



ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA

DESCRIPTIVE MATERIAL

Architects Regulation: Reserved Practice of Architecture

July 2024

This is an explanatory guide and does not take the place of the Architects Regulation itself, which prevails in all cases.



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*Note: Capitalized terms in this document are defined terms and have the same meaning as defined in the [AIBC Bylaws](#).

1.0 Buildings Requiring an Architect in British Columbia per the *Architects Regulation*

- 1.1 Under the *Professional Governance Act*, the term “regulated practice” refers to the “carrying on of a profession” by someone registered with a regulator. Within the *Architects Regulation*, the practice of the profession of architecture is defined to mean:
 - (a) advice or services that are based on an architectural body of knowledge in relation to the design, planning, review or coordination of the construction or alteration of buildings; or
 - (b) advice or services that are ancillary to those described in paragraph (a).
- 1.2 The *Professional Governance Act* defines a narrower part of the regulated practice of a profession as “reserved practice”, meaning the part “for which the right to practice is reserved for registrants of a regulatory body”.
- 1.3 The chart at Appendix A, below, illustrates the Reserved Practice for the profession of architecture taken from the *Architects Regulation*. It is intended as a convenient guide and does not take the place of the *Architects Regulation* itself, which prevails in all cases.
- 1.4 As issues arise in the interpretation and application of the *Architects Regulation*, the AIBC will continue to consult with other regulators, the Office of the Superintendent of Professional Government, and other interested parties. The material will be updated for clarity where and if required.

2.0 Background and Authority

- 2.1 The AIBC is mandated under the *Professional Governance Act* to administer the *Architects Regulation* and enforce compliance. Concern for the public interest (including public health and safety, protection of the environment, and accountability to a regulatory profession) is of primary importance. The *Architects Regulation* addresses the public interest, in part, by requiring that only qualified persons who have been issued a Certificate of Practice or Temporary Licence by the AIBC may be represented as an Architect or Architectural Firm and offer and provide

architectural services in British Columbia. Persons or firms not registered with the AIBC must not be misrepresented as “architects” or offer architectural services.

- 2.2 An Architect’s services include the preparation of designs, plans, supporting documents and the provision of field services for the erection, addition, or alteration to buildings. In addition, the practice of the profession of architecture does not commence at the stage of application for a Building Permit or when Letters of Assurance are required. An Architect must be engaged to provide architectural services for buildings requiring an Architect at any stage of a government’s approval process.
- 2.3 Buildings requiring an Architect by law should not be allowed to proceed through design panel applications, community engagement processes or permit applications – whether (re)zoning, development permit or building permit – without an Architect’s involvement. The *Architects Regulation* is provincial legislation that applies to all parties – Architects, non-Architect designers, Professional Engineers, developers, owners/tenants, and local governments. The *BC Building Code*, the *Vancouver Building Bylaw* (building codes) and other regulations containing AIBC-endorsed letters of assurance and registered professional designation do not determine when an Architect must be retained.

3.0 Interaction Between the *Architects Regulation* and the *BC Building Code*

- 3.1 The Reserved Practice of architecture is, to a great extent, aligned with the *BC Building Code* in relation to terminology (e.g., major occupancy type is used to describe building types), and in most cases with the requirement for when an Architect is required. However, it is important to note that it is the *Architects Regulation*, not the *BC Building Code* nor the *Vancouver Building Bylaw*, that is the primary source for establishing when an Architect must be hired. While they are important documents for regulating the design and construction of buildings, they do not establish or limit which buildings require Architects nor the stage at which such services must be retained.
- 3.2 Under the *Architects Regulation* an Architect must be retained any time architectural services are provided on a building requiring an Architect. As soon as planning and design begins on such buildings, an Architect is required, including at rezoning and development permit application stages.
- 3.3 The *Architects Regulation* applies throughout the province regardless of a local government’s decision on enforcement of the *BC Building Code*, including land where the *BC Building Code* is not applicable, such as land under federal jurisdiction (e.g., ports, airports, national parks) and in the City of Vancouver. The application of the *Architects Regulation* (as with other provincial laws) in relation to Indigenous or Aboriginal Lands, including Indian Reserves, is a matter for review on a case-by-case basis.
- 3.4 It is important to note that the *BC Building Code* is of critical importance in defining the minimum acceptable standard for buildings in BC, but it is only the most basic minimum. In addition to the building code, an Architect must address many other requirements including other provincial regulations which guide facility design for buildings that shelter regulated activities; government policies and guidelines for buildings procured or

