



## Building Permit **BLD23-01004**

Site Address: **5050 SANDERS ST**

Parcel: **002-671-824**

Legal Description: **LOT: 128 DISTRICT LOT: 32 PLAN: NWP36340  
Group 1, 5965-6239.**

Zone: **CD (RM5), CD (RM5)**

This permit has been issued for  
the construction of: **Building permit for Repiping P1 Level**

Issue Date: **April 23, 2024**

Expiry Date: **April 23, 2026**

Permit Type: **Building Permit (Commercial)**

Work Proposed: **Alteration**

Building Use: **Apt Strata (>4) - 315**

Number of New Dwelling Units: **0**

Owner: **HORIZON TOWERS HOLDINGS LTD  
2000 - 77 BLOOR ST W TORONTO, ON M5S 1M2**

Contractor: **ALL PROFESSIONAL TRADES SERVICES INC  
4163 MCCONNELL DR BURNABY, BC V5A 3J7**

Neither the granting of this permit, nor the review of plans, drawings or supporting documents, nor any inspections made by or on behalf of the City shall in any way relieve the owner or the owner's agent from full and sole responsibility to perform the work in strict accordance with the Building Bylaw, the Building Code, and any applicable codes, standards, bylaws and enactments.



City of  
**Burnaby**  
Building Division  
Planning and Development Department  
4949 Canada Way  
Burnaby, BC V5G 1M2  
[www.burnaby.ca](http://www.burnaby.ca)

**Notification of Reliance  
upon Registered Professional  
and Fee Reduction**

**Building Address:**

5050 Sanders St

**Building Permit #:**

BLD 23-01004

Pursuant to Section 11 of the Burnaby Building Bylaw, the City has relied upon the certification of registered professional engineers and/or an architect to issue the above noted Building Permit.

As part of that certification, each registered professional has provided assurance that the design and plans submitted in support of the application for the building permit substantially comply in all material respects with the BC Building Code and other applicable enactments relating to safety.

As such, and upon receipt of Letters of Assurance, we have reduced the fee for the building permit by 2.5% up to a maximum of \$531.00. This reflects the costs of the work that would otherwise be done by a building inspector to determine whether the plans, or aspects of the plans that were certified, do in fact comply with the BC Building Code and other applicable enactments relating to safety.

**Print Name:**

Abbas Salam

**Signature:**

*Abbas Salam*

**Date:**

23 Apr 2024

# SANITRY PIPE RE-ROUTE

## HORIZON TOWERS

5050 SANDERS ST, BURNABY, BC V5H 1T1

### PROJECT TEAM

**CLIENT**  
BC HOUSING

1700 - 4555 KINGSWAY, BURNABY, BC V5H 4T8

### CONSULTANT

MCCUAIG & ASSOCIATES ENGINEERING LTD.

200-3999 HENNING DRIVE, BURNABY, BC V5C 6P9

If Combustible Plumbing Materials are used above the Underground floor level, approval from the Building Inspector is required before installation to ensure compliance with the Building Code Requirements

A SITE SURVEY FOR CROSS CONNECTIONS MIGHT BE PERFORMED BY THE PLUMBING INSPECTION DIVISION, ADDITIONAL BACKFLOW PREVENTERS MAY BE REQUIRED.

### PROJECT DATA

#### GENERAL PROPERTY INFORMATION:

CIVIC ADDRESS: 5050 SANDERS STEET, BURNABY, BC V5H 1T1

PID: 002-671-824

LOT: 128

DISTRICT LOT: 32

PLAN: NWP36340

AHJ: CITY OF BURNABY

APPLICABLE CODE: BCBC 2018

Ensure that the Domestic Water Pipe System is adequately sized to provide for the additional water fixture unit load to be added

