

Session: Keeping To Code

No. of attendees: 16

Presenters: Greg Yellenik

Facilitator: -

Monitor: Kathy Day

Time: 9.00am – 10.30am

Laws, bylaws, regulations, industry, code of conduct

- There may be conflicts/complications between codes/regulatory bodies, i.e. building code vs fire code vs WorkSafeBC regulations, which one should you refer to? In theatre, usually refer to the professional code of conduct or the industry standard.

Group A div 1 Temporary Structures, set rules for building structures, public (more regulations) vs staff/talent.

Disabilities Act (American = ADA)

- Canada doesn't have a disability code, so refers to ADA
- Can't put anything (scenery/water table) within one metre of fire door/fire pull station.
- Nothing stored in hallways/stairwells

General Risk Assessment

- You're required by law to have a Fire Marshall come and review your fire plan
- You're encouraged to get things officially approved (by building or code inspectors) so you're likely not to be at risk of lawsuit, it's not such a difficult or costly process.

Stairs – after 3 steps, your legs have a memory and they will trip if there is 1/8" height difference, stairs should remain the same height.

Electrical Code:

CSA – is a private enterprise. It's not a regulatory body, it has been authorized to develop regulations and to create an approval process

BC Safety Authority – encompasses everything including electrical safety. They're not there to inspect, but rather to ensure things are to code/have been approved.

When you deal with inspectors; be positive, come prepared (floor plans, fire plans etc.)

DOUGLAS COLLEGE - STAGECRAFT

Temporary Event Productions Risk Prevention and Public Safety

A temporary installation for theatre or entertainment events must conform to all the regulations of the local, provincial and federal building codes, fire codes and electrical codes. This pertains to areas that are used by the public as well as volunteers and employees. In the case of scenery, used only by actors and technicians, structures may be constructed with alternate materials and standards to meet the artistic requirements, however the variance cannot ever jeopardize the safety and security of a member of the public or an employee.

Structural Building Requirements

All areas of the temporary construction must conform to the local, provincial and federal building code standards. This includes overhead rigging, temporary lighting and seating areas.

Materials

All materials must be either IFR (inherently flame resistant) or be treated with an appropriate flame resistive treatment.

Persons with Disabilities

There must be an area within the audience seating available for persons with various disabilities. This may include persons who are visually impaired, have physical issues requiring wheel chairs, walkers or crutches, persons with hearing challenges and others. If there are any barriers to easy and safe passage, there must be ushers available to escort and assist these audience members. This may include ramps, dirt floors, uneven ground or other such issues.

Emergency Procedure for Evacuation

Ushers must be available throughout the performance in case of an emergency evacuation. The ushers must be trained to execute an emergency evacuation. There must be an usher posted at each entrance. They must be trained to deal with all audience members, even those with physical disabilities.

Emergency Evacuation Routes

There must be a minimum of two opposing emergency exits. More exits is better. Exit doors or arches cannot be obstructed, whether you are building inside or outside of the building. If

there are drapes or curtains in a door or exit, rather than a crash door, there must be an usher posted at that door, with a flashlight, for the entire time the audience is in the facility. Drapes must be IFR material.

Exit signs must be displayed in such a manner that all audience members have a clear sightline to the exit pathway. They should be centred above each exit doorway. Pathways must be adequately illuminated and clearly marked. The signs and emergency illumination must be maintained even in a power outage. This is typically done with a backup battery system.

A visit from your local fire authority is recommended. They typically will be pleased to see that you have a plan in place.

Emergency evacuation routes should never be more than 120 "steps" to the outside of the building. Pace out the route. Each 750mm along a straight path counts as one step, each stair step counts as one step, each door adds another step, each turn adds another step. Interpretation of these "rules" varies from fire authorities and architects.

If a "place of refuge" is used for persons with physical disabilities, this absolutely must be documented and confirmed with the local fire authority.

Seating Layouts

The attached drawing is an interpretation of the BC Building Code requirements for temporary Group A Division 1 Occupancy. In particular Section 3.3.2

Special Effects

All special effects must conform to industry standard practices and all applicable regulations. This includes pyrotechnics, firearms, open flame, strobe lights and motion controlled apparatus. Always check with local fire authority in advance. Use common sense and try to think of all possible hazards prior to installing the equipment.