funded by government; and community objectives that are implemented through bylaws by local governments. The process of compliance can be far more challenging than that of the building code, but for the public (the owners of buildings) compliance with any government mandated requirement is necessary to move forward.

- 3.5 In British Columbia, there are three building codes in use. Generally, the *BC Building Code* applies throughout the province, with the exceptions of the City of Vancouver, where the *Vancouver Building Bylaw* applies, and federal lands, such as ports and national parks, where the National Building Code applies. Both the *BC Building Code* and the *Vancouver Building Bylaw* are based on the National Building Code of Canada¹. Letters of Assurance are only found in the *BC Building Code* and the *Vancouver Building Bylaw* - not the National Building Code of Canada.

4.0 Alterations to Buildings

- 4.1 Some minor alterations to existing buildings can be completed without an Architect pursuant to section 5(3) of the *Architects Regulation*. The need for an Architect arises when the building type requires the services of an Architect pursuant to section 5(2) of the *Architects Regulation*, and the work involves one or more of the following:
- 4.1.1 change to the building's major occupancy;
 - 4.1.2 change to the building's structural integrity;
 - 4.1.3 alteration or penetration of a building's fire separations;
 - 4.1.4 alteration or penetration of a building's enclosure;
 - 4.1.5 alteration of a building's exiting;
 - 4.1.6 change to the building's energy utilization; or
 - 4.1.7 change to access to the building for persons with disabilities.

Additional Guidance: Major Occupancy Change

- 4.2 When a major occupancy changes, a building code review is required to determine if the proposed occupancy will meet the current development bylaw and code requirements, or if alterations to the building are necessary in order for the new major occupancy to meet the requirements. Note this is a change to 'major occupancy', not a change to 'occupancy'. For example, a bank (D major occupancy) converted to a store (E major

¹ Note that the edition of the National Building Code referred to in the provincial and Vancouver codes may not be the latest edition of the national document.

occupancy) would require an Architect, whereas a bank converted to a hair salon (also a D major occupancy) would not trigger the requirement for an Architect.

4.2.1 A change of occupancy in an existing building may require an Architect for reasons other than ‘change of use’, such as new penetrations to fire separations or alteration to the building’s exiting.

Additional Guidance: Structural Integrity

4.3 Structural repairs of unheated parking garages, such as repair of the deterioration of concrete slabs, beams, and columns, do not require an Architect if the work is undertaken by a Professional Engineer or Professional Licensee Engineering (Registrant) with Engineers and Geoscientists of British Columbia (EGBC).²

Additional Guidance: Fire Separations

4.4 Minor penetrations to fire separations required for alterations to plumbing, HVAC, and electrical systems do not require an Architect if the work is done by an EGBC Registrant³. Refer to paragraph 4.10.

Additional Guidance: Building Enclosure

4.5 Minor penetrations to the building enclosure required for alterations to plumbing, HVAC or electrical systems do not require an Architect if the work is done by an EGBC Registrant⁴. Refer to paragraph 4.10.

4.6 Minor penetrations are those required for small pipes and conduits. Penetrations to the building enclosure required for new HVAC exhaust and intake vents will require either an Architect or a building enclosure EGBC Registrant⁵.

4.7 Minor, localized repairs, cleaning and maintenance of a building enclosure do not require an Architect.

4.7.1 Examples include repairing a broken window, repairing minor damage due to adverse weather, fallen tree, or vehicle impact.

² All Registrants providing professional services under the *Professional Governance Act*, including Architects and Professional Engineers, are required to “practice only in those fields where training and ability make the registrant professionally competent” (Section 57(2(b))).

