCTION, HEIGHT AND AREA ALLOWABLE

General

- a) Buildings, or parts of buildings classed in Group C because of use or occupancy shall be limited in height and area as shown in Table 3-3.
- b) Motor vehicle service stations shall be Types 1, 2, or 3 (Protected) or 4 Construction. The canopies over the pumps may, at the discretion of the Director, be of exposed steel columns and fire treated timber roofing. Motor vehicle service stations shall not be of Type 5 Construction.
- c) Aircraft hangars shall be of Type Construction as approved by the Director and shall comply with the requirements of the Ministry responsible for Civil Aviation.
- d) Parking garages used exclusively for parking and storing of passenger motor vehicles shall be of Type I construction, except that garages not exceeding four stories may have framework and floors unprotected and exterior walls of not less than two-hour fire resistive construction.
- e) Floors in motor service stations, garages and aircraft hangars shall be non-combustible materials protected against saturation.
- f) Where ramps are used for the transfer of vehicles or materials from one floor to another, such ramps shall meet the ground floor level at a point not less than 25 feet from the exit of such building.

3. LOCATION ON PROPERTY

- a) Buildings with Group C Occupancy shall comply with the requirements of the Department of Planning as given in the Development Manual or as determined by the Director.
- b) Exterior walls of Group C Occupancy buildings shall have fire-resistance and opening protection, determined by location on property, as set forth for Type of Construction in Tables 3-4 to 3-7.

4. EXIT FACILITIES

a) General

Exit facilities for Group C Occupancies shall be as set forth Section 5, except that exit facilities for parking garages where no persons other than parking attendants are permitted on upper floors there shall not be less than one stairway for each 10,000 sq.ft. or fraction thereof. (see 4 g) below).

b) Occupant content

For determining exit requirements of Group C Occupancy, the occupant content shall be the area within the perimeter of the building, or fire division, at any floor level with not deduction for corridors, divided by an area of 100 square feet per person.

c) Width of exits:

Exits shall be provided as follows:

Street floor exits shall be provided based on one 22 inch of exit width for each 100 persons or fraction thereof on the street floor plus one and one-half units for each two units of stairway or ramp from upper or lower floor where such floors discharge through eh street floor.

d) Arrangement of exits:

- i) Interior spaces: Rooms or spaces shall have not less than two remote exits except that where having an occupant content of less than 5 persons having direct exit to public space and with travel distance not exceeding 50 feet a single exit may be provided.
- ii) Floors There shall be not less than two remote paths of egress from each floor except that floors or mezzanines of buildings not exceeding two stories and having an occupant content of not more than 25 persons, may have a single door, or an enclosed stairway, exiting directly to the exterior.
- iii) Floor exits shall be by means of stairways, ramps, horizontal exits, passageways, as specified in Section 5, or by doors, at or near grade, directly to the exterior.
- iv) Dead ends in exit corridors, beyond a floor exit or other corridor having two remote exits, shall not exceed 20 feet.
- v) The upper floor of two-storey buildings may have interior stairways, enclosed where required under Types of Construction, or open exterior stairways.
- vi) The upper floors of three-storey buildings shall have enclosed interior stairways for not less than one-half of the required floors exits. Other

upper exits may be open exterior stairways or enclosed interior stairways.

- vii) The upper floors of buildings which exceed three stories shall have enclosed interior stairways, except that buildings which exceed five stories shall have not less than one-half of the required floors exits by smoke-proof towers.
- viii) Where floors are divided in fire divisions, one exit from each such division may be a horizontal exit.

e) Doors

Doors in paths of egress, normally closed and latched, and serving more than 50 persons, shall be equipped with panic hardware.

f) Travel distance

The exits shall be so arranged that the maximum travel distance from any point, or from the door of separated spaces having and occupant content of less than 50 persons, to the nearest floor exit shall not exceed 150 feet.

g) Parking garages

- Where persons other than parking attendants are permitted, stairs and exits shall be as otherwise set forth herein.
- ii) Where no persons other than parking attendants are permitted, and a ramp for transporting vehicles is constructed, or where cars are mechanically lifted and parked without attendants or passengers, there shall be not less than one stairway for each 10,000 square feet or fraction thereof.
- iii) Where cars are mechanically lifted and parked by attendants, one additional exit shall be provided where such ramp is omitted. Such ramps shall be considered an exit, and exits shall be remotely located so that the maximum travel distance from any point to a floor exit shall not exceed 100 feet.
- iv) Stairs shall be not less than three feet wide and shall be enclosed if more than 50 percent of the periphery of the building is enclosed or if the structure exceed three stories in height.