Emergency Plan

Take precautions and train staff or ushers in fire suppression. Keep adequate equipment available. Develop an emergency plan. Post the plan in an obvious location and make all employees, actors and volunteers aware of the plan. The plan may include actions taken in varied emergency situations: Fire, earthquake, violent intruder, bomb threat, heart attack, significant fall or injury, allergies, riot/protest, upset audience member and others.

STOP AND THINK, PLAN, PREPARE FOR THE WORST



NEW WESTMINSTER

Motion Picture and Television Production Studios

Development Services Department, Building Division
Fire & Rescue Services – Fire Protection Division

Phone 604-527-4580
Phone: 604-519-1004

Purpose:

The New Westminister Building and Fire Departments role is to audit submissions made by the building owner or owners' representative relative to the Fire and Life Safety and risk reduction objectives established by the BC Building and Fire Code. This bulletin is provided to assist applicants with respect to the minimum administrative requirements under the municipal act for establishing a motion picture or television production studio, not admitting a viewing **audience**.

Building Classification & Change of Occupancy:

A Production Studio is classified under the BC Building Code as *F2 medium hazard industrial occupancy*. While a Production Studio proposed in an existing warehouse may not necessarily a change of building classification, it is a *change of occupancy* in the building and therefore, as a minimum, the new occupied area is required to comply with the BC Building Code and BC Fire Code for the intended use of the building. Depending on the existing condition of the building relative to the BCBC and the size of the renovations and/or addition, additional upgrading may be required for the building outside of the project area. For example if a fire alarm is required by the BCBC based on the addition and/or new occupancy that Fire alarm system is required for the building not just the new studio.

Professional Design and Review:

A knowledgeable Registered Professional is required to be retained for the project as required by the BC Building Code.

Governing Regulations:

- B.C. Building Code (current edition)
- B.C. Fire Code (current edition)
- NFPA 13 Standard for the Installation of Sprinkler Systems

Reference Document

- NFPA 140 Standard on Motion Picture and Television Production Studio Soundstages, Approved Production Facilities, and Production Locations is a standard prepared specifically for this unique occupancy. Sets are considered buildings within buildings and are not specifically addressed in the BC Fire Code and BC Building Code. NFPA 140 has developed risk mitigation solutions and procedures to address these unique occupancies. NFPA 140 is to be used in whole and not selectively and interpreted by qualified professionals.

Permit Requirements:

Building, Plumbing and Sprinkler permits are required prior to the start of construction on site. The applicant is encouraged to have an approach to Building and Fire Code compliance report prepared to accompany the permit application. Where an existing building is being altered to accommodate this business, it must substantially comply with all Health, Fire & Life Safety requirements. An assessment may be required to determine if structural upgrades are required to meet seismic requirements, and all overhead falling hazards must be addressed

Sprinkler Requirements:

Due to the potential use of hazardous materials, obstructed sprinklers and the unique fire load within the building, the sprinkler system should be designed and installed to meet extra hazard Group 2 as required by NFPA 140. Alternatively sprinklers will be required throughout the sets and construction there are no temporary obstructions or temporary buildings (See NFPA 140)

