

Response to Applicant

July 30, 2018



Dear 

Re: Your request for access to information under Part II of the *Access to Information and Protection of Privacy Act* [Our File #: SNL-059-2018]

On July 13, 2018, Service NL received your request for access to the following records/information:

“Corner Brook Office Town of St. George's renovations town office 2017 and 2018 Accessibility ramp, door entrance etc. Certification that this meets all requirements and documentation of any deficiency.”

A Design Review completed by Service NL on April 21, 2017 for the Town of St. George's Town Office and the building met requirements of the *Buildings Accessibility Regulations* at the time of review in April 2017. The Design Review resulted with the building registered as BA-00173. The “BA” designation means the building was registered as accessible, as opposed to an “EA” designation which would indicate when a building is exempt from requirements. Service NL does not have any records out any outstanding deficiencies for the building since the review was approved on April 21, 2017. The registration and design plans for the for the building are enclosed for your reference.

Please be advised that you may ask the Information and Privacy Commissioner to review the processing of your access request, as set out in section 42 of the *Access to Information and Protection of Privacy Act* (the Act). A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner.

The address and contact information of the Information and Privacy Commissioner is as follows:

Office of the Information and Privacy Commissioner
2 Canada Drive
P. O. Box 13004, Stn. A
St. John's, NL. A1B 3V8

Telephone: (709) 729-6309
Toll-Free: 1-877-729-6309
Facsimile: (709) 729-6500

You may also appeal directly to the Supreme Court Trial Division within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act.

Please be advised that this letter will be published following a 72 hour period after it is sent electronically to you or five business days in the case where records are mailed to you. It is the goal to have the letter posted to the Completed Access to Information Requests website within one business day following the applicable period of time. Please note that requests for personal information will not be posted online.

If you have any further questions, please contact me by telephone at 709-729-7437 or by email ellenhaskell@gov.nl.ca.

Sincerely,

ELLEN HASKELL
ATIPP Coordinator

April 21, 2017

Atlantic Engineering Consultants Ltd.
34 Main Street
Corner Brook, NL
A2H 1C3

Attn: Donald J. DiCesare

Dear Mr. DiCesare:

Re: Plans – Proposed Town Office Renovation, Town of St. George's, NL

We acknowledge receipt of plans and other information pertaining to Fire and Life Safety and Buildings Accessibility for the above project.

Fire and Life Safety

We have reviewed the plans and FC/NBC Form and found them generally acceptable. However, at the time of construction, you must ensure that the following items are included:

1. That the portable fire extinguishers shall be installed, maintained and inspected in accordance to the requirements of NFPA-10, "Portable Fire Extinguishers".
2. That exits and means of egress passages shall be equipped with emergency lighting in accordance with Chapter 7 of the Life Safety Code. Emergency lighting shall provide not less than 90 minute duration and shall be extended to include all exterior access to the public way. In addition, handrails shall be installed on both sides of all exit stairs and ramps in accordance with Article 7.2.2.4 with the inside handrails being continuous and outside handrails extending one tread width beyond the nosing of the last stair. If the building is registered for compliance with the Buildings Accessibility requirements, the handrail shall extend 300 mm horizontally beyond the end of the above noted handrail requirement.
3. That Exit Doors are installed in accordance with Chapter 7 and the applicable occupancy chapter of NFPA 101, The Life Safety Code. Exit doors shall swing in the direction of exit travel.
4. The material to be used as an interior finish (wall and ceiling assemblies) shall have a flame spread rating not to exceed 150. It is recommended that Brick, Concrete Block, 12.7 mm Gypsum Board, 11mm Plywood (good one side or select grade), or a "ULC" approved and listed paneling be used. Concrete walls need not be covered with a material previously mentioned, but may be covered with a water based paint.
5. That the furnace room is fire rated. The walls shall be constructed using 15.9 mm fire rated gypsum board on both sides of the stud wall. The ceiling shall also be covered with one layer of 15.9 mm fire rated gypsum board. Interior access doors to this room shall be 45 minute fire rated and "ULC" listed and tagged. These doors shall be installed in steel frames and equipped with a heavy duty self-closing device and a positive latch.
6. Exit corridor and stairs shall be separated from the remainder of the building by a fire separation having a fire resistance rating not less than 45 minutes. This can be accomplished by installing 12.7 mm fire rated gypsum board on both sides of a stud wall. The wall shall run from ground to the underside of the roof deck. Any doors that penetrate the fire separation shall be fire rated for 45 minutes. These doors shall be "ULC" Listed and Tagged, installed in a steel frame, and equipped with self-closing & positive latching devices.
7. In accordance with Chapter 7 of the Life Safety Code, where the exit door is not immediately apparent from all portions of the floor area, exit light signs shall be installed in accordance with Chapter 7.