5. LIGHT AND VENTILATION

All portions of Group C Occupancies customarily used by human beings shall have light and ventilation as set forth in Section 11. All portions of buildings where flammable liquids are used or stored or where automobiles are stores or handled shall be provided with mechanical ventilation as set forth in Chapter 40, except that the Buildings Control Officer may waive this requirement when the building is provided with unobstructed openings and/or cross ventilation.

6. FIRE PROTECTION AND HAZARDS

- a) Automatic-sprinkler systems, fire extinguishers and standpipes shall be as set forth in Section 5.
- b) The storage of flammable material shall be as set out in Part 3 Section 3.303 of CUBiC.
- c) The service of hazardous utilities shall be as set forth in Section 5 and in Part 3 Section 3.300 of CUBiC.

7. PLUMBING AND TOILET FIXTURES

- a) Plumbing shall be installed as set forth in Section 9.
- b) Toilet accommodation shall be as set forth in Section 3.

APPENDIX H (4)

REQUIREMENTS FOR GROUP D OCCUPANCIES

- 1. **DEFINITION**
- 2. CONSTRUCTION, HEIGHT AND AREA ALLOWABLE
- 3. LOCATION ON PROPERTY
- 4. EXIT FACILITIES
 - a) Occupant content
 - b) Widths of exits
 - c) Arrangement of exits
 - d) Travel distance
 - e) Special restriction
- 5. LIGHT AND VENTILATION
- 6. FIRE PROTECTION AND HAZARDS
- 7. PLUMBING AND TOILET FACILITIES

APPENDIX H (4)

REQUIREMENTS OF GROUP D OCCUPANCIES

1. GROUP D DEFINITION

Group D Occupancy is defined in Section 301.5 as being buildings used for business or professional transactions or for the display of materials or finished products. This Group is divided into two divisions in which markets and shops are separated from the other office buildings and small restaurants.

2. CONSTRUCTION, HEIGHT AND AREA ALLOWABLE

General

Buildings, or parts of buildings classed in Group D because of use or occupancy, shall be limited in height and area as given in Table 3-3.

Special provisions

- a) Basements shall be of Type 1 construction.
- b) Buildings on open lots, if used for the dispensing of gasoline, shall be as set forth in Appendix H (2) paragraph 2 (b).

3. LOCATION ON PROPERTY

Buildings with Group D Occupancy shall comply with the requirements of the Director of Planning as given in the Development Manual and with Tables 3-4 to 3-7

4. EXIT FACILITIES

Exit facilities for Group D Occupancies shall be as set forth in this Appendix and in Section 5.

a) Occupancy content

For determining exit requirements of Group F Occupancy, the occupant content shall be the area within the perimeter of the building, or fire division, any floor level with no deduction for corridors, divided by the specified area per person as given in Table 3-1.

The occupancy content of floors or spaces used for assembly purposes shall be computed as set forth in Table 3-1. The occupant content shall be the reasonable maximum capacity based on the intended use as determined by the Director.

b) Widths of exits

Street floor exits shall be provided based on 22 inch of exit width for each 100 persons or fraction thereof on the street floor plus one and one-half units for each two units of stairway or ramp from upper or lower floors where such floors discharge through the street floors.

c) Arrangement of exits

i) Interior spaces

Rooms or spaces shall have not less than two remote exits except where having an occupant content of less than 25 persons, having direct exit to public space and with travel distance not exceeding 50 feet a single exit may be provided.

In self-service stores, no check out stand or association railing turnstile or barrier shall obstruct exits, aisles or approaches thereto.

Not less than one half of the required exits from the first or ground floor of a mercantile occupancy shall be to the main entrance and exit.

In self-service stores where wheeled carts or buggies are used by customers, adequate provision shall be made for the transit and parking of such carts to minimize the possibility that they may obstruct exits.

ii) Floors

There shall be not less than two remote paths of egress from each floor except that floors of buildings not exceeding two stories and having an occupant content of not more than 25 persons may have a single door, or an enclosed stairway, exiting directly to the exterior.

