

**CODE REVIEW**

**Proposed Building - MBC Part 9:**

- **Major occupancy classification [9.10.2]:** Group F Division 3 – Low Hazard Industrial (storage, workshop)
- **Proposed building area:** 74 m<sup>2</sup>
- **Proposed building height:** 1 storey
- **Fire department access [9.10.20.3]:** Yes (Access route located off Woodvale Street)
- **Building is sprinklered:** No
- **Fire resistance ratings of structural members and assemblies [9.10.8.1]:**
  - Group F Division 3 – Up to 2 Storeys
  - Floors (except floors over crawspaces): 45 min
  - Mezzanine floors: No rating
  - Roofs: No rating

**Spatial Separation:**

- **South Wall [9.10.14]:**
  - Limiting Distance (LD) = 13.5 m (to existing fence)
  - Exposing Building Face (EBF) = 40.0 m<sup>2</sup> (Allowable) > 39.9 m<sup>2</sup> (Actual)
  - Unprotected Openings (UO) = 100% (Allowable) > Unprotected Openings = 41.0% (Actual)
  - FRR = Not Rated
  - Construction: Combustible or non-combustible
  - Cladding: Non-combustible
  - Ratio W/H = >2:1; 102 m<sup>2</sup> (Maximum) > 39.9 m<sup>2</sup> (Actual)

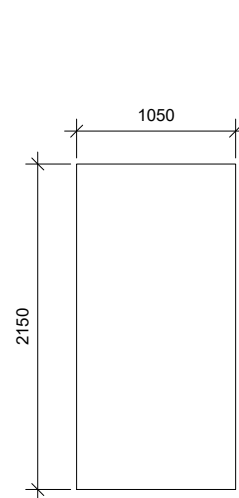
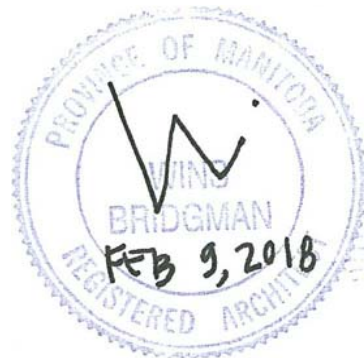
- **North Wall [9.10.14]:**
  - Limiting Distance (LD) = 12.90 m (to north property line)
  - Exposing Building Face (EBF) = 34.8 m<sup>2</sup> (Actual)
  - Unprotected Openings (UO) = 100% (Allowable) > Unprotected Openings (Actual) = 0%
  - FRR = Not Rated
  - Construction: Combustible or non-combustible
  - Cladding: Non-combustible
  - Ratio W/H = >3:1; 129 m<sup>2</sup> (Maximum) > 34.8m<sup>2</sup> (Actual)

- **East Wall [9.10.14]:**
  - Limiting Distance (LD) = 25.45 m (to east property line)
  - Exposing Building Face (EBF) = 45.25 m<sup>2</sup> (Actual)
  - Unprotected Openings (UO) = 100% (Allowable) > Unprotected Openings (Actual) = 52.1%
  - FRR = Not Rated
  - Construction: Combustible or non-combustible
  - Cladding: Non-combustible
  - Ratio W/H = >2:1; 102 m<sup>2</sup> (Maximum) > 45.25 m<sup>2</sup> (Actual)

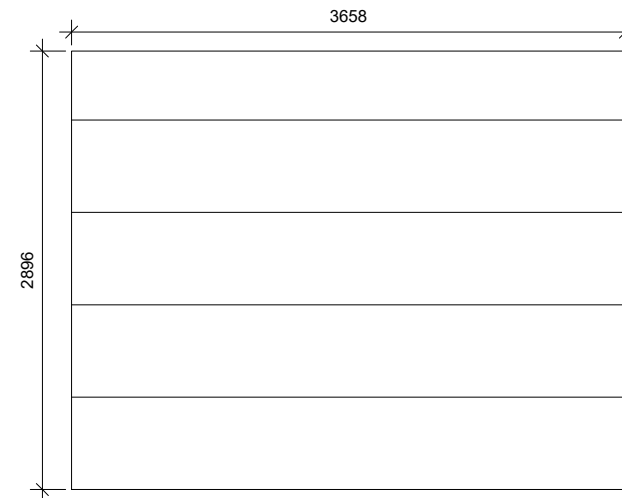
- **West Wall [9.10.14]:**
  - Limiting Distance (LD) = 13.25 m (to existing fence)
  - Exposing Building Face (EBF) = 45.18 m<sup>2</sup> (Actual)
  - Unprotected Openings (UO) = 100% (Allowable) > Unprotected Openings (Actual) = 16.6%
  - FRR = Not Rated
  - Construction: Combustible or non-combustible
  - Cladding: Non-combustible
  - Ratio W/H = >2:1; 102 m<sup>2</sup> (Maximum) > 45.18 m<sup>2</sup> (Actual)