³ See note 2 above.

⁴ See note 2 above.

⁵ See note 2 above.

- 4.7.2 Examples of maintenance and repair include cleaning, replacing flashing or caulking, or replacing deteriorated mortar in masonry.
- 4.7.3 A localized repair would be characterized by replacement of damaged components with substantially the same materials.
- 4.8 Replacement of roofing, including a roof membrane over an underground parking garage, provided there is no substantial change to the assembly, does not require an Architect.
 - 4.8.1 No substantial change to the roof assembly means no additional insulation, same type of roofing (i.e., membrane to membrane, shingles to shingles).
 - 4.8.2 Changing roof planes or slopes, adding skylights, adding solar panels, adding other equipment or loads, adding insulation, or changing type of roofing, or converting to a green roof, does require an Architect.

Additional Guidance: Exiting

- 4.9 An Architect is required when there is a change that impacts the accessible path of travel, means of egress, access to exit, or exit. However, when a change has an impact on exiting in a manner that obviously improves it, an Architect is not required. For example, an alteration consisting of removing walls and opening up a space that makes access to exit easier would not, on its own, trigger the requirement for an Architect.

Additional Guidance: Energy Utilization

- 4.10 Changes to lighting such as fixture replacement to LED fixtures, changes to plumbing systems, or changes to HVAC systems, such as HVAC equipment replacement, do change the energy utilization of a building for the purposes of the *Architects Regulation*. However, these alterations to a building's mechanical and electrical systems, in themselves, do not require an Architect.
 - 4.10.1 In accordance with the *BC Building Code*, the *Vancouver Building Bylaw* and legal requirements for professional engineering the appropriate EGBC Registrant must design HVAC, plumbing, and electrical systems in building code Part 3 buildings. For clarity, note that the circumstances in which an Architect would not be required for changes to a building's energy utilization would require that an appropriate EGBC Registrant take responsibility for the alteration.
 - 4.10.2 When changes to mechanical components or systems that affect energy utilization (either HVAC or plumbing) involve fire separations, or the building enclosure, an Architect is required. However, an Architect is not required for minor penetrations to fire separations or the building enclosure, if the appropriate EGBC Registrant for these systems takes responsibility for fire separations and for energy utilization of the system. An Architect is not required when the change to the HVAC or plumbing system affecting energy utilization is

designed by the appropriate EGBC Registrant who has taken responsibility for items 3.3 and 3.8, and/or items 4.4 and 4.9 in the Schedule B Letter of Assurance, which is found in Subsection 2.2.7., Division C of the *BC Building Code*.

4.10.3 When changes to electrical components or systems affect fire separations, or the building enclosure, an Architect is required. However, an Architect is not required for minor penetrations to fire separations of the building enclosure if the appropriate EGBC Registrant of these systems takes responsibility for fire separations and for energy utilization of the electrical system. An Architect is not required when the change to the electrical system affecting energy utilization is designed by an the appropriate EGBC Registrant who has taken responsibility for items 6.2 and 6.9 in the Schedule B Letter of Assurance, which is found in Subsection 2.2.7., Division C of the *BC Building Code*.

4.11 Changes to energy utilization requiring an Architect are primarily changes to the building enclosure, such as alterations to the wall, roof or floor assemblies, and alterations to or addition of exterior doors, windows, skylights, or solar panels.

Additional Guidance: Access for Persons with Disabilities

4.12 Access for persons with disabilities includes access from the street to the building, entrance into the building, as well as access throughout the building and access to the facilities within the building.

4.12.1 Any new, or alteration to, a washroom, shower, or bathtub in a building requiring access for persons with disabilities requires an Architect. However, change of fixtures alone does not require an Architect (new fixtures are of course still required to comply with the applicable building code).

4.12.2 New, or alteration to, built-in counters required to provide access for persons with disabilities require an Architect.

