REGIONAL DISTRICT OF NANAIMO

INFORMATION BULLETIN

May 4, 2020

Structural Engineering Requirements

Please be advised of changes to the requirements for building permit applications with respect to Part 4 Structural Design in Part 9 Housing and Small Buildings.

In accordance with the BC Building Code (BCBC) and the Guide to the Letters of Assurance, structural components of a building that fall outside the prescriptive requirements of the code (Part 9) will require to be reviewed by a structural engineer for the design and field review.

The following are some typical examples of structural components of the building that will require review by a Structural Engineer and Letters of Assurance identifying their responsibilities which must be submitted at the time of permit application.

Point loaded beams - Beams or lintels that have point or concentrated loads applied to them. Girder trusses that support another girder truss.

Engineered floor systems - A sealed floor system layout will be required at the time of framing inspection by the RDN building department.

Attic trusses - Attic trusses that create a room above another part of the building will require the structural engineer to review the entire building under part 4 design for the seismic requirements.

Tall Walls - Any building with walls that have a stud length exceeding the limitation set out in Table 9.23.10.1 of the BCBC. For example,

A two storey house with or without attic storage built with unsupported 38mm x 140mm (2" x 6") studs @ 400mm (16") o/c that are over 3.6m (11'- 10") or,

A single storey building of 38mm x 140mm (2" x 6") studs @ 600mm (24") o/c that exceed 3.0m (9'-11").

Anchorage and seismic restraint to Part 4 design will also apply in most cases.

Hinge Walls - Any building where the walls are constructed of studs that do not extend full storey height. The studs must be continuous from floor to ceiling, except at openings.

Timber/Post and Beam construction - Usually involves connections, bearing and framing configurations that are outside the scope of Part 9 design.

Note: When there are several Part 4 components in a Part 9 building it may be required that a structural engineer review the entire building.

As part of the proposed changes the Regional District of Nanaimo (RDN) will also be introducing a sheathing inspection in addition to the framing inspection. Both inspections can be called for at the same time or individually.

For more information, please contact:

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