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| ITEM | 6 |
| MANAGER'S REPORT NO. | 4 |
| COUNCIL MEETING | 95/02/06 |

TO: CITY MANAGER 1995 JANUARY 31

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: HOME DEPOT STORE
3950 HENNING DRIVE, BURNABY, B.C.

PURPOSE: To respond to a letter to Council expressing concern regarding the structural stability of in-store merchandise racking.

RECOMMENDATION:

- 1) **THAT** a copy of this report be forwarded to Mr. Arnold Neratini, 4620 Parker Street, Burnaby, B.C. - V5C 3E3.

R E P O R T

1.0 BACKGROUND:

Council, at its regular meeting of 1995 January 23, received a letter submitted by Mr. Neratini expressing concerns regarding life safety issues at the new Home Depot store at 3950 Henning Drive, Burnaby, B.C.

Home Depot is considered a retail building supply establishment and the racking within the store is considered furniture/fixtures in which merchandise is stored and displayed. Preliminary Plan Approval #10908 was granted based on the property being zoned Comprehensive Development District (CD) with M1 (Manufacturing District) guidelines. This zoning permits retail building supply establishments.

2.0 CONCERNS:

The life safety concerns expressed by Mr. Neratini may be separated into two issues: the structural design of the racking itself, and the stability of the materials being stored in the racking.

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- a) Domco Engineering, which is associated with Dominion Construction, was responsible for the structural design and supervision for this building. Structural design includes the structural adequacy of the storage racking system in conformance with the loading and seismic requirements contained in the B.C. Building Code. This includes investigation to ensure the structural frame of the building is capable of carrying the loads imposed by the racking, the ability of the racking to carry the imposed loads and the necessary seismic restraint of the racking.

While the racking was not included in the building permit for the completion of the building, information was subsequently submitted confirming compliance with regards to structural design of the racking. We are awaiting confirmation from the Coordinating Registered Professional that installation is in compliance with design. In addition to structural considerations, a fire suppression system consisting of sprinklers must be installed within the racking in accordance with N.F.P.A. standards. The installation of the in-rack sprinkler system is essentially complete with only minor objections remaining outstanding and which are currently being completed.

- b) The Building Division does not have the authority to control or restrict the materials stored in the racking nor the methods of storing materials within the racking system. This is a procedural issue which, if considered unsafe, may be dealt with by the Workers' Compensation Board. Recent discussions with the Workers' Compensation Board confirmed that Section 8 of the Industrial Health & Safety Regulations would apply to businesses where both the public and the worker share space. Information has been forwarded to the Workers' Compensation Board identifying the concern expressed by Mr. Neratini.

A fatal accident occurred in a similar facility located in Washington State, containing racking. The Uniform Building Code enforced in the United States also requires racking to be structurally designed including provisions for seismic restraint. It is our understanding the accident resulted from a broken pallet of materials being placed on top of the racking in an insecure manner. The pallet broke and the contents fell on a customer. Information regarding this incident has been requested from the Association of Building Officials' in Washington and will be forwarded to the Workers' Compensation Board upon its receipt.

3.0 CONCLUSION:

The display/storage racking system installed within the Home Depot retail centre complies with the Burnaby zoning bylaw regarding use and the design and construction complies with the requirements of the current B.C. Building Code for structural stability including seismic considerations.

Home Depot Store
3950 Henning Drive, Burnaby, B.C.
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The concerns regarding stability of the merchandise being stored has been forwarded to the Workers' Compensation Board for their review and action, as deemed necessary. While the Building Division does not have authority to withhold occupancy regarding an operational issue such as how materials are stored or displayed, staff will remain in contact with the Workers' Compensation Board to determine results of their investigation.

Staff have informed Mr. Neratini of the contents of this report.



D. G. Stenson, DIRECTOR
PLANNING & BUILDING

GRH:ap

cc: Chief Building Inspector

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