



Child Care Facilities

No.: PERMITS-47
Date: 2010-12-17
Revised: 2016-04-05

Purpose:

To assist the public in understanding the BC Building Code classification requirements for child care facilities.

Background:

Child care facilities require special attention in determining a suitable classification. Effective December 19, 2014 the BC Building Code (Code) will be amended to include Article 3.1.2.8, requiring a child care facility to be classified as a Group A, Division 2 occupancy. This applies regardless of the age of the children. The Code will also include the new Article 3.3.2.16, addressing additional requirements for child care facilities accommodating 1 or more children under 30 months of age.

In Richmond, child care facilities with more than 2 children are required to be licensed by Vancouver Coastal Health. Licensed child care facilities must meet the requirements of the Community Care and Assisted Living Act (Act) and the Child Care Licensing Regulation (Regulation).

For child care facilities with no more than 8 children in care and located in single-family house, Section 20 of the Act supersedes requirements of the Code other than those for single-family house use.

Implementation:

Effective immediately, the determination of the applicable Code requirements for child care facilities will be based on:

- the number of children; and
- the age of the children.

Therefore, in the City of Richmond, the Code classification requirements for child care facilities are as follows:

1. Up to 8 children in single-family house—regardless of age:

Following Section 20 of the Act, this type of child care facility is considered as a single-family house under Part 9 of the Code. A building/plumbing/gas inspection will be undertaken, and any safety and Building Code concerns identified will have to be corrected prior to child care use. A letter from the child care facility operator indicating the number of children will be required.

2. Any number of children in any type of building—serving children 30 months of age and over:

This type of child care facility is considered as an assembly occupancy (Group A, Division 2) under Part 3 of the Code, notwithstanding allowances in 3.1.2.6. of the 2012 BC Building Code to classify a low occupant load assembly as a Group D occupancy. A building permit is required, and if the existing zoning does not permit the child care facility use, the property owner will have to apply to the City to see if the zoning of that property can be changed.

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3. Any number of children in any type of building—serving children younger than 30 months of age:

This type of a child care facility is considered as an assembly occupancy (Group A, Division 2) under Part 3 of the Code. A building permit is required, and if the existing zoning does not permit the child care facility use, the property owner will have to apply to the City to see if the zoning of that property can be changed. As per 3.3.2.16, the following are required:

- a) a child care facility with 1 or more children younger than 30 months of age must be located in a sprinklered building or be located such that the facility has access to an exit at grade. The exit may not be more than 1 storey from any of the day care rooms;
- b) a fire alarm is required if the day care is in a multi-suite building or if the child care facility shares a means of egress located inside a building. This applies notwithstanding allowances in Clause 3.2.4.1.(4)(f);
- c) if the building requires a fire alarm system, smoke detectors are required in each rooms and egress corridor;
- d) where the building does not require a fire alarm system, smoke alarms conforming to CAN/ULC S531 must be provided. The smoke alarms must:
 - i) be installed in each room and each corridor serving as part of the means of egress from the day care facility;
 - ii) be interconnected;
 - iii) conform to the product standard and be installed to the required standard;
 - iv) be electrically wired and provided with a seven day battery back-up; and
 - v) have no disconnect switch between the overcurrent device and the smoke alarm.

The above classification requirements are for child care facilities providing child care during the day. A more restrictive classification or additional requirements may be required for facilities providing overnight care.

For more information on building permit requirements visit this link:
www.richmond.ca/busdev/building/permits.htm or call 604-276-4285.

For more information on building permit forms visit this link:
www.richmond.ca/busdev/building/building.htm or call 604-276-4285.

For more information on rezoning requirements visit this link:
www.richmond.ca/_shared/assets/da_276184.pdf or call 604-276-4282.

Should you have any questions, comments or suggestions concerning this bulletin, please contact Building Approvals at 604-276-4285.