**BUILDING USE:**

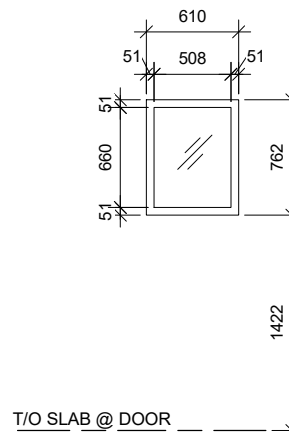
FRASER'S GROVE IS A PARKS SMALL UNCONDITIONED SERVICE BUILDING USED FOR STORING LAWN CUTTING EQUIPMENT. THE SHED IS NOT A GARAGE FOR VEHICLES. WATER IS SUPPLIED FOR RINK USAGE ONLY. NO DRAINAGE IS PROVIDED. THIS BUILDING IS UNCONDITIONED UNDER MBC A-9.36.1.3(5)



**DT1**



**DT2 - OVERHEAD DOOR**

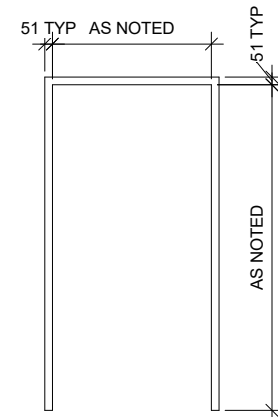


**TYPICAL WINDOW (W1 - W4)**

**WINDOW SCHEDULE**

WINDOW NUMBER: W1  
 WIDTH: 610  
 HEIGHT: 762  
 GLAZING TYPE: SINGLE GLAZED 13mm LAMINATED TEMPERED GLASS

WINDOW NUMBER: W2-4  
 WIDTH: 610  
 HEIGHT: 762  
 GLAZING TYPE: DOUBLE GLAZED; OUTER PANE: 13mm LAMINATED TEMPERED GLASS; INNER PANE: 5mm LAMINATED TEMPERED GLASS



