



October 24, 2025

Lisa Tobin  
Cumulus Architects Inc.  
160 Pears Avenue, Suite 300  
Toronto, Ontario M5R 3P8

Re: Approach to Application of the Building Code  
2200 Eglinton Avenue West, Mississauga, Ontario  
Credit Valley Hospital - Oncology Radiation Treatment Expansion  
Project: 22P298

Dear Lisa,

This letter has been prepared for Cumulus Architects Inc. (Client) regarding the proposed renovations for the Oncology Radiation Treatment Expansion project at the Credit Valley Hospital building located at 2200 Eglinton Avenue West in Mississauga, Ontario. This letter provides a summary of the renovation scope with respect to the requirements under the Ontario Building Code (OBC, Ontario Regulation 163/24, amended by O. Reg. 5/25), specifically Part 3, "Fire Protection, Occupant Safety and Accessibility" and Part 11, "Renovation", as applicable.

This letter was prepared based on the architectural drawing set titled "Trillium Health Partners Oncology Radiation Treatment Expansion" dated June 20, 2025 and sent to CodeNext Inc. via email on September 10, 2025.

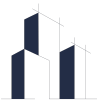
This letter is not a comprehensive review of the project and is intended to provide a summary of major compliance aspects for the project in relation to OBC requirements. The project is not considered to include a compliance evaluation of the building beyond those areas impacted by the renovation described herein.

## **PROJECT DESCRIPTION**

All rooms proposed as part of the renovation scope are located on Level 1 of the Credit Valley Hospital building, classified as a Group B, Division 2 major occupancy building. The major occupancy of the building will not be changed within the scope of the renovation.

The existing building is understood to be of noncombustible construction, fully sprinklered, provided with a standpipe system, and equipped throughout with a fire alarm system. It is understood that the hospital building is four storeys in building height, however no Group B, Division 2 or 3 occupancies are located above the third storey such that the building is not considered a high building.

The scope of the project includes basic and extensive renovation within the existing radiation treatment area, dosimetry rooms, and associated control and patient waiting and recovery areas for use as three (3) new Halcyon radiation equipment treatment rooms, each with an



associated control room and patient waiting and recovery areas. The project also includes the conversion of an existing soiled utility room for use as a storage room and washroom, basic renovation within existing office spaces, and the conversion of the existing physics dosimetry lab and radiation therapy equipment room and machine shop for use as office workrooms, a staff kitchen, and an equipment maintenance room.

## **APPLICATION OF THE OBC**

### **Fire and Life Safety Systems**

The proposed renovations will be required to maintain the existing building construction type (noncombustible construction) and fire and life safety systems, including modifying locations of sprinkler system components, fire alarm devices, emergency lighting, and/or fire hose cabinets, to accommodate the new partition layout.

### **Safety within Floor Areas**

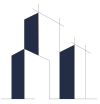
The scope of the renovations is not intended to change the existing exit strategy adopted within the hospital floor area, as the scope of the renovations will be limited to the removal of existing partitions, installation of new partitions, and basic cosmetic and maintenance renovations within existing rooms.

Furthermore, the replacement of clinical treatment spaces and laboratory areas for use as Halcyon radiation equipment suites and workstations will not increase the occupancy load of the floor area, as these uses are generally anticipated to have a similar occupant load factor of not more than 9.3 m<sup>2</sup> per person based on OBC Article 3.1.17.1. and NFPA 101 "Life Safety Code". Therefore, it is not proposed to increase exit capacity or washrooms capacity for the floor area. Washrooms will be relocated within the scope of the renovation, however the total number of washrooms within the building will not be decreased.

Each group of rooms proposed to contain Halcyon equipment and the associated support spaces will be permitted to be served by a single egress doorway leading to a main corridor. Individually, each of the three proposed Halcyon equipment rooms and support spaces will not exceed occupant loads of 60 persons, will not exceed an area of 200 m<sup>2</sup>, and will not exceed a travel distance of 25 m measured to an egress doorway leading to a main corridor, in accordance with OBC Sentence 3.3.1.5.(1).

Doors leading to the back of house corridor (Room 1F110) that is also part of the access to exit for occupants will be equipped with electromagnetic locking devices to restrict public access in non-emergency conditions. Electromagnetic locking devices are required to be installed as ancillary devices to the fire alarm system in accordance with OBC Sentence 3.4.6.16.(5), and must release upon:

- Activation of an alarm signal (second stage) of the fire alarm system in accordance with OBC Subclause 3.4.6.16.(5)(b)(iii),
- Loss of power to the electromagnetic locking mechanism and its associated auxiliary controls,



- Actuation of a manually operated switch either at the main entrance of the building or from the CACF room (if the building is provided with one),
- A fault detected in the electrical circuit between the fire alarm control panel and the controller of the electromagnetic locking device, and,
- Operation of a manual pull station for the fire alarm system required to be located not more than 600 mm from the door.