Floor exits shall be by means of stairways, ramps, horizontal exits, passageways as specified in Section 5 or by doors at or near grade, directly to the exterior. Dead ends in exit corridors beyond a floor exit or other corridor having two remote exits shall not exceed 20 feet.

The upper floor of two-storey buildings shall have enclosed interior stairways for not less than one-half of the required exits by smokeproof towers.

Where floors are divided in fire divisions, one exit from each such division may be a horizontal exit.

iii) Doors

Doors in paths of egress, normally closed and latched, and serving mor than 50 persons, shall be equipped with panic hardware.

d) Travel distance

The exits shall be so arranged that the maximum travel distance from any point or from the door of separated spaces having an occupant content of less than 50 persons, to the nearest floor exit shall not exceed 150 feet except that if high hazard commodities are displayed or handled without protective wrappings or containers the travel distance shall not exceed 75 feet.

(e) Special restriction

Smokeproof towers and enclosed interior stairways shall not be taken down to basement level. Basement exits shall be separate.

5. LIGHT AND VENTILATION

All portions of Group D Occupancies customarily used by human beings shall have light and ventilation as provided in Section 11.

6. FIRE PROTECTION AND HAZARDS

- Automatic sprinkler systems, fire extinguishers and standpipes shall be as s et forth in Section 5.
- b) The service of hazardous utilities shall be as set forth in Section 3 Part 3 of CUBiC.
- c) Electrical installations hall be as required herein and as specified in Section 11.
- d) The storage of flammable materials shall be as set forth in Part 3 Section 3 of CUBiC.

7. PLUMBING AND TOILET FACILITIES

- a) Plumbing shall be installed as set forth in Section 9
- b) Toilet accommodation shall be as set out in Section 3.

APPENDIX H (5)

REQUIREMENTS OF GROUP E OCCUPANCIES

- 1. DEFINITION
- 2. CONSTRUCTION HEIGHT AND AREA ALLOWABLE
- 3. LOCATION ON PROPERTY
- 4. EXIT FACILITIES
 - a) General
 - b) Occupant content
 - c) Widths of exits
 - d) Arrangement of exits
 - e) Travel distance
 - f) Special restriction
- 5. LIGHT AND VENTILATION
 - a) General
 - b) Rooms
- 6. FIRE PROTECTION AND HAZARDS
- 7. PLUMBING AND TOILET FACILITIES

APPENDIX H (5)

REQUIREMENTS OF GROUP E OCCUPANCIES

1. **DEFINITION**

Group E Occupancy shall include multiple-residential uses such as private residences, hotels, motels and other buildings as listed in 301.5,

2. CONSTRUCTION, HEIGHT AND AREA ALLOWABLE

- a) Buildings, or parts of buildings classed in Group E because of use or occupancy shall be limited in height and area as given in Table 3-1.
- b) EXCEPTION: Type 3 (Protected) buildings may be three stories in height if the floor level of the third flood is not more than 20 feet above the grade adjacent thereto, but where this exception is use, load bearing walls shall be of non-combustible materials.
- c) Basement shall be of Type 1 construction.

3. LOCATION ON PROPERTY

- a) Buildings with Group E Occupancy shall comply with the requirements of the Director of Planning as given in the Development Manual and the requirements herein stated, whichever are the more restrictive.
- b) Exterior walls of buildings of Group E Occupancy shall have fire resistance and opening protection, determined by location on property as set forth for the Type of Construction given in Table 3-3.

4. EXIT FACILITIES

a) General

Exit facilities for Group E Occupancies shall be as set forth in this Appendix and in Section 5.

b) Occupant content

For determining exit requirements of Group E Occupancy, the occupant content shall be the area within the perimeter of the building, or fire division, any floor level, including all floors of residential apartments, with no deduction for corridors, divided by an area of 125 square feet per person except that dormitory room shall be computed at 30 square feet per person.

