Whether or not a warehouse type building can be considered a low-hazard industrial occupancy is determined by the amount of combustible content that it contains. This combustible content includes actual building construction materials within the building shell, as well as the combustible material stored or contained in the building. *A low-hazard industrial occupancy* (Group F, Division 3) is defined by the *British Columbia Building Code* (BCBC) as an *industrial occupancy* in which the *combustible* content is not more than 50 kg/m_2 or 1,200 MJ/m_2 of *floor area*. A *medium-hazard industrial occupancy* (Group F, Division 2) is defined by the BCBC as an *industrial occupancy* in which the *combustible* content is more than 50 kg/m_2 or 1,200 MJ/m_2 of *floor area* and not classified as a *high-hazard industrial occupancy*. The BCBC defines *floor area* as the space on any *storey* of a *building* between exterior walls and required *firewalls*, including the space occupied by interior walls and *partitions*, but not including *exits*, *vertical service spaces*, and their enclosing assemblies.
The City of Victoria Building Department considers all warehouse or storage type buildings to be medium-hazard industrial (F2) occupancies. If a designer, owner or occupant wishes to have a building considered to be a low-hazard industrial (F3) occupancy**, the following information must be submitted with the building permit application:**

1. Report from a Registered Professional
The owner of the proposed building or occupancy must retain the services of an architect or engineer licensed to practice in the province of British Columbia. This design professional must perform an assessment of the proposed combustible content per square metre of building floor area and compare this combustible content to the maximum 50 kg/m_2 or 1200 MJ/m_2 permitted for a low hazard industrial occupancy. The report submitted by the design professional must be signed and sealed.
Combustible content includes but is not limited to the following:
- Material to be stored
- Combustible liquids
- Pallets, racking, shelving, furniture, etc.
- Combustible partitions whose exposed construction has a flame spread rating of more than 25
- Combustible floor assemblies such as mezzanines or raised floors

Example of a Combustible Content Analysis:

Item	Unit Measurement		QTY	Total	
Wood stair	200	lbs	1	200	
Interior Wood studs	4	lbs/lin.ft.	300	1200	
Guardrail & Handrail	10	lbs/sq.ft.	50	500	
Wood Doors	50	lbs	20	1000	
Millwork	200	lbs	1	200	
Floor Joists & sheeting	4	lbs/sq.ft.	800	3200	
Office paper products	100	lbs/desk	20	2000	
Furniture - tables	100	lbs	2	200	
Furniture - chairs	20	lbs	40	800	
Furniture - desks	150	lbs	20	3000	
Storage	20000	lbs	1	20000	
			Total Weight	32300	lbs
				14651	Kg
			Total Building Area	800	m^2
			Total Wt/Area	18.31379	Kg/m^2

To : CHIEF BUILDING OFFICIAL _____

SUSTAINABLE PLANNING AND COMMUNITY DEVELOPMENT Date

PERMITS AND INSPECTIONS

CITY OF VICTORIA

1 CENTENNIAL SQUARE

VICTORIA BC V8W 1P6

Re: Name of Project _____

Address of Project _____

Proposed Use of Building _____

I (we) the Owner(s) of the above referenced building certify that the combustible content of the building will not exceed 50 kg/sq m of floor area. I (we) understand that if these limits are to be exceeded then an application must be made for a building permit to change the occupancy of the building from a low hazard industrial occupancy (F3) to a medium hazard industrial occupancy (F2) and that building upgrades may be required as a result of this change in occupancy.

_____ _____

Name(s) of Owner(s)

_____ _____

Signature(s) of Owner(s)