4.12.3 New, or alteration to, fixed seating requires an Architect.

4.12.4 New, or alteration to, adaptable dwelling unit provisions requires an Architect.

4.12.5 New, or alteration to, an interior door that is in a fire separation; has an impact on access to exit; or is in an accessible path of travel, requires an Architect.

4.12.6 New, or alteration to, an interior door that is not in a fire separation, and does not impact access to exit, does not require an Architect.

4.12.7 New, or alteration to, an exterior door requires an Architect.

- 4.12.8 New, or alteration to, a power door operator does not require an Architect if designed by an electrical engineer⁶. However, removal of a power door operator required by the building codes would require an Architect.
- 4.12.9 New, or alteration to, an assistive listening device does not require an Architect. However, removal of an assistive listening device required by the building codes would require an Architect.

5.0 Temporary Structures

- 5.1 The *Architects Regulation* requires that an Architect be retained for temporary buildings on the same basis as new buildings, and this includes those used for assembly (A) major occupancy of any size. This requirement includes tent structures used for special events (i.e., weddings, large barbeques, corporate events, etc.) that have an occupant load⁷ of 30 or more. The need for an Architect for assembly major occupancy buildings aligns with the requirements of the *BC Building Code* for professional design and review, which includes the architectural Letter of Assurance.
- 5.2 Not all temporary buildings are used for assembly major occupancy. For instance, a tent over a booth selling food, without seating or with limited seating could be classified as a business and personal services (D) major occupancy, and would not require the services of an Architect until its size exceeds 470 square meters. Likewise, a tent over a booth selling merchandise, is a mercantile (E) major occupancy, and would not require the services of an Architect until its size exceeds 470 square meters.
- 5.3 The requirement for an Architect on assembly major occupancy buildings is related to health, safety, and access for persons with disabilities. The potential risks to the occupants in temporary buildings are similar to those in permanent buildings, including fire, and injury or death from being trampled if there is something that causes people to panic. Admission-paying events that use tent structures often restrict access, which may also restrict exiting. There is no exemption for temporary buildings to the requirements for access for persons with disabilities, Architects are needed to make sure that the rights of persons with disabilities are protected.

⁶ See note 2 above.

⁷ Occupant load is defined in the *BC Building Code* to mean the number of persons for which a building or part thereof is designed. Some assembly major occupancy buildings may be classified as D major occupancy provided, they have an occupant load, staff and seats, of 30 or fewer. Refer to Article 3.1.2.6. in the 2018 *BC Building Code* or Article 3.1.2.7. of the 2024 *BC Building Code*.

6.0 Architects and Professional Engineers

- 6.1 As regulated by the Engineers and Geoscientists BC, the *Engineers and Geoscientists Regulation* contains statutory requirements as to the engagement of individuals who are Professional Engineers and Professional Licensees Engineering to provide professional engineering services. Persons who are not licensed pursuant to the *Engineers and Geoscientists Regulation* are prohibited from providing such services.
- 6.2 A Professional Engineer or Professional Licensee Engineering may practice professional engineering as permitted by the *Engineers and Geoscientists Regulation*. Under the *Architects Regulation*, Schedule 1 lists building types that are within the Reserved Practice of architecture and the reserved practice of professional engineering, as such both professionals can provide services on those building types. Additional guidance in relation to the roles of engineering and architectural registrants on building types and areas of practice, including joint practice guidelines, advisories and bulletins, is published on the websites of the [Architectural Institute of British Columbia](#) and [Engineers and Geoscientists British Columbia](#).