c) Widths of exits

- i) Exits from street or ground floors shall be provided on the basis of one unit (22-inches) of exit width for each 50 persons or fraction thereof on the ground floor plus one unit for each unit of exit width exiting through the ground floor from other floors.
- ii) Exits from upper or lower floors other than the ground floor shall be provided on the basis of one 22-inch unit of exit width for each 30 persons or fraction thereof.
- iii) All required paths of egress from floors shall be not less than 44 inches in width, except that where serving floors having not more than four apartment units or eight hotel rooms, one such required path of egress may be no less than 36 inches in width.
- iv) The minimum width of exit doors from dwelling units or hotel rooms shall be not less than as given in Table 5-2.
- v) Residential apartment units in multiple apartment buildings, having a second floor or balcony contained wholly within the unit not exceeding 1,000 square feet and an additional exit not less than 30 inches in width fro upper areas exceeding 1,000 square feet. Width of exits from main floors of residential apartment units shall be as otherwise set forth in this Appendix.
- vi) Exit courts on lot lines shall have a clear width, not less than required by Town Planning but not less than 44 inches, and inner courts shall have a clear width of not less than ten feet.

d) Arrangement of exits:

i) Unit exits:

Dwelling units and hotel rooms, 800 square feet or more in area, shall have not less than two remote exits, except as otherwise provided for the upper floors of residential-type apartment.

The landing on the upper floor of residential apartment units shall be directly accessible from all rooms on such upper floors, and the stairway shall discharge on the main floor of the unit in close proximity to a path of egress from the unit. Where the upper floor of such unit has a gross floor area in excess of 1,000 square feet, not less than two exits shall be provided, one of which shall be enclosed and shall discharge directly to a path of egress from the floor.

ii) Floors

There shall be not less than two remote paths of egress from each floor except for two floor building containing only three apartments.

Floor exits shall be by means of stairways, ramps, horizontal exits and passageways as specified in Section 5 or by doors at or near grade, directly to the exterior.

Dead ends in exit corridors beyond a floor exit or other corridor having two remote exits shall not exceed 20 feet.

The upper floor of two-storey buildings may have enclosed interior stairways for not less than one-half of the required floor exits. Other upper floor exits may be open exterior stairways or enclosed interior stairways.

The upper floors of three-storey buildings shall have enclosed interior stairways for not less than one-half the required floor exits. Other upper floor exits may be open exterior stairways or enclosed interior stairways.

EXCEPTION

Where the floor level of the third floor does not exceed 220 feet above grade, all floor exits may be open exterior stairways.

The upper floors of buildings which exceed three stories shall have enclosed interior stairways, except that buildings which exceed five stories shall have not less than one-half of the required exits by smoke-proof towers.

Where floors are divided in fire divisions, one exit from each such division may be a horizontal exit.

iii) Doors

Doors in paths of egress, normally closed and latched, and serving mor than 50 persons, shall be equipped with panic hardware.

e) Travel distance

i) General

The exits shall be so arranged that the maximum travel distance from any point or from the door of separated spaces less than 1,000 square feet to the nearest floor exit shall not exceed 100 feet except that the travel distance in any room where one exit is permitted shall not exceed 50 feet.

ii) Apartments

Exits and means of access thereto shall be so located that it will not be necessary to travel more than 50 feet nor traverse more than one flight of stairs, within any individual living unit to reach the nearest exit, or to reach an entrance of the apartment.

iii) Doors and windows

- (aa) Every sleeping room below the eighth floor in Group E Occupancies shall have at least one openable windows or exterior door to permit emergency exit or rescue.
- (bb) Where such windows are provided, such windows shall have a sill height of not less more than 48 inches above the floor and shall provide not less than five square feet of openable area with no dimension less than 22 inches.

Transoms and ventilating openings

Buildings more than one storey in height shall have no transoms or ventilating openings from guest rooms to enclosed public corridors.

f) Special provisions

Where Group D Occupancy buildings exceed three stories in height and where the distance between floor exits exceeds 100 feet, smoke doors shall be provided in the corridors. These smoke doors shall be centrally located between the exits and shall take the form of doors hung in recesses in the corridor walls. The doors, when in the open position, shall be flush with the wall of the corridor.

Smoke doors shall be kept in an open position at all times, when not in use, by means of magnetic catches. These catches shall be connected to the fire alarm system in such a manner that the doors will be released when the alarm is activated. When the doors are in a closed position they shall not be secured by any means that impeded easy passage through the doorway. The doors shall be of such size or framed in such a manner that when closed they effectively control the spread of smoke in the corridor.

