

Bulletin

Administration of Mechanical Room Exclusion for Zero Emissions Equipment

Effective January 20, 2021

Authority: Director of Planning

Intent

The City of Vancouver is moving toward zero emissions from building operations as a part of the Zero Emissions Building Plan and other Council policies. The exclusion in section 10.15A of the Zoning & Development By-law is intended to support the transition to zero emissions heating and domestic hot water equipment by providing additional space for these units, and ensuring that the equipment is safely housed, easily maintainable, and performs efficiently.

Criteria

1 Zero Emissions Equipment

To qualify, all space heating and hot water appliances must be zero emissions in operation, and labeled on the development and building permit drawings. In most cases labeling can be accomplished with the text “Electric Source” or “Electric Resistance” on these appliances.

2 Dimensions

To claim the maximum exclusion, rooms must have the following minimum interior dimensions:

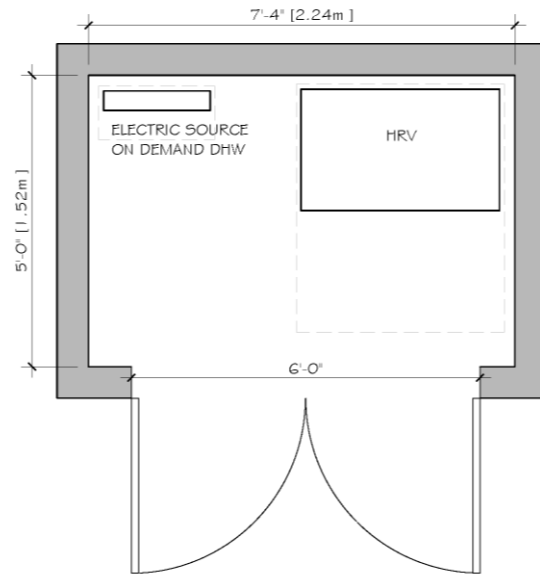
- 1.52 m (5.0 ft) depth
- 2.13 m (7.0 ft) width
- 2.29 m (7.5 ft) height
- 1.83 m (6.0 ft) clear doorway opening

A clear access space at least 0.91 m by 0.91 m (3 ft by 3 ft) should be located in front of each appliance for maintenance.

This exclusion cannot be combined with the exclusion in 10.23A.3 for a high performance heat recovery ventilator in the same unit.

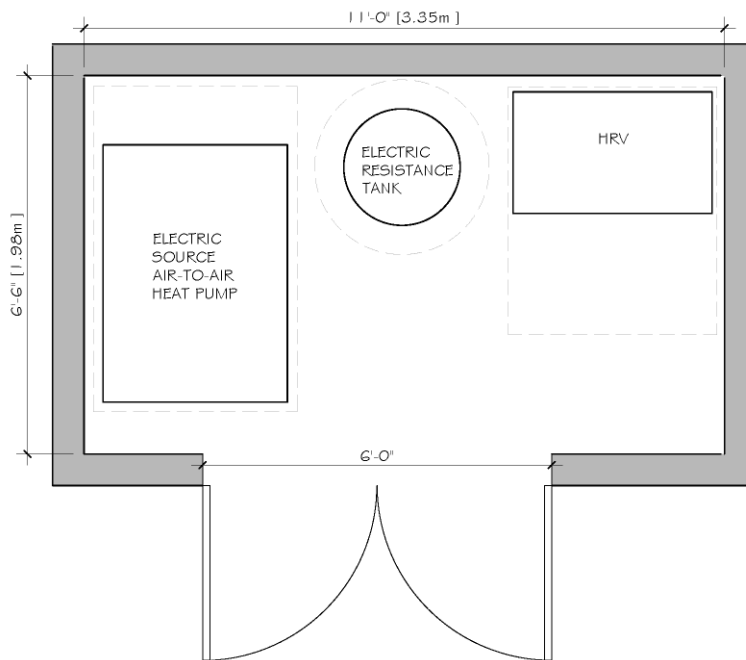
See Figures 1 and 2 for examples of dimensions for rooms with two (Figure 1) or three (Figure 2) appliances.

Figure 1: Example Room with Two Appliances



Larger dimensions are required for rooms containing more than two appliances.

Figure 2: Example Room with Three Appliances



3 Notes

Applications for this exclusion are intended for equipment that is safely housed, easily maintainable, and performs efficiently, and must show that the proposed exclusion is proportionate to the requirements of the equipment.

- Exclusions cannot exceed the interior area of the mechanical room or rooms.
- The mechanical room cannot include any other uses or empty space e.g. for bulk storage.
- Appliances have their own clearance requirements, and their position in the room must meet the manufacturer's specifications.
- In small buildings such as laneway houses and infill buildings, the interior of a mechanical room with a depth or width that is less than the recommended dimension may still be considered for an exclusion. However, the amount of exclusion is likely to be less than 2.3 m². The door opening must allow full access to each appliance, whether by sliding or hinged doors. The interior height should not be reduced.
- Buildings with multiple dwelling units may be designed with a common mechanical room serving multiple units. In these cases, the exclusion amounts permitted for each dwelling unit may be combined and applied to the common mechanical room.

Zero emissions heating and hot water equipment will be required by the Vancouver Building By-law in new one to three storey residential buildings on January 1, 2022.