Additional requirements that must be adhered to at the time of construction are as follows:

1. That where a fire alarm, sprinkler, and/or kitchen system, fire extinguishers, exit and emergency lighting have been installed, they shall be inspected to ensure proper operation and location. This inspection shall be performed by a service company listed and licensed by the Office of the Fire Commissioner. A copy of all inspection certificates, where applicable, shall be forwarded to the Fire and Emergency Services for filing.
2. That the oil fired/hot air furnace shall be installed, inspected, and maintained in accordance with the requirements of CAN/CSA - B139 "Installation Code for Oil Burning Equipment". The manufacturer's installation requirements shall also be complied with. If the furnace has not been inspected in the past year it shall be subject to inspection by a certified burner mechanic.

The project shall be completed with the approved plans and information provided on the FC/NBC Form. All items listed above, the applicable provisions of the National Building Code of Canada, National Fire Code of Canada, and Means of Egress requirements as outlined in the NFPA 101 Life Safety Code must be complied with.

We trust that you will note and adhere to the requirements as stated above for Fire and Life Safety.

Buildings Accessibility

We have reviewed the drawings for the above project for compliance under the Buildings Accessibility Act and Regulations. As a result of our survey, we have registered the design of the project as follows:

PROJECT#	DRAWING#	REGISTRATION#
17-MCW-17-00017	Site Plan, A2, A4, A5	BA-001763 B

Please Note:

In addition to the above plans and details you must ensure that:

1. Parking Spaces designated for use by persons with physical disabilities must be 3.9 metres wide for single spaces and 6.3 metres wide for double spaces. These spaces shall be identified by a permanently mounted Uniform Traffic Control Sign installed such that the center of the sign is 1500 mm above grade. The entire space(s) shall be painted blue with a 1.0 m by 1.0 m symbol of accessibility painted white in the center of the space. A 1500 mm wide access isle with white crosshatching shall be located in the center of double spaces as required by Schedule A, Sections 13 to 15, inclusive.
2. Barrier free access shall be provided from the barrier Free Parking Space(s) into the building in accordance with Section 3. Curb ramps shall comply with the requirements of Section 9 of Schedule A. Ramps, landings, railings and guards shall comply with the requirements of the Schedule, Sections 29 to 23, inclusive. A level landing extending not less than 1500 mm perpendicular from the building face and extending beyond the width of the doors shall be provided at the principle entrance.
3. Ramps, landings, handrails and guards shall comply with the requirements of the Schedule, Sections 19 to 23, inclusive. Level landings measuring not less than 1500 mm by 1500 mm shall be provided at the top and bottom of the ramp. The top landing shall extend not less than 600 mm beyond the door opening on the latch side of the entrance door and be at the same elevation as the finished floor. Handrails shall be circular, 30 mm to 40 mm in diameter, 840 mm to 920 mm above the surface of the ramp, and shall extend 300 mm horizontally beyond the top and bottom of the ramp while maintaining the required handrail height. Guards shall be provided if the surface of the ramp and/or landing exceeds 600 mm above grade. The slope of the ramp shall not exceed 1 in 12.
4. Doors, doorways, door thresholds and door hardware shall comply with the requirements of the Schedule, Section 18. Doors shall provide a clear space not less than 800 mm, normally a minimum 840 mm wide door is required to meet this requirement. Door thresholds shall be not more than 13 mm in height and be beveled. Door hardware shall be the type that does not require tight grasping or twisting of the wrist, lever, thumb latch and push/pull type hardware have been accepted. Doors shall have a clear space not less than 600 mm on the latch side of

the door where the door swings toward the approach side of the door and 300 mm where the door swings away from the approach side of the door.

5. Washrooms shall be constructed in accordance with Section 30 of Schedule A. Toilets shall be installed 460 mm to 480 mm from a side wall and have seats 400 mm to 460 mm above the finished floor. A 900 mm long grab bar must be installed adjacent to the toilet such that the midpoint of the grab bar is opposite the front of the toilet bowl. A 600 mm long grab bar shall be installed at the back of the toilet such that its midpoint is at the center of the toilet. Grab bars shall be 30 mm to 40 mm in diameter and be installed horizontally 840 mm to 920 mm above the finished floor. Sinks shall be installed not more than 865 mm above the finished floor and provide the required clear space underneath the sink. Sinks shall be equipped with lever type faucets. Toilet Stalls shall comply with the requirements of Section 27 of Schedule A.
6. Service counters shall have a section of the counter not exceeding 865 mm above the finished floor in accordance with Section 33.
7. Controls for Building Services such as fire pull stations, light switches, thermostats, etc., shall be installed not more than 1400 mm above the finished floor in accordance with the Schedule, Section 11.
8. A minimum clear space not less than 800 mm shall be provided between the end of the door throughout its swing and any obstruction.
9. All provisions for Buildings Accessibility required under previous registrations shall be complied with.

We trust that you will note and adhere to the requirements as stated above for Fire and Life Safety and Buildings Accessibility.

Sincerely,



Kimberly Halfyard
Design Approval Technician II

C Fire and Emergency Services
Deer Lake

St. George's Fire Department

Town of St. George's

Mr. Jeremy Keeping - Technical Inspector, Service NL, Corner Brook

Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.