

# Bulletin: Building Permit

## Security Gates & Roll Shutters



Bulletin # \_\_-\_\_  
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*This guide has been prepared to provide convenient information only. It is neither a bylaw nor a legal document.*

*If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaw and/or codes shall be the legal authority.*

### Purpose

To inform the public of the requirements when installing security gates and roll shutters to ensure exiting and life safety requirements of the BC building code are maintained.

### Requirements

A building permit is required when any sort of security gate or roll shutter is installed that may impede exit or life safety requirements as laid out by the British Columbia Building Code (BCBC). The requirements will vary based on each specific building type and occupancy, therefore, the Building Permit process is used to ensure proper compliance.

Prior to applying for a building permit, a development permit may be required with the City of Kelowna planning department to address any potential form and character changes to the building façade; therefore, prior to applying for a building permit, please reach out to the planning department to see if a development permit is required.

### Examples / Options

1. If the building requires 2 exits per BCBC, the security shutters may be interconnected with the fire alarm so that in the event of an emergency the shutters will open. If the building does not have a fire alarm, BCBC allows shutters to be operated electrically with a push (panic) button located at the exit if wired with battery backup to ensure the shutters will open in the event of a power failure.
2. If the building has 2 exits but only requires 1 exit by BCBC, roll shutters or security gates may be installed on the non-required exit. Exit Signage and emergency lighting may be required to be amended.
3. Security window film is also available as an option to protect and secure glass that can be applied over existing glass panels. If you are interested in this as an option please contact a glazing company for options as these do not affect building code requirements

These examples / options do not represent all the options on the market, and we recommend a discussion with the Building Department to ensure you are meeting the specific needs of your building and code compliance.

### Protection of Alcoves

Alcoves may be protected with folding or rolling gates but must be installed and remain within the property. The interior of the gate is required to have a method of opening that requires a one-hand, one action release hardware to open. In the event of an emergency if the gate is locked from the exterior the Fire department may need to damage the gate to enter; the cost to replace or fix the gate will be solely on the owner.

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