A permanent visual and tactile information displaying the words, “EMERGENCY EXIT UNLOCKED BY FIRE ALARM”, is required to be mounted on the door. Additionally, emergency lighting conforming to OBC Sentence 3.2.7.3.(1) is also required at locations where a door is equipped with an electromagnetic locking device.

Finally, the operation of any by-pass switch, where provided for testing of the fire alarm system, is required to cause an audible signal and a visual signal to be indicated at the fire alarm annunciator panel and at the monitoring station referred to in Sentence 3.2.4.8.(4).

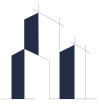
During construction, hoarding will be constructed that will obstruct the path of travel along main egress corridors within the scope of the renovation. Egress doorways will be provided in the hoarding for use during emergencies to maintain access to exits for building occupants.

### **Interior Fire Separations**

It is understood the Halcyon radiation equipment suites will not contain equipment that is required to be located in a service room. Similarly, rooms previously used for laboratory spaces that are proposed to contain office workspaces will no longer be required to maintain the fire-rated partitions that separate the rooms from the remainder of the floor area. Existing fire separations that are required based on the use of rooms and spaces adjacent to the renovated rooms, such as elevator shafts, exits, service rooms, and adjacent fire-separated corridor(s) provided for exiting, will be required to be maintained. The contents of the proposed new storage room will be subject to further review, to determine applicable fire separation requirements, if any.

Based on the existing Level 1 Code Compliance plans provided for review and dated October 21, 2002, it is understood that the service room located adjacent to the proposed Halcyon Room #3 is separated from the remainder of the floor area by an unrated fire separation. The proposed renovation scope does not include any equipment changes to the aforementioned service room and therefore will maintain the existing fire separations.

It is understood the renovations will include the conversion of an existing machine shop for use as an equipment maintenance room. It is proposed to maintain the existing machine shop fire separations such that the equipment maintenance room will be separated from the remainder of the building by 1 hr rated fire separations. Where hazardous materials or processes will be stored or used within the equipment maintenance room, additional protection measures may apply in accordance with the OBC and/or Ontario Fire Code (OFC), and will be subject to further review by the owner.



## Barrier-Free Design

All new construction will be designed and installed to provide a barrier-free path for travel throughout all occupied areas, except for housekeeping/janitorial rooms and building service rooms/spaces. It is noted that the renovation does not include any new building entrances and does not affect the design of the main circulation corridors throughout the floor area.

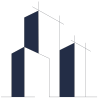
All new construction will comply with OBC Section 3.8. for barrier-free design, notably but not limited to:

- A 1,100 mm wide clear path of travel is required to be provided throughout, with doors providing a clear width of 850 mm and appropriate latch-side door clearances (300 mm where the door swings away from approach; 600 mm where the door swings toward approach),
- Controls for building services and safety devices intended to be operated by occupants are required to be:
  - located between 900 mm and 1,100 mm above floor level except for thermostats and manual pull stations which will be located at least 1,200 mm above the finished floor,
  - located such that they are centered along the length or width of a clear space measuring 810 mm by 1,370 mm, and
  - operable using a closed fist with a force not more than 22.2 N, except that manual pull stations are required to be operable using one hand, without requiring tight grasping, pinching with fingers or twisting of the wrist, and with a force of not more than 22.2 N, and
- New single-use washrooms will conform to Articles 3.8.3.8. To 3.8.3.11., as required by OBC Table 3.8.2.3.-B (i.e., single-use washrooms will be designed to be barrier-free).

Tactile information sign required by OBC Sections 3.4 and 3.8 are required to:

- have Braille and tactile characters in accordance with Clauses 4.5.6.2. and 4.5.6.3. of CSA B651, "Accessible design for the built environment,"
- be installed on the wall closest to the latch side of the door or on the nearest wall in the right side of the door, where there is no wall at the latch side, and
- be centred 1500 mm above the finished floor with the edge of the sign located not more than 300 mm from the door.

Visual information signs required by OBC Sections 3.4 and 3.8 are required to comply with Clauses 4.5.2., 4.5.3. and 4.5.4. of CSA B651, "Accessible design for the built environment." Except for internally illuminated signs, the minimum level of illumination at signs displaying visual information required by OBC Sections 3.4 and 3.8 is required to be not less than 200 lx.



## CONCLUSION

This letter has been prepared for Cumulus Architects Inc. to summarize the application of the OBC to the proposed renovations for the Oncology Radiation Treatment Expansion project at the Credit Valley Hospital building located at 2200 Eglinton Avenue West in Mississauga, Ontario.

CodeNext Inc. is pleased to discuss questions pertaining to this letter and project. Please contact me at (647)460-1558 or at [rtodd@codenext.ca](mailto:rtodd@codenext.ca) if you have any questions.

**Submitted by:**

**CodeNext Inc.**

BCIN 106929

Rhiannon Todd, P.Eng.  
Project Engineer