



GUIDELINES FOR THE INTERIM OCCUPANCY OF PARTIALLY COMPLETED BUILDINGS

UBC requirements are as follows:

1. The structural framing and enclosed walls shall be completed.
2. All required fire separations including closures shall be completed on all occupied floor areas.
3. Required exits shall be completed and fire separated with all doors and self-closers fitted down to grade or below if exit connects to floors below grade: required exits need not be completed and fire separated above the higher occupied floor provided there is a temporary separation (hoarding) located in the exit at the floor above the highest occupied floor.
4. Guards and handrails shall be fitted as required for the occupied floor areas and for the floor areas accessible to the occupants.
5. All shafts, including closures, shall be completed up to and including the floor-ceiling assemblies above proposed occupied floors and temporarily fire separated at the top.
6. Access to uncompleted portions of the building shall be restricted to authorized personnel.
7. Floors, halls, required means of egress and lobbies shall be free of loose materials and other hazards.
8. If a boiler or service room is required to be in operation, required fire separations shall be completed with all closures installed. Final inspection and approval from BC Safety Authority for intended use are required.
9. Proper connections shall be made to sewers, or, if temporary, shall be approved by the authority having jurisdiction.
10. All plumbing serving occupied floor areas shall be complete and operational.
11. Lighting as required in Subsection 3.2.7 installed and operational in the occupied areas of the building.
12. Required exit marking and signs shall be installed and operating in all areas of the building accessible to the occupants.
13. Required standpipes and fire alarm systems shall be installed and operational throughout the building except that on unoccupied floor areas or portions thereof, the fire alarm facilities may be provided on a temporary basis.
14. Required pumper connections shall be provided for sprinkler and stand-pipe systems.
15. Required fire extinguishers shall be provided throughout the building: in unoccupied floor areas the requirements shall be those of Part 8.
16. Required sprinklers shall be installed and operational on all occupied floors, up to and including the highest occupied floor.
17. Main garbage collection rooms, chutes and ancillary service thereto shall be completed on all occupied floors.
18. Required fire department access routes shall be completed and accessible at all times.
19. These requirements do not preclude completion and occupancy of higher floor of a building before intervening or lower floors are completed and occupied.
20. Other requirements as may be required by C&CP to reduce fire risk and assure reasonable degree of safety and public welfare as well as the need to protect the safety and welfare of the building occupants.