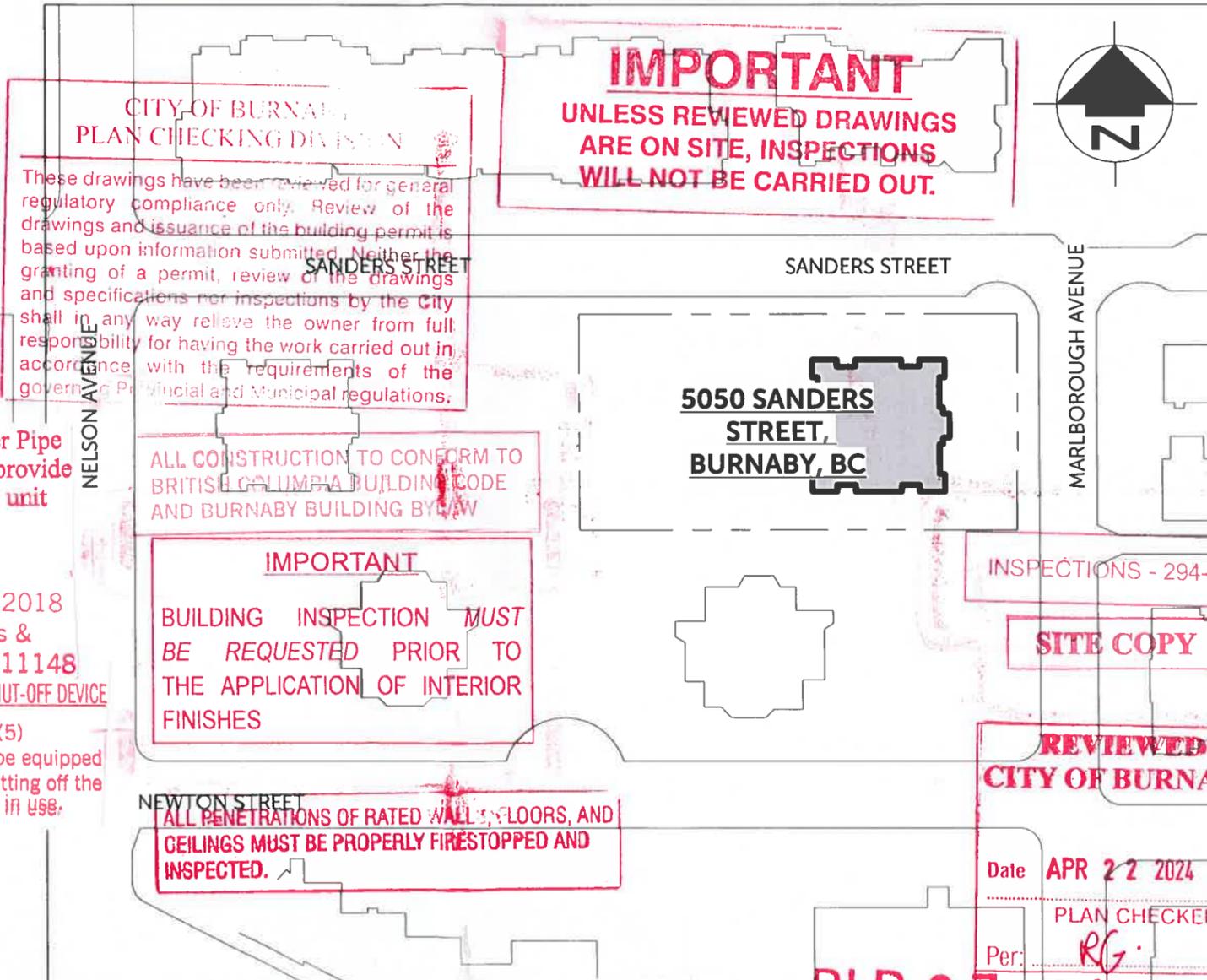
Install to B.C. Building Code 2018 Part 7 - Plumbing Services & Burnaby Plumbing Bylaw No. 11148

PUBLIC WASHROOM LAVATORY FAUCET AUTOMATIC SHUT-OFF DEVICE  
BC PLUMBING CODE 2.2.10.6. (5)  
Each lavatory in a public washroom shall be equipped with a device capable of automatically shutting off the flow of water when the lavatory is not in use.

### DRAWING LIST

SHEET NO.	SHEET TITLE
M-001	SITE PLAN / COVER SHEET
M-002	PLUMBING LEGEND
M-101	LEVEL P2 EXISTING SANITARY PIPE PLAN
M-102	LEVEL P1 EXISTING SANITARY PIPE PLAN
M-103	LEVEL P1 SANITARY PIPE RE-ROUTE PLAN
M-104	FIRESTOPPING DETAILS

