

# NEW COACH HOUSE

## 1127 MILLSTREAM WEST VANCOUVER

### WEST VANCOUVER GENERAL SITE REQUIREMENTS:

1. Post the Building Permit visible from the street.
2. Retain the approved plans on site for all inspections
3. Provide toilet facilities on the construction site.
4. Erect and maintain a 1.8m high metal fence around the excavation.

### EXCAVATIONS

1. Geotechnical Engineer is to certify a site is safe for workers when the slope of the excavations exceeds ¾ horizontal to one vertical or excavation exceeds 1.2m (4 ft).
2. Inspections can only be done if site is posted as safe by Professional Engineer.

### FOUNDATIONS

1. Pad footings are required to have a minimum footing area of 0.4m2 supporting 1 floor, 0.75m2 supporting 2 floors, & 1.0m2 supporting 3 floors.
2. Footings are to extend .45m (18") below grade minimum.
3. Foundation walls of basement below grade and crawl spaces must be insulated with R12 to .60m (24") below grade.
4. Provide ½" Ø anchor bolts @ 2.4m (8 ft) o.c.
5. Anchor posts to footings to resist uplift.

### CRAWL SPACE

1. Provide crawl space access of .50m x .70m (20"x 28"), min. and .45m (18") ground clearance and ventilate to 1/500th of area.
2. Groundcover of 2" concrete over 6 mil U.V. poly required which is sealed to the foundation wall.

### VENTILATION

1. Uniformly distribute ventilation to flat and vaulted roofs to 1/150 of insulated ceiling area. Venting is required to be two-way.
2. Min. 2" x 2" cross-purlins to flat, vaulted ceilings, and decks over living areas to conform to # 9.19.1.2.
3. Provide min. 2 ½" clearance between roof sheathing and insulation #9.19.1.3. Provide min. 1" clearance between insulation and top of roof joists.
4. Ventilate attics to 1/300 of insulated ceiling area.
5. Roof vents must be uniformly distributed with a minimum of 25% at base and 25% in rooftop.
6. Provide attic hatch of 3.4sf in area with no dimensions less than 1'10"
7. Submit Mechanical Ventilation/Air Conditioning design and letter of supervision by Professional Engineer, certified HRAI or HVC Technician at frame and final inspection.
8. Continuous or intermittent exhaust fans are required to all bathrooms and kitchens as per #9.32.3.3.

### INSULATION

1. Insulation where subject to mechanical damage is to be covered as per #9.25.2.3.(7) with drywall or equivalent (e.g. crawl storage areas).
2. Wall insulation to be R20 minimum if dwelling is not heated by natural gas.
3. Minimum insulation values R20 walls, R28 for flat or vaulted ceilings, and R40 for attic spaces.
4. Ceiling and walls to have 6 mil U.V. poly fully caulked as per # 9.25.
5. R10 rigid insulation required around unheated slabs on grade; 20" vertical or horizontal from bottom edge of slab.
6. R12 rigid insulation required under entire slab area and a thermal break at the exterior walls for slabs with radiant heating.

### STAIRS

1. Straight stair: Rise min. 5" max. 7.87"  
Run min. 8.25" max. 14"
2. Maximum 1" nosing on stair treads.
3. Minimum headroom is 6'-5" from a line through nosings, measured vertically.
4. Handrail to be between 32" to 38" from a line, measured vertically, through nosing.
5. Winders to conform to 9.8.4.5.
6. Primary stair minimum width 2'-10".
7. Stairs 43" in width or greater require 2 handrails.
8. Handrail reqd. on interior stairs with three or more risers, and exterior stairs with four or more risers.
9. Handrail as a guard is to be between 36" and 38"

### CHIMNEY & FIREPLACES

1. Minimum 2" clearance between chimney and combustible framing.
2. Minimum 4" clearance between fireplace and combustible framing.
3. Masonry fireplace hearths must conform to # 9.22.5.1.
4. Hard wired C.O. detectors are required in each bedroom or within 5 metres of each bedroom door in conformance with #9.32.4.2.

