



Building Permit

BP-2018-01319

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Issue Date: Aug 16, 2018

Status: Issued

Applicant	Contractor	Location of Permit
Ziad Abbasi DBA: Maxim Donair		446 W 8TH AVENUE Vancouver, BC V5Y 1N9
Tenant 446 West 8th Ave Vancouver, BC V5Y1N9		

Related Permits:

Temporary Use Dates:

Specific Location:

Legal Description: STRATA LOT 2 DISTRICT LOT 302
GROUP 1 NEW WESTMINSTER
DISTRICT STRATA PLAN LMS3900
TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN
PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT
AS SHOWN ON FORM 1

Land Coordinate:

Project Description

Replace existing Hood with new "Ventless" type hood and install new Kitchen Hood fire suppression system as per Fire Department (VFRS) order. Work also includes update the exhaust and supply ducts for this space.

Kitchen system Notes:

1. Class 1 cooking operations (Grease-Laden Vapours).
2. Commercial kitchen exhaust system to NFPA 96 (Type 1 hood - vent-less hood).

Uses

Type	Category	Specifics	Occupancy	Permitted / Required	Existing	Proposed	Units	Note
Retail Uses	Retail Store		E - Mercantile					

Terms and Conditions

- Installation of all unbonded post-tensioned concrete framing systems shall be inspected on a full-time, continuous basis by a specialist materials quality assurance organization personnel shall have attended an approved training course in the corrosion protection and installation of unbonded post-tensioned systems. The inspection agency will be required to submit daily inspection reports and a letter of assurance attesting that the post-tensioned concrete framing systems have been constructed in full conformance with the requirements of CSA A23.1, A23.3 and current industry standards.
- All new work shall comply with the Vancouver Building By-Law (No. 10908 and amendments) and all its referenced standards, including ASHRAE Standard 90.1-2010 or NECB 2011 and their associated conditions.
- Alternative solution(s) to the requirements of the Building By-law have been accepted Clause 1.2.1.1.(1)(b) of Division A, City ID No.s Prior to the final inspection and the issuance of the Occupancy Permit, the alternative solution applicant shall provide written assurance that the project has been constructed in

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accordance with the accepted alternative solution(s) and with the City's conditions of acceptance.

- Separate Building Permits are required for the following tenant areas:
- As Owner or Owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, building of a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities, and expenses of every kind in respect to anything done or not done pursuant to this application or fact sheet or ensuring permit, including negligence and/or the failure to observe all by-laws, acts or regulations.
- This Building Permit has been issued without the issuance of a related Development Permit. Work authorized under the first stage of this Building Permit is limited to excavation and shoring work only. The City will not authorize any subsequent stage under this Building Permit until the Development Permit for this project has been issued. All work authorized under this staged Building Permit is at full risk to the owner. Should the Development Permit for this project not be issued, then the owner is responsible to return the building site back to its original condition prior to the excavation. Should the approved Development Permit require changes to the design of the project, then the owner will be responsible to revise the Building Permit drawings to reflect the design changes required under the Development Permit.
- The upgrading shall be in accordance with the order of the Fire Warden.
- Drawings for applicable trades permits shall be submitted and accepted as required prior to issuance of the trades permit
- WorkSafeBC (WSBC) requires a survey for hazardous materials be completed by a qualified person, as defined in OHSR 20.112, before any demolition or renovation work begins. Effective February 1, 2015 WSBC also requires a written confirmation that all hazardous materials identified in the survey have been either safely contained or removed. For all interior alterations where significant amounts of material are being removed the building inspector may ask at his/her discretion for a hazardous materials report. If hazardous materials are identified the building inspector will not perform any inspections until all the hazardous material have been safely contained or removed and confirmed by a qualified professional.
- One set of approved up-to-date drawings being available for viewing at the jobsite.
- Separate Sign Permit required for all signage.
- Building to be sprinklered to NFPA 13__ requirements.
- All work to the satisfaction of the District Building Inspector.
- Door when open and/or eaves or other appendages shall not project beyond any property line.
- All guards and windows used as guards shall be designed by a Registered Professional Engineer for the design loads specified under Part 4 of Division B of the Vancouver Building By-law No.10908. Sealed fabrication drawings shall be reviewed by the structural engineer of record. All glass guards and glass in guards are to be designed in accordance with CAN/CGSB-12.20-M
- Both the construction and the ongoing operation of the building (including noise emanating from mechanical equipment) shall be in compliance with the provisions of Noise Control By-law No. 6555.
- The applicant is advised to obtain a separate Sprinkler Permit for any work undertaken to the existing sprinkler system to this building. In cases where no work is to be undertaken to the existing sprinkler system, the applicant is required to request a special inspection to determine compliance with the Vancouver Building By-law prior to requesting of the final Building Inspection. This special inspection shall be subject to a separate fee as outlined in the By-law.
- Commercial kitchen exhaust systems and ancillary equipment shall comply with NFPA 96 and UL 300 standards.
- Openings for cleaning, servicing and inspection shall comply with NFPA 96 and shall be readily accessible at all times. A minimum clearance of 915 mm (3 ft.) shall be provided beside openings for cleaning, servicing and inspection to allow for a commercial kitchen exhaust cleaner to work.
- Safe work areas shall be provided around exhaust fans and openings for cleaning, servicing and inspection, and shall be provided with provisions for fall protection in accordance with WorkSafeBC requirements.
- If the building is equipped with a fire alarm system, the kitchen exhaust system shall be tied into the building fire alarm system and annunciated as a separate zone on the remote annunciator.
- Audible and/or visual alarms shall be provided for wet chemical fire suppression systems in accordance with the Building Bylaw and NFPA 96, and installed to the satisfaction of the Building Inspector and Fire Inspector.
- Portable fire extinguishers shall be installed in accordance with NFPA 10 for the protection of cooking appliances that use combustible cooking media (vegetable or animal oils and fats). The extinguisher shall be listed and labelled for Class K fires. A placard shall be conspicuously placed near the extinguisher that states that the fire protection system shall be activated prior to using the fire extinguisher.
- Equipment or operations identified as part of this permit have the potential to emit contaminants (ex. particulate, ozone, odour, VOCs, NOx, etc.). Where complaints are received as a result of the equipment or operations the owner, manager or tenant (owner) is responsible to make all required corrections (ex. menu change, cooking line-up change, exhaust equipment change, etc.) at the owner's expense.
- Equipment or operations identified as part of this permit have the potential of generating noise. Equipment and operations shall comply with the Noise Control By-law. Where complaints arise as a result of the noise from the equipment or operations, the owner is responsible to make all necessary alterations to comply with the Noise Control By-law at the owner's expense.



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- This permit has been issued without a mechanical plans examination on the basis of the professional assurances provided by the design professionals responsible for code compliance of the mechanical systems. The City may audit the design and conduct field inspections at their discretion.

Inspections

Description

P3 - Final

P3 - Fire Separation

P3 - Forms/Foundation

P3 - Framing

P3 - Insulation and vapor barrier

P3 - Sheathing

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
Building Permit Fee	\$357.00		\$357.00	\$0.00	\$357.00	\$0.00
Total:						\$0.00

This permit shall be kept available on the site for presentation to Police Officers or City Inspectors.