\* ENSURE SUDS PRESSURE ZONE MEETS ARTICLE 2.4.2.1.(4)(5). \*  
2018 BC PLUMBING CODE



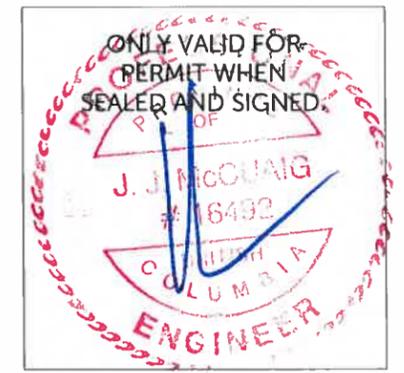
**ACCEPTED**  
BURNABY BUILDING INSPECTION DIVISION  
DATE: APR 11 2024  
PER: DINO ECHELLI  
Plbg. & Gas Inspector

BURNABY BUILDING INSPECTION DIVISION  
INSTALL TO CITY OF BURNABY CROSS CONNECTION CONTROL PROGRAM  
DATE: APR 11 2024  
PER: DINO ECHELLI  
CCC INSPECTOR

**BLD 23-01004**  
1 SITE PLAN  
M-001 SCALE: 1" = 100'-0"

RECEIVED  
DEC 04 2023  
BUILDING

**MAE**  
#200 - 3999 HENNING DRIVE, BURNABY, BC, V5C 6P9  
PHONE: 604-255-0992 / FAX: 604-255-1054



PERMIT TO PRACTICE NO. (BC): 1002833

REVISION	DESCRIPTION	DATE
2	RE-ISSUED FOR PERMIT	2023/12/04
1	ISSUED FOR PERMIT	2023/11/22

CLIENT  
**HORIZON TOEWRS HOLDINGS LTD.**  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

PROJECT TITLE  
**SANITRY PIPE RE-ROUTE**  
HORIZON TOWERS  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

CHECKED BY: JM  
DRAWN BY: LC DATE: 2023/12/04

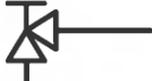
SCALE: As indicated

DRAWING TITLE  
SITE PLAN / COVER SHEET

PROJECT NUMBER	SHEET NO.	REVISION NO.
2302.017	M-001	2

NOTE: FIELD VERIFY ALL MEASUREMENTS; DO NOT SCALE OFF DRAWINGS

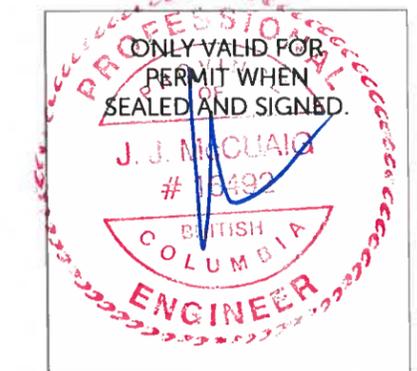
**PLUMBING LEGEND**

----	DOMESTIC COLD		MOTORIZED THREE WAY CONTROL VALVE
----	DOMESTIC HOT		MOTORIZED CONTROL VALVE
----	DOMESTIC RETURN		DRAIN VALVE
-V-	SANITARY VENT		RELIEF VALVE
-SAN	SANITARY ABOVE GRADE		WATER METER
-SAN	SANITARY BELOW GRADE		PUMP
-ST	STORM ABOVE GRADE		PRESSURE GAUGE
-ST	STORM BELOW GRADE		RISER TAG (DOMESTIC)
-G	NATURAL GAS		RISER TAG (SANITARY)
-HWS	HOT WATER SUPPLY		RISER
-HWR	HOT WATER RETURN		FIXTURE CONNECTION
-CWS	CHILLED WATER SUPPLY		FLOOR DRAIN
-CWR	CHILLED WATER RETURN		AQUASTAT
	PIPE CLEANOUT		WATER HAMMER ARRESTER
	DIRECTION OF FLOW		HOSE BIB
	GATE VALVE		STRAINER
	BALL VALVE		
	BALANCING VALVE		
	UNION		
	CHECK VALVE		
	PRESSURE REDUCING VALVE		

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DEC 04 2023  
BUILDING



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REVISION	DESCRIPTION	DATE

CLIENT  
**HORIZON TOEWRS HOLDINGS LTD.**  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