### GUARDRAILS

1. Guardrails to be a minimum 42" exterior and 36" interior height.
2. No member facilitating climbing permitted from 5.5" to 36" above the floor or walking surface (in all guards).
3. Maximum 4" opening in all stair, deck and balcony guards (interior and exterior).
4. All glass guards to have top cap unless approved by Prof. Engineer.
5. A minimum of 36" in height is permitted for decks within 5'-11" of grade.
6. Guard required to all drops exceeding 24" where access is provided (e.g. window wells).
7. Guard required where the adjacent surface within 1.2 m of the walking surface has a slope of more than 1 in 2.

### GLAZING

1. Glass in windows and doors to be double-glazed.
2. Glass in entrance, shower and sliding doors, and windows within 8" of floors and within 36" of deadbolts are all to be safety glass.
3. Sidelights 20"+ in width are to be safety glass.
4. Windows in walls enclosing shower or tubs are to be safety glass and be located above the waterproof wall finish height.
5. The bottom of an openable window in a bedroom is not to exceed 4'-11" above the floor, and have a min. opening width of 15" with an area of 3.75sf, unless the house is sprinklered.
6. Windows over stairs, ramps and landings that extend to less than 36" above the surface shall be protected with guards or be non-openable and designed to #4.1.5.15.
7. Window wells are to be 22" minimum width when required as a bedroom egress.
8. Bedroom windows required as exits must maintain the required opening during an emergency without the need for additional support in conformance with #9.7.1.2.2.b.
9. Where a protective enclosure is installed over a window well, it shall be openable from the inside without the use of keys, tools, or special knowledge.

### MASONRY VENEER WALLS

1. Provide masonry/veneer wall flashing ties and weep holes as per #9.20.

### GARAGES

1. Doors between garage and dwelling are to be a self-closing and weather-stripped solid core door.
2. Thicken slab at garage entry to 18" below grade.

### MOISTURE PROTECTION

1. Provide flashing between horizontal intersections of differing wall finishes. All flashing to slope away from the building a minimum of 6%.
2. Provide flashing at all wall-roof junctions, including parapets for solid guards on decks.
3. Rainscreen assembly required for all buildings, with a minimum capillary break of 3/8".
4. All platforms are roofs
5. All roofs must slope 1 in 50 away from walls, this includes parapet walls surrounding decks
6. 6" clearance required between deck membranes & floor

### MISCELLANEOUS

1. Cross bridging required @ 7'- 0" o.c. maximum for floor and roof joists.
2. Lino or equal required to bathroom floors
3. Waterproof wallboard required as tile base around tubs and showers.
4. 5/8" Drywall required to ceiling members at 24" o.c.
5. Provide 8" clearance between grade and siding.
6. Damp-proofing slabs, including crawl spaces, are to be 6 mil "UV" poly.
7. Furnace and laundry room door width of 2'-8" min
8. N.R.P. hinges required for outswing exterior doors.
9. Hardwired and interconnected smoke alarms required on every floor level differing by 36", within 5 metres of bedroom doors, and within 15 metres of each other.
10. A 5lb A.B.C. dry chemical fire extinguisher is required near the kitchen.
11. Heating and air conditioning equipment must be secured to the building to resist overturning and displacement.