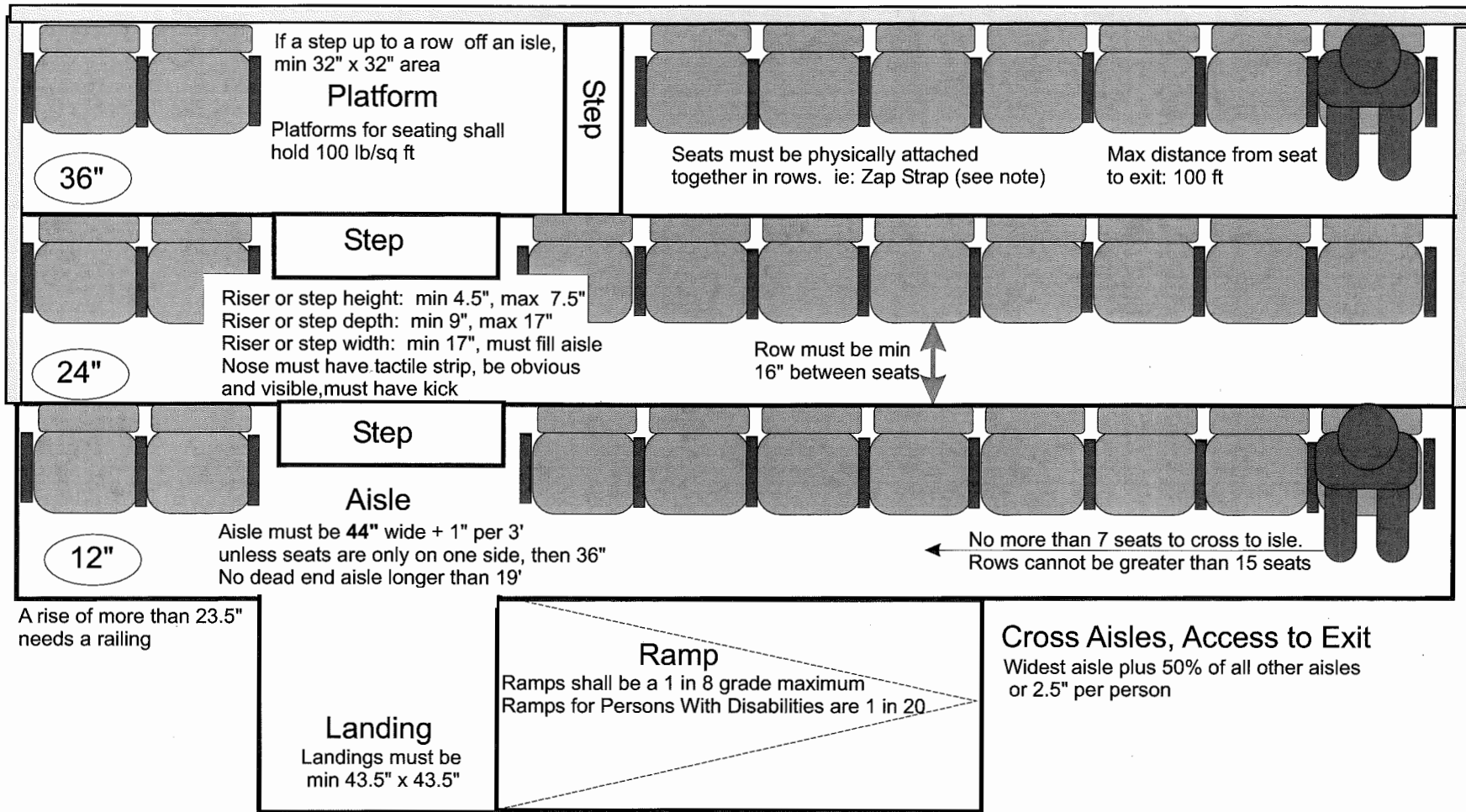
Fire Safety Plan:

In accordance with the BC Fire Code a Fire Safety Plan (FSP), accepted by the New Westminister Fire Department is required prior to occupancy. The FSP must specifically address the unique occupancy; requirements of NFPA 140 and the storage and handling of hazardous materials. The FSP is required to be submitted to the fire service a minimum 3 weeks prior to occupancy. The Fire Safety Plan is required to be signed by the Fire Safety Planner and a copy of the Fire Safety Planner's professional liability errors and omission insurance must accompany the Fire safety plan when submitted.

Railing Railings along a platform must be 42.5" high
 Railings in front of seats must be 30" high
 Railings beside seats must be 36.5"
 Maximum opening of 8"

NOTE: Section 3.3.2.3 states that seats must be fixed to the deck, however it is accepted practice to use seats connected together for temporary situations.

Must have **79"** head room.
 A seat back less than 24" requires railings



Railings must withstand an impact force of 245 pounds per foot.

Exits
 Minimum of 2 exits
 Clearly visible at all times
 Illuminated signs above
 Clearly marked
 Unobstructed

Persons With Disabilities Section 3.7
 Theatres larger than 1000 sq ft require Hearing Assist system
 Ramp slope of 1 in 20
 Aisles and all public passage areas of 59" wide
 No drop higher than 3"
 <100 2 spaces
 101 - 200 3 spaces
 201 - 350 4 spaces

**BC Building Code Section 3.3.2
 Temporary Theatre Seating Guidelines
 Group A Division 1 Occupancy**

This is not an official document. This is a synopsis only.
 Figures are calculated to the nearest 1/2 inch from metric code.
 Check Building Code for actual rules and regulations.
 The creator of this document assumes no responsibility or liability.