PROJECT TITLE  
**SANITRY PIPE RE-ROUTE**  
**HORIZON TOWERS**  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

CHECKED BY **JM**  
DRAWN BY **LC** DATE **2023/12/04**

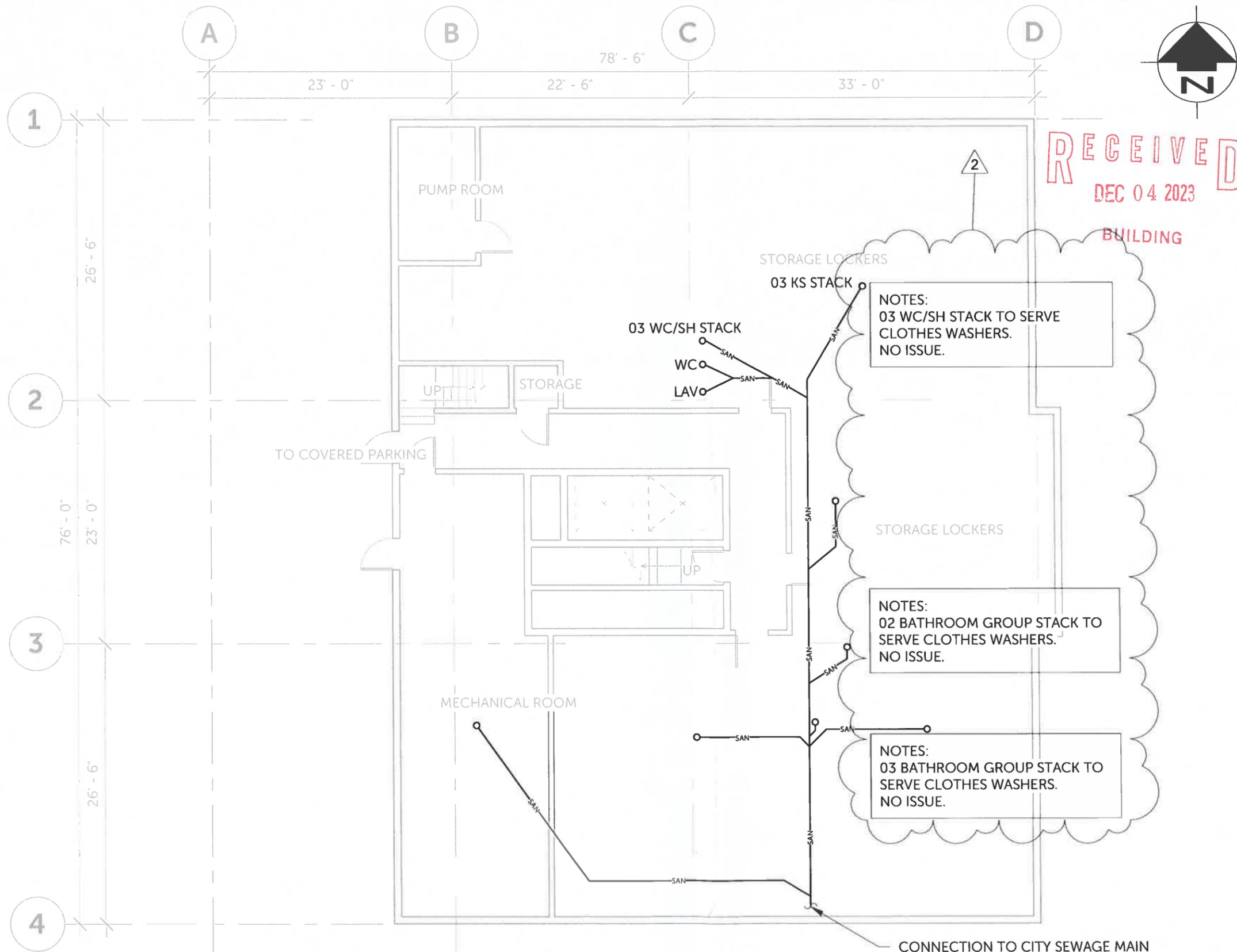
SCALE **12" = 1'-0"**

DRAWING TITLE  
**PLUMBING LEGEND**

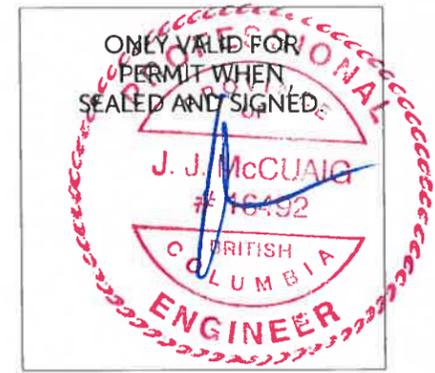
PROJECT NUMBER <b>2302.017</b>	SHEET NO. <b>M-002</b>	REVISION NO. <b>2</b>
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**BLD 23-01004**