The doors shall be a minimum of 6 feet 8 inches in height and shall be of a width deemed necessary to meet the exit requirements and shall be of 1 3/8 inches solid construction with a 10 inches by 10 inches wired glass panel. These doors shall be tested in the presence of the Director at six month intervals.

g) Special restriction:

Smoke proof towers and enclosed interior stairways shall not be taken down to basement level. Basement exits shall be separate.

5. LIGHT AND VENTILATION

a) General

Rooms used for sleeping or living purposes shall be provided with light and ventilation by means of widows in exterior walls with an area not less than one eighth of the floor area of such rooms and not less than one-half of the required widows area shall be openable.

- ii) Other spaces for human occupancy such as lobbies, locker rooms, dining rooms, kitchens, and toilet rooms shall be provided with light by means of windows as herein set forth or shall be provided with electric light and a mechanically operated ventilating system as set forth in Chapter 40.
- nii) Rooms used for sleeping and living purposes where located as the first occupied space below a roof, shall be protected from extreme temperatures. The overall coefficient of heat transmission or "U" factor of such roof construction shall not be greater than 0.22.
- iv) The floor area for an apartment shall be not less than required by applicable Physical Planning and Ministry of Health Regulations.

b) Rooms

Sleeping rooms

Rooms used for sleeping shall have a minimum width of eight feet and a minimum floor area with the immediate enclosing walls, exclusive of closets and toilets, as required by the Minister of Health.

Rooms, the floor of which is more than three feet below grade and which depend of natural ventilation, shall not be used for sleeping purposes. The minimum average height of each sleeping room shall be 7 feet 6 inches, and least height of the WC and bath shall be seven feet.

ii) Living and dining rooms

Living and Dining rooms shall have a minimum average height of eight feet. Where fans are being used the minimum height should be nine feet.

iii) Kitchens and corridors

Kitchens and corridors shall have a minimum height of seven feet six inches.

iv) Toilet rooms

Toilet rooms shall have a minimum height of seven feet, a minimum width as given in Table 5-1.

6. FIRE PROTECTION AND HAZARDS

- Automatic sprinkler systems, fire extinguishers and standpipes shall be as set forth in Section 5.
- b) the service of hazardous utilities shall be as set forth in Section 5 and in Part 3 Section 3.300 of CUBiC.

c) The storage of flammable materials shall be as set forth in Part 3 Section 3.303 of CUBiC.

7. PLUMBING AND TOILET FACILITIES

- a) Plumbing and toilet facilities shall be as provided in Section 9 and Section 3.
- b) Toilet rooms serving one-family unit shall have outside openings screened with 18-mesh wire screening. The minimum openable area shall be 2 square feet.
- c) For occupancies with an occupant content of ten or more persons, separate facilities shall be provided for employees.
- d) Separate facilities consisting of water closet, a lavatory, and a bath or shower shall be contiguous thereto and directly accessible from each hotel room.
- e) Lavatories may be located in rooms provided there is no conflict with minimum requirements otherwise set forth in Section 3.

APPENDIX H (6)

REQUIREMENTS OF GROUP F OCCUPANCIES

- 1. **DEFINITION**
- 2. CONSTRUCTION, HEIGHT AND AREA ALLOWABLE
- 3. LOCATION ON PROPERTY
- 4. EXIT FACILITIES
 - a) Occupant content
 - b) Widths of exits
 - c) Arrangement of exits
 - d) Travel distance
- 5. LIGHT AND VENTILATION
- 6. ENCLOSURE OF VERTICAL OPENINGS
- 7. FIRE PROTECTION AND HAZARDS
- 8. PLUMBING AND TOILET FACILITIES

APPENDIX H (6)

REQUIREMENTS OF GROUP F OCCUPANCIES

1. DEFINITION

Group F Occupancy is defined in 301.7 and shall include such hazardous uses as storage and use of highly combustible materials or explosives and is listed in Appendices D (1), D (2) and D (3) of this Code.

