



Enclosed Parking Garage Guideline

The BC Building and BC Fire Code restrict or regulate certain uses in combination with other occupancies that must be maintained through the life of the building. Enclosed parking garages and private parking garages historically are being used for storage and non-permitted occupancy uses such as hobby and repair shops, recreation rooms, and living accommodations.

Definitions

For the purposes of this guideline:

“Enclosed parking garage” is a structure built within a common BC Building Code F3 parking garage where the interior space can be fully viewed from the exterior through a gated or mesh overhead door.

A *“private parking garage”* is a structure built within a common BC Building Code F3 parking garage where the interior space can not be fully viewed from the exterior due to the installation of solid doors and walls.

Building Permit Requirements

“Enclosed parking garages” in multifamily residential developments are to be used for the parking of vehicles only (includes bikes, scooters, motorcycles and watercraft). Storage in parking garages is only permitted in storage rooms designed for storage use. Storage is not permitted in portable storage containers, or bike lockers. A residential occupancy is not permitted to be used as a storage room.

At building permit submission the following details are required:

1. Plans must indicate the uses of all spaces.
2. Grate or mesh style overhead door which permits ability to visually inspect the entire space.
3. The sprinkler design must show sprinkler coverage below overhead doors.
4. Man door egress is required to each "enclosed parking garages" unless the garage space has a means of egress through the dwelling unit leading directly to an exit door not more than 1 storey above the enclosed parking garage.
5. "NO STORAGE PERMITTED" signage for each "enclosed parking garage" must be indicated on the plans.
6. A complete Fire Safety Plan must be submitted with the building permit, that indicates the following wording which must also be included in the strata bylaw:
 - a. At all times enclosed vehicle parking garages may only be used to store vehicles, bicycles, scooters, motorcycles, or water vehicles (boats, kayaks). Storage of any other

items, hazardous materials including propane and flammable or combustible liquids, use as a hobby space, living space, or any other un-permitted use as determined by the BC Building Code, BC Fire Code, or District of North Vancouver bylaws is strictly prohibited.

- b. At all times an owner, tenant, occupant or visitor must not block access or visibility for the Strata Corporation and/or District of North Vancouver staff to inspect enclosed vehicle parking garages, for which inspection can be made at any time, without notice.
 - c. Replacement of the accepted door design with a solid door is not permitted.
 - d. The Strata Corporation is required to inspect all enclosed parking garages at a minimum of a monthly basis to ensure compliance. The Strata Corporation will have the right to remove any prohibited items from the enclosed parking garage, at any time, without notice.
 - e. Failure to comply with this part of the Bylaw may result in a daily fines, against such owner, until the owner pays the fine to the Strata Corporation.
 - f. This section of the Strata Bylaw is further restricted by a parking covenant placed on title for this property by the District of North Vancouver.
7. New developments must require a covenant be registered on title to limit the use of “enclosed parking garages” to a parking use.

Private Parking Garages

“Private parking garages” are not permitted in common parkades since private garages are assumed to be adaptable to uses that are not permitted in conjunction with multifamily residential uses or not compatible with a storage garage.

Sample Parking Covenant (to be registered during the Planning Stage):

A total of X enclosed parking garages have been accepted for installation in the common parking garage. These enclosed parking garages are for the parking of vehicles only and must not be used for storage or as a hobby space, living space or any other use not permitted by the BC Building Code, BC Fire Code, or the District of North Vancouver Bylaws. These spaces must be fully visibility for inspection and be accessible for inspection at all times.