NOTE: FIELD VERIFY ALL MEASUREMENTS: DO NOT SCALE OFF DRAWINGS



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PERMIT TO PRACTICE NO. (BC):  
1002833

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CLIENT  
**HORIZON TOEWRS HOLDINGS LTD.**  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

PROJECT TITLE  
**SANITRY PIPE RE-ROUTE**  
**HORIZON TOWERS**  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

CHECKED BY **JM**

DRAWN BY **LC** DATE **2023/12/04**

SCALE **1" = 10'-0"**

DRAWING TITLE  
**LEVEL P2 EXISTING SANITARY PIPE PLAN**

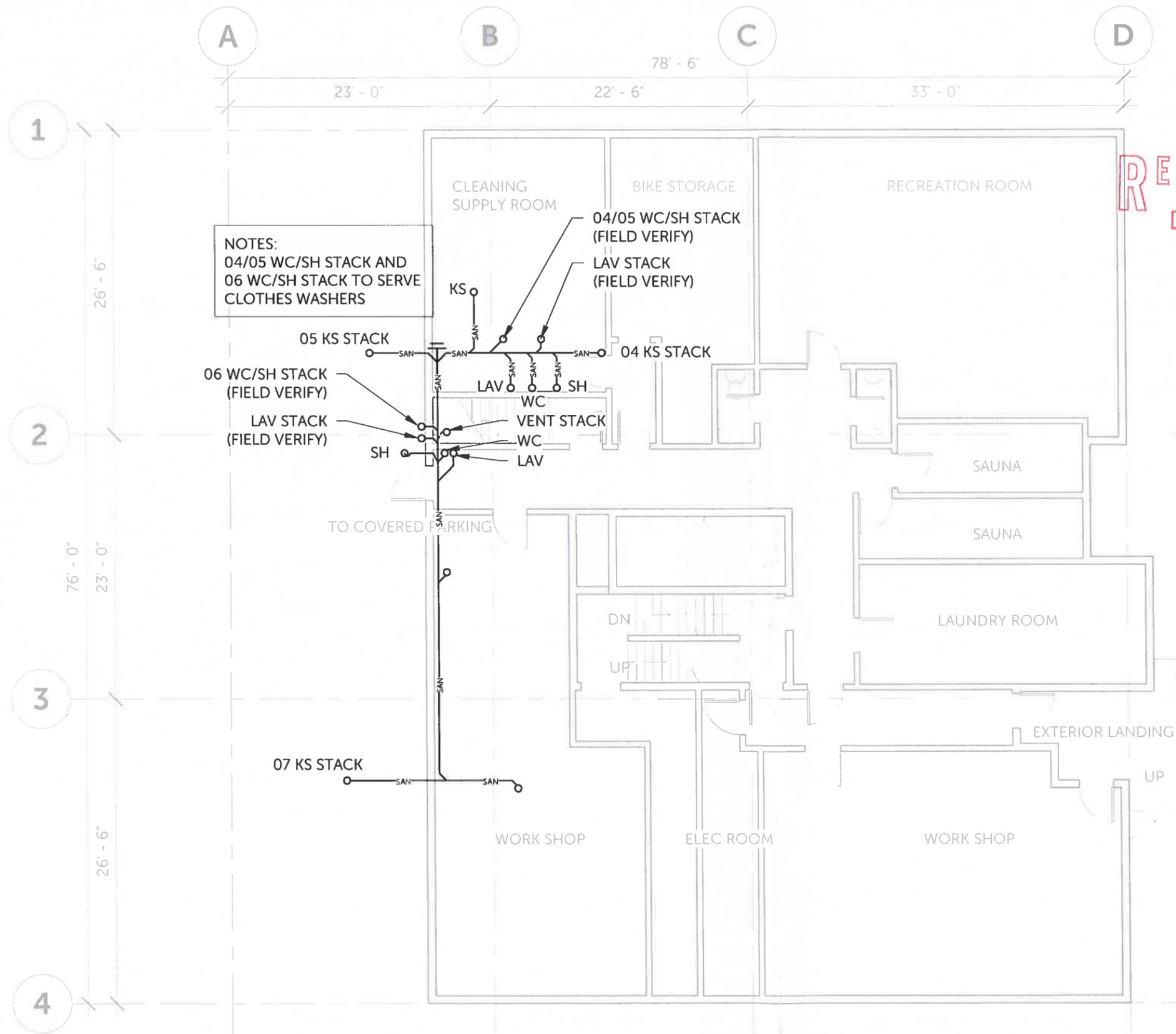
PROJECT NUMBER	SHEET NO.	REVISION NO.
<b>2302.017</b>	<b>M-101</b>	<b>2</b>