**FT1**

**DOOR FRAME TYPES**

1 : 50

**DOOR & WINDOW TYPES**

1 : 50

**DOOR SCHEDULE**

DOOR NUMBER: D1 DOOR TYPE: DT1 HARDWARE SET: 1 WIDTH: 1050 HEIGHT: 2150 THICKNESS: 44 DOOR MATERIAL: 16 GA. STEEL DOOR FINISH: GALVANIZED & PAINTED DOOR FIRE RATING: NO INSULATED: YES FRAME TYPE: FT2 FRAME MATERIAL: 14 GA. STEEL FRAME FIRE RATING: NO FRAME FINISH: GALVANIZED & PAINTED GLAZING TYPE: N/A COMMENTS: PAINT DOOR AND FRAME; COLOUR TO BE SELECTED BY CONTRACT ADMINISTRATOR	DOOR NUMBER: D3 DOOR TYPE: DT1 HARDWARE SET: 3 WIDTH: 1050 HEIGHT: 2150* THICKNESS: 44 DOOR MATERIAL: 16 GA. STEEL DOOR FINISH: GALVANIZED & PAINTED DOOR FIRE RATING: NO INSULATED: YES FRAME TYPE: FT1 FRAME MATERIAL: 14 GA. STEEL FRAME FIRE RATING: NO FRAME FINISH: GALVANIZED & PAINTED GLAZING TYPE: N/A COMMENTS: PAINT DOOR AND FRAME; COLOUR TO BE SELECTED BY CONTRACT ADMINISTRATOR  *NOTE: DOOR TO BE UNDERCUT TO ALLOW VENTILATION & EXHAUST OF STAFF AREA
DOOR NUMBER: D2 DOOR TYPE: DT1 HARDWARE SET: 2 WIDTH: 1050 HEIGHT: 2150 THICKNESS: 44 DOOR MATERIAL: 16 GA. STEEL DOOR FINISH: GALVANIZED & PAINTED DOOR FIRE RATING: NO INSULATED: NO FRAME TYPE: FT1 FRAME MATERIAL: 14 GA. STEEL FRAME FIRE RATING: NO FRAME FINISH: GALVANIZED & PAINTED GLAZING TYPE: N/A COMMENTS: PAINT DOOR AND FRAME; COLOUR TO BE SELECTED BY CONTRACT ADMINISTRATOR	DOOR NUMBER: D4 DOOR TYPE: DT2 - OVERHEAD DOOR HARDWARE SET: N/A - REFER TO PROJECT SPECIFICATION WIDTH: 3658 HEIGHT: 2896 (610 PANELS) THICKNESS: 51 DOOR MATERIAL: 20 GA. STEEL DOOR FINISH: PREFINISHED; WHITE (MATCH CLADDING) DOOR FIRE RATING: NO INSULATED: NO FRAME TYPE: REFER TO DETAILS ON A501 FRAME MATERIAL: STEEL FRAME FIRE RATING: NO FRAME FINISH: GALVANIZED GLAZING TYPE: N/A COMMENTS: HEAVY-DUTY WEATHERSTRIPPING; MEDIUM-DUTY ELECTRIC OPERATOR; KEYED LOCK WITH INTERLOCK TO ELECTRIC OPERATOR; OVERHEAD DOOR TO BE MODEL 3250 RIBBED STEEL COMMERCIAL DOOR SERIES DOORS BY C.H.I. OVERHEAD DOORS OR APPROVED EQUAL; OPERATOR TO BE MODEL MT-50 MEDIUM DUTY TROLLEY OPERATOR BY LIFTMASTER OR APPROVED EQUAL

**DOOR HARDWARE SETS**

**HARDWARE SET 1:**

1 Continuous Hinge	FM300	630	MR
1 Dormitory Lock	70 8225 LNL	US26D	SA
1 BEST Core	By City of Winnipeg		BE
1 Concealed Overhead Stop	1-X36	630	RF
1 Door Closer	351 P10	EN	SA
1 Kick Plate	K1050 10"	US32D	RO
1 Threshold	2746x6A		PE
1 Gasketing	2891AS		PE
2 Gasketing	290AS		PE
1 Sweep	315CN		PE
1 Astragal	3572SP		PE
1 Viewer	620	CRM	RO

NOTE: Cut astragal to fit around the lock strike. Mount closer shoe to gasketing. Confirm threshold size required with CONTRACT ADMINISTRATOR prior to ordering.

**HARDWARE SET 2:**

3 Hinge	TA2714 NRP 4-1/2" x 4"	US26D	MK
1 Storeroom Lock	28 70 10G04 LL	US26D	SA
1 BEST Core	By City of Winnipeg		BE
1 Door Closer	1431 PS	EN	SA
1 Kick Plate	K1050 10"	US32D	RO
1 Threshold	172A		PE
1 Gasketing	2891AS		PE
1 Gasketing	290AS		PE
1 Sweep	315CN		PE

NOTE: Mount closer shoe to gasketing. Confirm threshold size required with CONTRACT ADMINISTRATOR prior to ordering.

**HARDWARE SET 3:**

3 Hinge	TA2714 NRP 4-1/2" x 4"	US26D	MK
1 Privacy Set	28 10U65 LL	US26D	SA
1 Door Pull	102-RKW	US28	RO
1 Door Closer	1431 P9	EN	SA
1 Wall Stop	406	US32D	RO

NOTE: Door pull to be mounted to inside of door as required by code.