Appendix A: Buildings Requiring the Services of an Architect

Building Classification by Major Occupancy per the <i>BC Building Code</i>	<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <u>Architects Regulation</u>	
<p>Group A Assembly occupancy means the occupancy or the use of a building, or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink (<i>BC Building Code</i> Division A, Article 1.4.1.2. Defined Terms).</p>			
<p>A1</p>	<p>Assembly occupancies intended for the production and viewing of the performing arts (i.e., movie theatres, opera houses, television studios with viewing audiences)</p>	<p>Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.</p> <p>(BC Building Code Division C, Subsection 2.2.7. Professional Design and Review)</p>	<p>Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance.</p>
<p>A2</p>	<p>Assembly occupancies not elsewhere classified in Group A, includes Child Care facilities. (i.e., restaurants, libraries, courtrooms, schools, daycare centres, gyms, community halls)</p>	<p>Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.</p> <p>(BC Building Code Division C, Subsection 2.2.7. Professional Design and Review)</p>	<p>Architect required for a building of any size consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance.</p> <p>Except as permitted in Article 3.1.2.6.* of Division B of the <i>BC Building Code</i>. (Small assembly occupancies can be considered business and personal services, and therefore require an architect when the gross area exceeds 470 square meters (5059 square feet).</p> <p>*Note that Article 3.1.2.6. is a reference in the 2018 <i>BC Building Code</i>. In the 2024 <i>BC Building Code</i> this Article has been changed to number 3.1.2.7. The <i>Architects Regulation</i> is expected to</p>

Building Classification by Major Occupancy per the <i>BC Building Code</i>		<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <u><i>Architects Regulation</i></u>
			be amended to align with the 2024 <i>BC Building Code</i> .
A3	Assembly occupancies of the arena type (i.e., arenas, indoor swimming pools, with or without seating; rinks)	Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size. <i>(BC Building Code Division C, Subsection 2.2.7. Professional Design and Review)</i>	Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance.
A4	Assembly occupancies in which the occupants are gathered in the open air (i.e., bleachers, grandstands, stadia, amusement park structures)	Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size. <i>(BC Building Code Division C, Subsection 2.2.7. Professional Design and Review)</i>	Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance, except for an outdoor stage without fixed seating or ancillary facilities, as is set out in Schedule 1 of the <i>Architects Regulation</i> , which allows for professional design and review by either an Architect OR a registrant in the reserved practice of professional engineering.

Building Classification by Major Occupancy per the <i>BC Building Code</i>	<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <u><i>Architects Regulation</i></u>	
<p>Group B </p> <p>Detention occupancy means the occupancy by persons who are restrained from or are incapable of evacuating to a safe location without the assistance of another person because of security measures not under their control (<i>BC Building Code</i> Division A, Article 1.4.1.2. Defined Terms).</p> <p>Treatment occupancy means the occupancy or use of a building or part thereof for the provision of treatment, and where overnight accommodation is available to facilitate the treatment. (<i>BC Building Code</i> Division A, Article 1.4.1.2. Defined Terms).</p> <p>Care occupancy means the occupancy or use of a building or part thereof where care is provided to residents. (<i>BC Building Code</i> Division A, Article 1.4.1.2. Defined Terms).</p>			
B1	<p>Detention occupancies in which persons are under restraint or are incapable of self-preservation because of security measures not under their control</p>	<p>Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.</p> <p>(<i>BC Building Code</i> Division C, Subsection 2.2.7. Professional Design and Review)</p>	<p>Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance.</p>
B2	<p>Treatment occupancies</p> <p>Treatment means the provision of medical or other health-related intervention to persons, where the administration or lack of administration of these interventions may render them incapable of evacuating to a safe location without the assistance of</p>	<p>Professional design and review (architect OR engineer), including architectural Letters of Assurance, regardless of size.</p> <p>(<i>BC Building Code</i> Division C, Subsection 2.2.7. Professional Design and Review)</p>	<p>Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance.</p>

Building Classification by Major Occupancy per the <i>BC Building Code</i>	<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <u><i>Architects Regulation</i></u>
<p>another person. (See <i>BC Building Code</i> Note A-1.4.1.2.(1).)</p> <p><u>(Defined term <i>BC Building Code</i> Division A, Article 1.4.1.2.)</u></p>		
<p>B3 Care occupancies</p> <p>Care means the provision of services other than treatment by or through care facility management to residents who require these services because of cognitive, physical, or behavioural limitations.</p> <p><u>(Defined term <i>BC Building Code</i> Division A, Article 1.4.1.2.)</u></p>	<p>Professional design and review, (architect OR engineer) including architectural Letters of Assurance, regardless of size.</p> <p><u>(<i>BC Building Code</i> Division C, Subsection 2.2.7. Professional Design and Review)</u></p>	<p>Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance.</p>
<p>B4 2020 National Building Code of Canada (NBCC) classification. It is applicable anywhere the NBCC is used.</p>	<p>Currently not found in the <i>BC Building Code</i>.</p>	<p>Refer to major occupancy classification B3 and Article 3.1.2.5. of the 2024 <i>BC Building Code</i></p>

