



2018 BRITISH COLUMBIA BUILDING CODE REQUIREMENTS FOR PALLET RACKING

Dear Customer:

Due to recent changes (WorkSafeBC – Storage Racking Regulations effective Jan 1, 2018 and the BC Building Code 2018), the process to purchase and install racking has become much more stringent. The following is a list of requirements and responsibilities that will need to be completed.

All Lower Mainland jurisdictions require tenant improvement permits to erect racking systems above 8' to the top shelf. WorkSafeBC requires engineered drawings (same as a permit drawing) if you are using a machine to load or unload racking of any height.

Engineered Racking

Arpac will engineer the racking system to your loading requirements. We will supply the Letters of Assurance including Schedule B and subsequently the Schedule C-B after the installation of the products we supply. Charges for this service depend on the complexity of your requirements.

Site Plan

A site plan showing property dimensions, building location and off-street loading layouts including existing and proposed parking and location of road access to the property is required. The original building plans may typically be obtained from your building department's microfilm service. Contact your building department permits division for associated fees and further information.

Soils Site Class

Existing Soils Site Class Reports that have already identified the site as Site Class A, B, C, D, or E may be available through your building department or at least they can identify the geotechnical engineer on their records for the building site. If insufficient data is on file, further soils engineering will be required to determine the Site Class. Geotechnical engineers charge for this service and again the pricing depends on the complexity of your site.

All Site Class Reports for Site Class F must be based on the current seismic data in BCBC 2018 which now includes earthquake data for the Cascadia subduction zone.

NOTE: Structural drawings may indicate Site Class E when the Site Class Report indicates Site Class F due to liquefaction. This is allowed by the building code for structures with fundamental periods below 0.5 seconds (like typical shear-walled concrete tilt-up warehouse buildings) only. Racking structures have fundamental periods ranging from 0.5 seconds to 2.0 seconds and higher therefore the Site Class E designation does not apply to the racking systems.

Slab Certification

A Floor Slab Certification letter may be required by your building department, landlord or insurer. Your building department can identify the Engineer-Of-Record for your building or if acceptable to the building owner an independent engineer may be hired. Arpac will provide the loading criteria to the slab engineer for determining the adequacy of the floor slab.

Fire Code Review

A Fire Code Review letter by a fire code consultant may be required by your building department, landlord or insurer. This review is to confirm that the sprinkler system design in use is adequate for the commodity classification of the goods that you store in the building.

If you are planning a major change to your warehouse or racking systems you should consider retaining a code consultant who would be responsible for ensuring compliance with local by-laws, building and fire codes.

NOTE: When you apply for a permit there may be associated inspections such as electrical, plumbing and fire.

Arpac can assist you in obtaining a building permit for your racking systems with the understanding that you will provide the requirements identified above.

Please note that professional fees related to Site Plan, Soils Site Class, Slab Certification and Fire Code Review are your responsibility.

A permit can take 3 to 12 weeks for your local building department to process...so plan accordingly.