**1 LEVEL P2 EXISTING SANITARY PIPE PLAN**

M-101 SCALE: 1" = 10'-0"

**BLD 23-01004**

NOTE: FIELD VERIFY ALL MEASUREMENTS: DO NOT SCALE OFF DRAWINGS



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PHONE: 604-255-0992 / FAX: 604-255-1054

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NOTES:  
04/05 WC/SH STACK AND  
06 WC/SH STACK TO SERVE  
CLOTHES WASHERS



PERMIT TO PRACTICE NO. (BC):  
1002833

REVISION	DESCRIPTION	DATE
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1	ISSUED FOR PERMIT	2023/11/22

CLIENT  
**HORIZON TOWERS HOLDINGS LTD.**  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

PROJECT TITLE  
**SANITRY PIPE RE-ROUTE**  
**HORIZON TOWERS**  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

CHECKED BY **JM**

DRAWN BY **LC** DATE **2023/12/04**

SCALE **1" = 10'-0"**

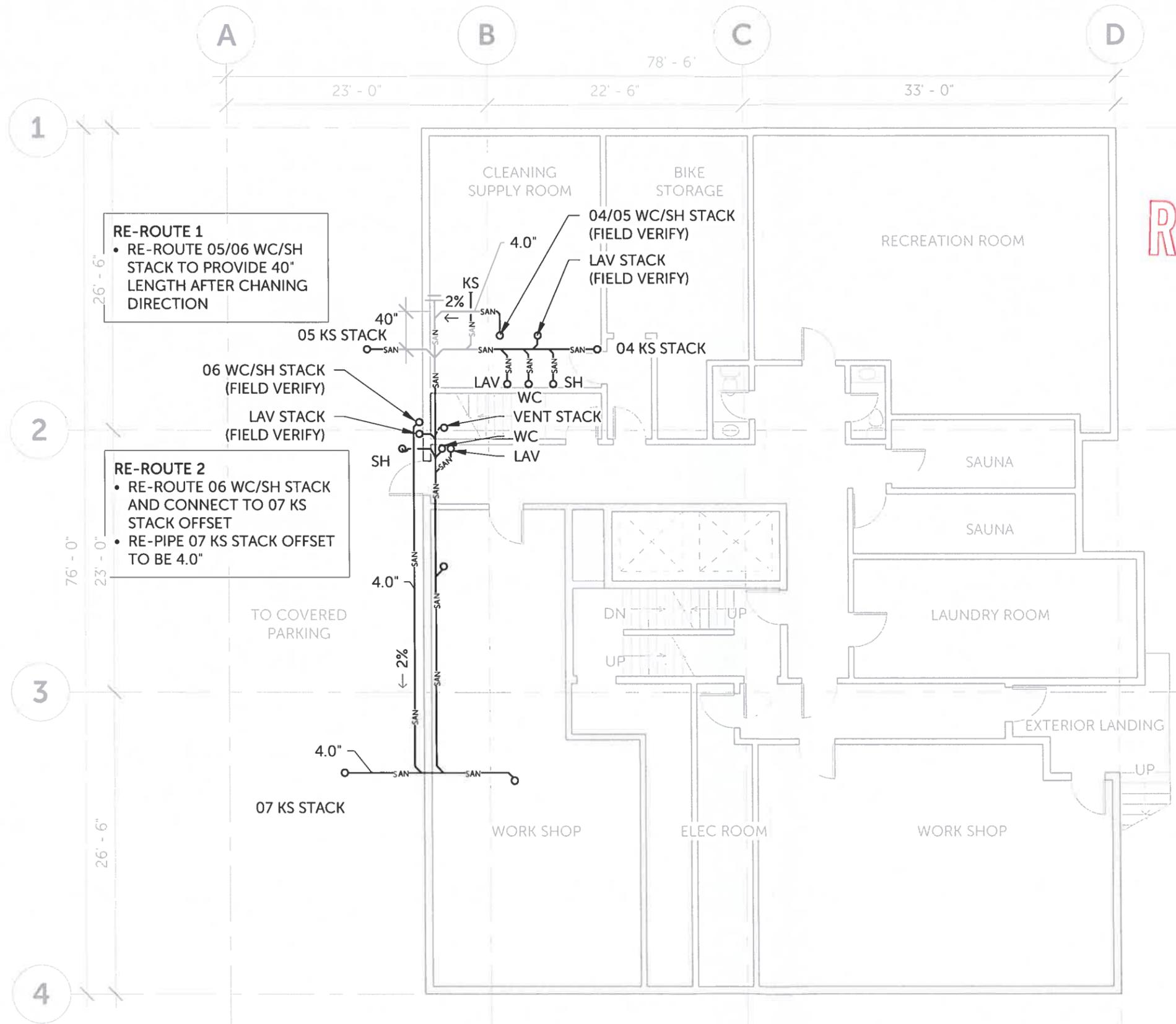
DRAWING TITLE  
**LEVEL P1 EXISTING SANITARY PIPE PLAN**

PROJECT NUMBER	SHEET NO.	REVISION NO.
<b>2302.017</b>	<b>M-102</b>	<b>2</b>

**1** LEVEL P1 EXISTING SANITARY PIPE PLAN  
M-102 SCALE: 1" = 10'-0"

**BLD 23-01004**

NOTE: FIELD VERIFY ALL MEASUREMENTS: DO NOT SCALE OFF DRAWINGS