2. CONSTRUCTION, HEIGHT AND AREA ALLOWANCE

a) General

Buildings, or parts of buildings classed in Group F because of use or occupancy shall be limited in height and area as given in Tables 3-1 and 3-3.

b) Other Laws

Developers must consult the Development Manual and the laws of the State which control the manufacture and/or storage of flammable or hazardous material.

c) Special provisions

Floors shall be of non-combustible materials protected against saturation and basements shall be Type 1 construction.

3. LOCATION ON PROPERTY

Buildings with Group F Occupancy shall comply with the requirements of Development Manual and be in accordance with Tables 3-4 to 3-7.

4. EXIT FACILITIES

Exit facilities for Group F Occupancies shall be as set forth Section 5 and the following:

a) Occupant content

For determining exit requirements of Group F Occupancies, the occupant content shall be calculated in accordance with Table 3-1 The area within the perimeter of the building, or fire division at any floor level, with no deductions for corridors shall be used as the basis for the calculation.

b) Width of exits

Exits shall be provided as follows: (a) Street floor exits shall be provided based on one 22 inch of exit width for each 100 persons or fraction thereof on the street

floor plus one and one half units for each two units of stairway or ramp from upper or lower floors where such floors discharge through the street floor.

Upper or lower floors other than street shall have one 22 inch of exit width for each 60 persons or fraction thereof except that horizontal exits and smoke towers may serve 100 persons for each 22 units of exit width

c) Arrangement of exits

i) Interior spaces

Occupied rooms, including mezzanines, shall have paths of egress so located that travel from such rooms to a floor exit is not subjected to hazardous exposure.

Rooms including mezzanines, 400 square feet or mor in area, shall have not less than two remote exits.

ii) Floors

There shall be not less than two remote paths of egress from each floor.

Floor exits shall be by means of stairways, ramps, horizontal exits, passageways as specified in Section 6, or by doors, at or near grade, directly to the exterior.

The upper floors of two storey buildings may have enclosed interior stairways or exterior open stairways.

The upper floors of three storey buildings shall have enclosed interior stairways for net less than one half the required floor exits.

Other upper floor exits may be open exterior stairways or enclosed interior stairways.

The upper floors of buildings which exceed three stories shall have smokeproof towers for not less than one half the required floor exits. Other upper floor exits shall e enclosed interior stairways.

Where floors are divided in fire divisions, one exit from each such division may be a horizontal exit.

iti) Doors

Doors in paths of egress, normally closed and latched, and serving mor than 50 persons, shall be equipped with panic hardware.

d) Travel distance

Exits shall be so arranged that the maximum travel distance from any point to the nearest floor exit shall be not mor than 75 feet.

EXCEPTION: The travel distance in any room, including mezzanines, where one exit door is permitted, shall not exceed 25 feet.

5. LIGHT AND VENTILATION

- a) All portions of Group F Occupancies customarily used by human beings shall have light and ventilation as set forth in Section 11. All portions of buildings where flammable liquids are used or stored shall be provided with mechanical ventilation.
- b) In all buildings where flammable liquids are used or stored, mechanical exhaust ventilation shall be provided, sufficient to produce one complete change of air every 10 minutes. Such exhaust ventilation shall be taken from a point at or near floor level and shall be in operation when the building is occupied by human beings.

6. ENCLOSURE OF VERTICAL OPENINGS

Vertical openings shall be enclosed and shall be of non-combustible materials of not less than one hour fire resistive materials. Walls adjacent to open interior stairways and the soffits thereof shall be constructed of not less than one hour fire resistive materials as specified in Section 4.

7. FIRE PROTECTION AND HAZARDS

- Automatic sprinkler systems, fire extinguishers, and standpipes shall be as set forth in Section 5.
- b) Electrical installations shall be as required herein and as specified in Section 11.
- c) The storage or use of flammable materials shall be as set forth in Part 3 Section 3 of CUBiC or any other Code approved by the Board.
- d) No combustion heater shall be installed in Group F Occupancies.
- e) Each machine in dry-cleaning plants which use a flammable liquid shall have an adequate steam line connected to it, so arranged as to automatically fill the machine with steam in case of fire.
- f) Paint spraying and dipping shall comply with the requirements set forth in CUBiC Part 3 Section 3 312.

8. PLUMBING AND TOILET FACILITIES

- a) Plumbing shall be installed as set forth in Section 9.
- b) Toilet accommodation shall be as set forth in Section 3.