



January 3, 2013

Dear Customer:

2012 British Columbia Building Code Requirements for Pallet Racking

Due to the release of the new 2012 British Columbia Building Code, the process to purchase and install racking has become much more stringent. The following is a list of requirements that you need to be aware of and a breakdown of responsibilities that you as a customer will need to complete.

All lower mainland municipalities other than Delta require tenant improvement permits to erect racking systems above 8' to the top shelf. While the formal permit is not required in Delta adherence to the Building Code is still expected and encouraged, this is reinforced by both WorkSafe BC and your insurance underwriter.

Engineered Racking

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

Site Plan

A site plan showing property dimension, 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 the building department's microfilm service. Written permission from the property owner is required to obtain copies of plans from microfilm. Contact your building department permit division for associated fees and further information.

Soils Site Class

Since January 2007 a soils Site Class is required for the design of structures per the BCBC. The Site Class can be researched through the building department which should list the soils engineer or (geotechnical engineer) on record for the building site. If insufficient data is on file, further soils engineering may be required to determine the Site Class. Geotechnical engineers charge for this service and again pricing is dependant on complexity.

Slab Certification

The slab certification may be required by the building department to complete the permit application. The slab designer can be researched through the building department. Arpac will provide the loading criteria to the slab designer to obtain approval for the proposed loads. Slab engineers charge for the certification of the slab.

Please note that professional fees related to site plan, site class and slab certification are your responsibility.

Fire Code Review

As pallet racking may increase the height and density of storage a Fire Code Review by a Fire Code Consultant will likely be required by the municipality. This review is to confirm that the sprinkler system design in use is adequate for the commodity classification of goods you store in the building.

If you are planning a major change to your warehouse or rack system you should consider retaining a code consultant who would be responsible for making sure that you are in compliance with access and egress to your building as well as ensuring compliance to the fire code. Note when you apply for a permit, associated building inspections may occur such as electrical, plumbing and/or the Fire Marshall.

Arpac will assist you to obtain a permit with the understanding that you will provide the necessary information identified above.

Your permit will take 2 - 4 weeks for your building department to process....so plan accordingly.