Table 2. Requirements for community design and construction

Feature	Requirements for building materials	PROPOSED
<b>Defensible Space</b>	<ul style="list-style-type: none"> <li>All new buildings must be located as far from forest interface as possible with a minimum required distance of 10m, or at least as far as any current permanent structures. Distance is measured from outermost part of building.</li> </ul>	THE BUILDING IS FAR ENOUGH
<b>Roofing</b>	<ul style="list-style-type: none"> <li>Class A or B rated roofing material* should be used, and asphalt or metal roofing should be given preference.</li> <li>Any spaces between roof decking and covering should be blocked.</li> <li>Screen or enclose rain gutters to prevent accumulation of plant debris.</li> </ul>	METAL ROOFING, GUTTERS TO BE PROTECTED WITH PERFORATED COVERING
<b>Siding</b>	<ul style="list-style-type: none"> <li>Exterior vertical walls should be clad with non-combustible materials*. Preference should be given to stucco, metal, brick and concrete cladding.</li> <li>Ensure that fire resistant materials extend from the foundation to the roof.</li> <li>Flame resistant coatings that require ongoing maintenance or reapplication are not acceptable.</li> <li>Exterior wall assemblies that have exterior wood that is untreated and rely on the interior wall for fire resistance are not acceptable.</li> </ul>	ALL EXTERIOR WALLS CLADDING TO BE STUCCO NO EXTERIOR WOOD CLADDINGS
<b>Vents, openings, eaves, attics, overhanging projections, soffits</b>	<ul style="list-style-type: none"> <li>Vents should be screened using 3mm, non-combustible wire mesh, and vent assemblies should use fire shutters or baffles.</li> <li>Eaves, soffits, attics, overhanging projections and underfloor openings should be protected with non-combustible covers.</li> </ul>	ALL ROOF AND DECK PROPOSED WITH SPRAY FOAM INSULATION, NO VENTING IS REQUIRED.
<b>Exterior windows and doors</b>	<ul style="list-style-type: none"> <li>All windows should be double glazed, or of glass block. Radiant faces exposed to the forest edge should be multi-paned with one pane glazed with annealed or tempered insulating glass.</li> <li>Limit the size and number of windows that face large areas of vegetation.</li> <li>Window screens should be non-combustible.</li> <li>Exterior doors on radiant faces exposed to the forest edge should be of fire resistant materials.</li> </ul>	ALL DOUBLE GLAZED WINDOWS NON COMBUSTIBLE SCREEN IF REQUIRED ALL EXTERIOR DOORS EXPECT THE MAIN-ENTRANCE TO BE VINYL
<b>Decks, porches, balconies</b>	<ul style="list-style-type: none"> <li>Decks, patios, porches, and balconies must use fire-resistant or non-combustible materials.</li> <li>Slotted deck surface allows needle litter to accumulate beneath the deck. Provide access to this space to allow for removal of this debris.</li> <li>Any covers should be built of the same ignition-resistant materials as a roof.</li> <li>All chimneys and wood-burning appliances must have spark arrestors.</li> </ul>	ALL DECKS, PORCH AND CALCONIES TO BE COVERED BY CONCRETE TILES AS FINISH MATERIAL WITH ACCESS TO REMOVAL OF ANY DEBRIS  SPARK ARRESTORS TO BE PROVIDED.
<b>Chimneys and Wood burning Appliances</b>		
<b>Exterior sprinklers</b>	<ul style="list-style-type: none"> <li>While exterior wall or roof sprinklers were considered, they are not presently recommended because of the lack of accepted standards for design and installation, and the uncertainty regarding maintenance and triggering of sprinklers during a wildfire event when homes are evacuated.</li> <li>Irrigation sprinklers should be installed on private property and in landscaped parks to keep plants healthy and fire-resistant. The switch for these should be made accessible to turn on in the case of a wildfire.</li> </ul>	NO WALL OR EXTERIOR SPRINKLES
<b>Fences</b>	<ul style="list-style-type: none"> <li>Where fencing is within 10 m of the building or accessory buildings, use fire-resistant or non-combustible materials. Apply a fire protective coating rated to Class A (NFPA 1144) where wood fencing is used within 10 m of the building or accessory structures. No wood fencing may be used within 1.5 metres of buildings or accessory structures.</li> </ul>	ONLY GLASS OR ALUMINUM RAILING ALLOWED WITHIN 10M OF THE BUILDING OR ACCESSORY NO WOOD FENCING ALLOWED.



300.2240 CHIPPENDALE ROAD  
WEST VANCOUVER, B.C. V7S 3J5  
T 778 340 4142  
WWW.FYARCH.CA