Building Classification by Major Occupancy per the <i>BC Building Code</i>	<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <u><i>Architects Regulation</i></u>	
<p>Group C Residential occupancy means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but who are not harboured for the purpose of receiving care or treatment and are not involuntarily detained (<i>BC Building Code</i> Division A, Article 1.4.1.2. Defined Terms).</p>			
<p>C</p>	<p>Residential occupancies</p>	<p>Professional design and review, including architectural Letters of Assurance, when:</p> <ul style="list-style-type: none"> • exceeding 600 square meters in building area⁸ (6458 square feet); or • exceeding 3 storeys in building height; or • buildings with a common egress system where the building area is reduced to less than 600 square meters in building area by the use of firewalls. 	<ol style="list-style-type: none"> 1. Architect required for a building with a building area that exceeds 600 square meters (6458 square feet); 2. Architect required for a building that has a building height of four or more storeys; 3. Architect required on any residential building with five or more dwelling units; 4. Architect required on any mixed-use building that has a gross area that exceeds 470 square meters (5059 square feet) and contains one or more dwelling units; 5. Architect required on any mixed-use building of any size that contains one or more dwelling units in combination with assembly, detention, care, treatment occupancies; and 6. a hotel as defined in the <u><i>Hotel Guest Registration Act</i></u> that has a gross area that exceeds 470 square meters.

⁸ **Building area**, per the *BC Building Code*, "means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls". In other words, it is the size of the building's "footprint" (between firewalls, if any), no matter how many floors are in the building. For example, a 10-storey building with each floor being 100 square meters would have a building area of 100 square meters.

Building Classification by Major Occupancy per the <i>BC Building Code</i>	<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <u>Architects Regulation</u>	
<p>Group D Business and personal services occupancy means the occupancy or use of a building or part thereof for the transaction of business or the rendering or receiving of professional or personal service (<i>BC Building Code</i> Division A, Article 1.4.1.2. Defined Terms).</p>			
D	<p>Business and personal services occupancies</p>	<p>Professional design and review, including architectural Letters of Assurance, when exceeding 600 square meters (6458 square feet) in building area or exceeding 3 storeys in building height.</p> <p>(BC Building Code Division C, Subsection 2.2.7. Professional Design and Review)</p>	<p>Architect required for a building that has a gross area that exceeds 470 square meters (5059 square feet), being the aggregate area of all floors.</p>
<p>Group E Mercantile occupancy means the occupancy or use of a building or part thereof for the displaying or selling of retail goods, wares or merchandise (<i>BC Building Code</i> Division A Article 1.4.1.2 Defined Terms).</p>			
E	<p>Mercantile occupancies</p>	<p>Professional design and review, including architectural Letters of Assurance, when exceeding 600 square meters (6458 square feet) in building area or exceeding 3 storeys in building height.</p> <p>(BC Building Code Division C, Subsection 2.2.7. Professional Design and Review)</p>	<p>Architect required for a building that has a gross area that exceeds 470 square meters (5059 square feet), being the aggregate area of all floors.</p>

