

8318 - 120 St Unit 304(12000)  
Unit 304, Sia Immigration Solutions Inc.

B-21-025228-0-0  
AREA: CENTRAL

## CITY OF SURREY

### BUILDING PERMIT

PROJECT ADDRESS: 8318 - 120 St Unit 304 Unit 304, Sia Immigration Solutions Inc.  
LEGAL DESCRIPTION: LT 23 SC 30 T2 PLEPS4116  
ZONE: CD B/L 18269  
PERMIT TYPE: Business/Personal D BUILDING TYPE: Offices WORK PROPOSED: Tenant Improvement  
DECLARED VALUE OF CONSTRUCTION: \$42,000

#### WORK DESCRIPTION:

Tenant improvement for new Immigration office tenant. Work to include demising wall construction between units 304 and 306. Tenant Improvement, BCBC 2018, Group C Occupancy, 71.1 sq. metres, 1 egress door provided, maximum travel distance to a egress door must not exceed 25 metres, Maintain 0 fire separation from adjacent suite, Maintain 2 hr fire separation for exit, Fire separation must extend to underside of roof deck. Strata letter received  
Maximum permitted occupant load 8 persons shall be posted prior to request of final inspection and occupancy. RP will review and provide a sealed letter to the building inspector prior occupancy, stating that the anchorage and seismic restraint of new t-bar ceilings, mechanical equipment, light fixtures etc. meets the BCBC.

#### APPLICANT:

Munish Joshi, Sia Immigration Solutions Inc. 6188 141 St Unit 2 Surrey V3X 0J7

#### BUILDER / GENERAL CONTRACTOR:

Munish Joshi 246 2nd Ave. Kamloops V2C 2C9

#### OWNER:

Earth King Forest Plaza Ltd

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:		LEGAL ENCUMBRANCES:	Yes
SAN. CONNECTION:	Yes	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	Yes
STORM CONNECTION:	Yes	ELECTRICAL:	Underground
DRIVEWAY WIDTH:			

#### COMMENTS:

##### CONDITIONS:

1. All work to BCBC 2018.
  2. Maintain existing fire separation from adjacent units.
  3. Any penetrations through fire separations to be fire stopped, as per BCBC 2018. .
  4. Notify WorkSafe BC prior to start of demolishing work. A hazardous material survey may require to be submitted to WorkSafe BC for review and acceptance.
  5. Inspections required.
  6. Separate Electrical, Sprinkler and Plumbing permits required if altering existing
  7. Exterior signage requires separate permits
  8. Business license is required for tenant
- BASE BUILDING: BCBC 2012. 1 level underground parkade, Group F3 Occupancy, Article 3.2.2.86, Sprinklered, Fire alarm system, 2 Hr. FRR FS between U/G parkade and 1st floor; 5-storey Retail & Office - Building area 3025.9m<sup>2</sup>. Group D & E Occupancies. Articles 3.2.2.56 & 3.2.2.62; governs construction, 5 storeys, 1 street, Non-combustible Construction required and provided, Sprinklered, Fire alarm system, Standpipe and Hose system, Floors are 2 hr. FRR fire separations; 2 hr. FRR fire separations required for Shafts and Exits; Roof rating not required. Group E suite to suite and E to D to be min. 1 hr. FRR fire separations; Upper floors Group D to D no fire separation required. Public corridors Maximum Travel Distance to an exit is not more than 45m. For retail Units with One exit, maximum travel distance to Exit is 25m. Service rooms require min. 1 hr. FRR fire separation. Occupant Load: 445; Parking spaces: 92 provided.

ISSUED BY: MCL *M. Leung*  
DATE OF ISSUANCE: WEDNESDAY JUNE 23, 2021