



Bulletin

THE CITY OF NEW WESTMINSTER
BUILDING DEPARTMENT – PHONE: 604 527 4580
SEPTEMBER 2006

Requirements for Show Homes

Prior to Permitting Public Access to Display Suites

Part 8 of the B.C. Building Code addresses “Safety Measures at Construction and Demolition Sites. Specifically Section 8.2 addresses the “Protection of the Public and Fire Safety”.

Prior to Permitting Public Access to Display Suites the following must be completed:

1. Provide safe public access and parking to display homes.
2. All construction activity to be fenced off from display homes.
The public is NOT to have any access to construction areas and are not to be allowed to walk through uncompleted buildings.

8.2.1.3. Fencing, Boarding or Barricades

- 1) When a construction or demolition activity may constitute a hazard to the public and is located 2 m or more from a public way, a strongly constructed fence, boarding or barricade not less than 1.8 m high shall be erected between the site and the public way or open sides of a construction site.
 - 2) Barricades shall have a reasonably smooth surface facing the public way and shall be without openings, except those required for access.
 - 3) Access openings through barricades shall be equipped with gates that shall be
 - a) kept closed and locked when the site is unattended, and
 - b) maintained in place until completion of the construction or demolition activity.
3. Provide revised Construction Fire Safety Plan showing changes. Fire fighting access must be complete with required water supply operational. All required life safety systems must be operational. An inspection of Life Safety Items is required prior to allowing Public Access
 4. Show homes must have provisional occupancy inspection. All areas to which the public will be permitted access to be complete and have final inspection. Final Building Inspection must be complete prior to allowing any permanent occupation of the building(s)

Note: these requirements are for wood frame SFD and Townhouse projects only. Requests for Display Suites in other Part 3 & Part 9 projects require a written proposal in



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compliance with Division C, Section 2.3 - Alternative Solutions, 2006 BC Building Code.