Building Classification by Major Occupancy per the <i>BC Building Code</i>	<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <i>Architects Regulation</i>	
<p>Group F High-hazard industrial occupancy means an industrial occupancy containing sufficient quantities of highly combustible and flammable or explosive materials which, because of their inherent characteristics, constitute a special fire hazard (<i>BC Building Code</i> Division A, Article 1.4.1.2. Defined Terms).</p>			
F1	<p>High-hazard industrial occupancies</p>	<p>Professional design and review, (architect OR engineer) including architectural Letters of Assurance, regardless of size.</p> <p>(BC Building Code Division C, Subsection 2.2.7. Professional Design and Review)</p>	<p>Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance, except where a building is set out in Schedule 1 of the <i>Architects Regulation</i> which allows for professional design and review by an Architect or a registrant in the reserved practice of professional engineering.</p>
F2 and F3	<p>Medium-hazard & Low-Hazard industrial occupancies</p>	<p>Professional design and review, including architectural Letters of Assurance, when exceeding 600 square meters (6458 square feet) in building area⁹ or exceeding 3 storeys in building height.</p> <p>(BC Building Code Division C, Subsection 2.2.7. Professional Design and Review)</p>	<p>Architect required for a building that has a gross area that exceeds 470 square meters (5059 square feet), being the aggregate area of all floors, except where a building is set out in Schedule 1 of the <i>Architects Regulation</i> which allows for professional design and review by an Architect or a registrant in the reserved practice of professional engineering.</p>

⁹ **Building area**, per the *BC Building Code*, "means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centreline of firewalls". In other words, it is the size of the building's "footprint" (between firewalls, if any), no matter how many floors are in the building. For example, a 10-storey building with each floor being 100 square meters would have a building area of 100 square meters.

Building Classification by Major Occupancy per the <i>BC Building Code</i>	<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <u><i>Architects Regulation</i></u>
All	<p>Post-disaster buildings of any occupancy means a building that is essential to the provision of services in the event of a disaster, and includes:</p> <ul style="list-style-type: none"> • hospitals, emergency treatment facilities and blood banks; • telephone exchanges; • power generating stations and electrical substations; • control centres for air, land and marine transportation; • water treatment facilities; • water storage facilities; • water and sewage pumping stations; • sewage treatment facilities; • control centres for natural gas distribution; • buildings having critical national defence functions; and • buildings of the following types, except buildings exempted from this designation by the authority having jurisdiction: <ul style="list-style-type: none"> • emergency response facilities; • fire, rescue and police stations and housing for vehicles, aircraft or boats used for such purposes; and • communications facilities, including radio and television stations. <p>(<i>BC Building Code</i> Division A, Article 1.4.1.2. Defined Terms)</p>	
hospitals, emergency treatment facilities and blood banks	Professional design and review, including architectural Letters of Assurance, regardless of size.	Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance.
telephone exchanges, power generating stations and electrical substation	(BC Building Code Division C, Subsection 2.2.7. Professional Design and Review)	Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance, except where a building is set out in Schedule 1 of the

Building Classification by Major Occupancy per the <i>BC Building Code</i>	<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <u>Architects Regulation</u>
		<i>Architects Regulation</i> which allows for professional design and review by an Architect or a registrant in the reserved practice of professional engineering.
control centres for air, land and marine transportation		Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance.
public water treatment and storage facilities, and pumping stations, sewage treatment facilities		Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance except where a building is set out in Schedule 1 of the <i>Architects Regulation</i> which allows for professional design and review by an Architect or a registrant in the reserved practice of professional engineering.
buildings having critical national defence functions		Architect required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance except where a building is set out in Schedule 1 of the <i>Architects Regulation</i> which allows for professional design and review by an Architect or a registrant in the reserved practice of professional engineering.

Building Classification by Major Occupancy per the <i>BC Building Code</i>	<i>BC Building Code</i> requirements	AIBC's Reserved Practice per Section 5 of the <u><i>Architects Regulation</i></u>
buildings of the following types except buildings exempted by the AHJ: emergency response facilities, fire, rescue and police stations and housing for vehicles, aircraft or boats used for such purposes, and communications facilities, including radio and television stations.		<i>Architect</i> required for a building of any size, consistent with <i>BC Building Code</i> requirement for architectural Letter of Assurance, except where a building is set out in Schedule 1 of the <i>Architects Regulation</i> which allows for professional design and review by an Architect or a registrant in the reserved practice of professional engineering.