**MAE**  
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CLIENT  
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 5050 SANDERS ST,  
 BURNABY, BC V5H 1T1

PROJECT TITLE  
**SANITARY PIPE RE-ROUTE**  
**HORIZON TOWERS**  
 5050 SANDERS ST,  
 BURNABY, BC V5H 1T1

CHECKED BY **JM**

DRAWN BY **LC**      DATE **2023/12/04**

SCALE **1" = 10'-0"**

DRAWING TITLE  
**LEVEL P1 SANITARY PIPE RE-ROUTE PLAN**

PROJECT NUMBER	SHEET NO.	REVISION NO.
<b>2302.017</b>	<b>M-103</b>	<b>2</b>

**1** LEVEL P1 SANITARY PIPE RE-ROUTE PLAN  
 M-103 SCALE: 1" = 10'-0"

**BLD 23-01004**

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UL Product iQ™ **METALLIC FIRESTOPPING (CONCRETE) DETAILS** 

XHEZ7.C-AJ-1201 - Through-penetration Firestop Systems Certified for Canada

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

XHEZ - Through-penetration Firestop Systems  
XHEZ7 - Through-penetration Firestop Systems Certified for Canada

[See General Information for Through-penetration Firestop Systems](#)

[See General Information for Through-penetration Firestop Systems Certified for Canada](#)

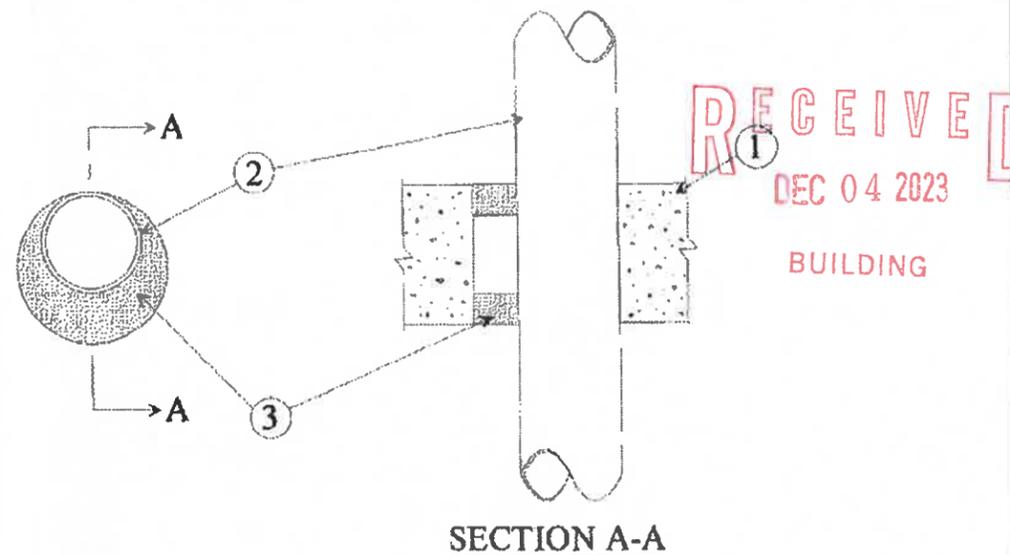
**System No. C-AJ-1201**

April 01, 2013

ANSI/UL1479 (ASTM E814)

