



Building Permit Requirements for Storage Racking District of North Vancouver

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- Building permits for racking are required for storage units that are more than 8'6" high.
 - The use of the space and general fire safety should be reviewed prior to preparation of plans for racking. Specific uses may not be permitted and general upgrades may be required.
 - A building permit fee of approximately 1% of the value of construction is applicable, half payable on application and half on per issuance. A security deposit may be required to ensure that all inspections related to this work are finalized.
 - **Separate permits are required** for modifications to sprinkler systems and any other trade work.

THE FOLLOWING IS REQUIRED WITH AN APPLICATION FOR BUILDING PERMITS FOR RACKING:

- Schedule E signed by the property owner;
- Schedule B Structural Letters of Assurance for design and field review for structural elements and two ink-sealed copies of structural design drawings. Confirmation of the capacity of the existing slab to support the intended loads is required for concentrated loads in excess of 1,000 lbs.
- Schedule F, including a copy of current professional liability insurance signed and sealed by the engineer to accompany all Letters of Assurance submitted with the building permit.
- For buildings that are sprinklered, one of the following **with the building permit submission**:
 - Schedule B Letters of Assurance for Fire Suppression for the design and field review of any modifications to the existing sprinkler system required to bring it up to current code standards for an area with high storage, or
 - An ink-sealed assessment report of the sprinkler system as installed, confirming that it meets current standards for high storage and the commodity being stored without modification.
 - If modifications are required, details of the design may be submitted as a separate Mechanical sprinkler permit. The submissions should include four ink-sealed copies of design drawings showing the changes. If the engineer for the design and field review of the changes is different to the engineer of record for Fire Suppression in the building permit, new Letters of Assurance and a Schedule F (including a copy of professional liability insurance) are required.
- Three copies of design drawings showing the following:
 - A description of the product being stored;
 - Plan and sections of storage area and storage units showing the following:
 - Size of the room and location of required means of egress from the room and Fire Department access to emergency equipment;
 - Storage heights, aisle layout and widths and required clearances demonstrating compliance with Part 3 of the BC Fire Code;
 - Relocated and additional emergency lighting or exit signage if required.

An appointment with a Commercial Plans Reviewer is required to submit, or to review the requirements for a building permit application. Please contact our office at 604-990-2480 to speak with a Commercial Plans Reviewer.