



Guidelines for requiring Professional Design and Field Review

These guidelines are intended to be used by the City, Owners and Developers to assist in determining when a Professional Design & Field Review may be required by an Architect, Engineer or other professional designer pursuant to Article 2.1.1.7 of the City's Building Code Bylaw. These guidelines are intended as a guide only and do not fetter the City's discretion to require Professional Design & Field Review pursuant to Article 2.1.1.7 regarding any particular application.

Building Classification by Major Occupancy	Building Description
Group A Assembly Occupancy Only	Every building
Assembly occupancy and any other major occupancy except industrial	Every building
Group B Care or Detention Occupancy	Every building
Care or detention occupancy and any other major occupancy except industrial	Every building
Group C Residential occupancy only	Every building that exceeds 3 story in building height
Group C Residential occupancy	Every building that exceeds 600 m2 in gross floor area and that contains a residential occupancy other than a dwelling unit or dwelling units
Group C Residential occupancy only	Every building that exceeds 600m2 in gross floor area and contains a dwelling unit above another dwelling unit
Group C Residential occupancy only	Every building that exceeds 600m2 in building area, contains 3 or more dwelling units and has no dwelling unit above another dwelling unit
Residential occupancy and any other major occupancy except industrial, assembly or care or detention occupancy	Every building that exceeds 600m2 in gross floor area or 3 story in building height.
Group D Business and Personal Services Occupancy	Every building that exceeds 600m2 in gross floor area or 3 story in building height
Group D Business and personal services occupancy and any other major occupancy except industrial, assembly or care or detention	Every building that exceeds 600m2 in gross area floor area or 3 story in building height
Group E Mercantile occupancy only	Every building that exceeds 600m2 in gross floor area or 3 story in building height
Mercantile occupancy and any other major occupancy except industrial, assembly or care or detention occupancy	Every building that exceeds 600m2 in gross floor area or 3 story in building height
F1 Industrial Building High hazard Industrial	Every building
F2 Industrial Building Medium Hazard Industrial	Every building that exceeds 600m2 in gross floor area or 3 story in building height
F3 Industrial Building Low Hazard Industrial	Every building that exceeds 600m2 in gross floor area or 3 story in building height