CAN/ULC S115

F Ratings — 1 and 2 Hr (See Item 1)	F Rating - 1 and 2 Hr (See Item 1)
T Ratings — 0 and 1/4 Hr (See Item 2)	FT Rating - 0 and 1/4 Hr (See Item 2)
L Rating at Ambient — Less Than 1 CFM/sq ft	FH Rating - 1 and 2 Hr (See Item 1)
L Rating at 400 F — 3 CFM/sq ft	FTH Rating - 0 and 1/4 Hr (See Item 2)
	L Rating at Ambient — Less Than 1 CFM/sq ft
	L Rating at 400 F — 3 CFM/sq ft



1. **Floor or Wall Assembly** — Min 3-3/4 in. (95 mm) and 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m<sup>3</sup>) concrete for 1 and 2 hr rated assemblies, respectively. Wall may also be constructed of any UL Classified **Concrete Blocks**\*. Floor may also be constructed of any min 6 in. thick UL Classified hollow-core **Precast Concrete Units**\*. Max diam of opening is 6 in. (152 mm).  
See **Concrete Blocks (CAZT)** and **Precast Concrete Units (CFTV)** categories in the Fire Resistance Directory for names of manufacturers.

2. **Through-Penetrant** — One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. (0 mm, point contact) to max 1-1/2 in. (38 mm). Pipe, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types of pipe, conduit or tubing may be used:

- A. **Steel Pipe** — Nom 4 in. (102 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
- B. **Iron Pipe** — Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
- C. **Copper Tubing** — Nom 3 in. (76 mm) diam (or smaller) Type L (or heavier) copper tubing.
- D. **Copper Pipe** — Nom 3 in. (76 mm) diam (or smaller) Regular (or heavier) copper pipe.
- E. **Conduit** — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or steel conduit.  
T Rating is 1/4 hr Items A, B and E, 0 hr for Items C and D.

3. **Fill, Void or Cavity Material\* — Sealant** — Min 5/8 and 1-1/4 in. (16 and 32 mm) thickness of fill material for 1 and 2 hr rated assemblies, respectively, applied within the annulus, flush with both surfaces of floor or wall.  
**NUCO INC** — SelfSeal GG-200, Self Seal GG-266

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2013-04-01

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

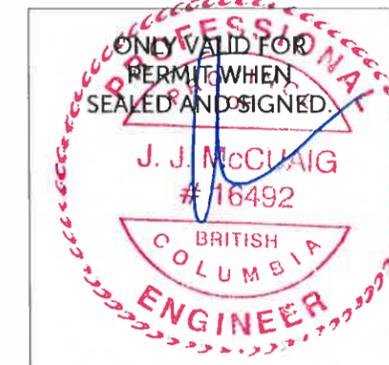
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**BLD 23-01004**

NOTE: FIELD VERIFY ALL MEASUREMENTS: DO NOT SCALE OFF DRAWINGS



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PHONE: 604-255-0992 / FAX: 604-255-1054



PERMIT TO PRACTICE NO. (BC):  
1002833

2	RE-ISSUED FOR PERMIT	2023/12/04
1	ISSUED FOR PERMIT	2023/11/22
REVISION	DESCRIPTION	DATE

CLIENT  
**HORIZON TOEWRS HOLDINGS LTD.**  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

PROJECT TITLE  
**SANITRY PIPE RE-ROUTE**  
HORIZON TOWERS  
5050 SANDERS ST,  
BURNABY, BC V5H 1T1

CHECKED BY **JM**  
DRAWN BY **LC** DATE **2023/12/04**

SCALE  
DRAWING TITLE  
**FIRESTOPPING DETAILS**

PROJECT NUMBER <b>2302.017</b>	SHEET NO. <b>M-104</b>	REVISION NO. <b>2</b>
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