BUILDING CODE REPORT

Prologis Crimson – Mississauga Revised December 19, 2025

WZMH Project No. 8953.001

Introduction

The following applicable life safety, fire protection, health and barrier-free accessibility requirements of the 2024 Ontario Building Code are based on a review of the 30% Draft Schematic Design Review Submission drawings included in the December 16, 2025 email.

Proposed Scope of Work

The proposed scope of construction includes a new two-storey data hall building (no basement) having an approximate building area (footprint area) of 10,216 sq m.

Major Occupancy Classification

The data hall use is considered as a Group F, Division 2 (medium hazard industrial) major occupancy.

The Front-of-House area, including shipping/receiving, storage, meeting rooms, washrooms and other support, is considered ancillary to the primary use of the building rather than a separate major occupancy.

Fire Department Access Route

The proposed fire department access route extends along three sides of the building (75% coverage). A minimum 6 m wide access route is required to be within 15 m but not closer than 3 m from the principal entrance doorway to the building. Only the building face containing the principal entrance is required by code to face a fire department access route as the building will be sprinklered throughout.

The turning radii along the access route is required to have a centreline radius of not less than 12 m.

The access route is required to be designed to support the loads imposed by the weight of emergency vehicles.

The access route is required to be connected to a public thoroughfare.

The fire department connection for the sprinkler system is required to face an access route and be located not more than 45 m from a municipal or private yard fire hydrant.

Structural Fire Protection

Based on the major occupancy classification of the building (Group F, Division 2), the 2-storey building height and proposed building area (footprint area) of approximately 10,216 sq m, the requirements for construction type and structural fire-resistance for the proposed fully sprinklered data facility is required to be regulated by Article 3.2.2.76. "Group F, Division 2, Any Height, Any Area, Sprinklered".

The building is required to be sprinklered throughout and be of noncombustible construction. Refer to Subsection 3.1.5. of the Code for allowable limited combustible elements and components.

The structural floor assembly supporting the second storey of the building is required to be designed and constructed as a fire separation having a fire-resistance rating not less than 2 h. Walls, columns and arches supporting the floor assembly are required to have a 2 h fire-resistance rating.

Mezzanines (if any) are required to have a fire-resistance rating of not less than 1 h. The load-bearing walls, columns and arches supporting mezzanines require a 1 h fire-resistance rating.

The roof assembly and the supporting structural members do not require a fire-resistance rating as the building is required to be sprinklered throughout. The sprinkler system is required to be electrically supervised by the fire alarm system and monitored by a listed independent central station.

Fire Separations

Second floor assembly	2 h
Exit stair shafts	2 h
UPS Battery Rm.	2 h
Interior exit	2 h
Passageway.	
Elevator shafts	1-1/2 h
Elevator Machine Rm.	1-1/2 h
Vertical service shafts	1 h
Electrical rooms	1 h (where equipment required by Electrical Code to be in a service room)
Fuel-fired appliance	1 h
Room	
Mezzanines (if any)	1 h (not a fire separation)
Sprinkler Rm.	0 h
Access to exit corridor	0 h
Janitor closet.	0 h

Spatial Separation

Each exposing building face has an exposing building face area of more than 200 sq m. The limiting distance for each exposing building face is 15 m or more, measured to a property line and/or centreline of a municipal street, measured at right angles to the exposing building face.

As such, each exposing building face is allowed unlimited (100%) unprotected openings, according to Table 3.2.3.1.-E. of the Code.

Exit Travel Distance

The maximum allowable travel distance to an exit is 45 m as the building will be sprinklered throughout [3.4.2.5.(1)(c)].

The approach for this project is that travel distance (maximum allowable 45 m) will be measured from the most remote points within a room to a doorway leading to an access to exit corridor that will be separated from the remainder of the building by a fire separation not requiring a fire-resistance rating. The room will also be separated from the remainder of the building by a fire separation not requiring a fire-resistance rating. The travel distance (maximum allowable 45 m) from a room egress doorway in a corridor leading to an exit door will not exceed 45 m [3.4.2.4.(2)].

Conversely, where the travel distance from within a room to an exit door does not exceed 45 m, that room is not necessarily required to be separated from the remainder of the floor area – except for the access to exit corridor -- by a fire separation for the purpose of measuring travel distance, provided the room is not required by code to be enclosed by a fire separation for compliance with some other requirement of the code.

For the purpose of compliance with the code requirements for exit travel distance, a portion of an access to exit corridor may, in some cases, be required to be designed and constructed as a 2 h rated interior exit passageway. The 2 h exit passageway will be designed and constructed in accordance with the same requirements of Subsection 3.4.4. of the code that apply to a 2 h exit stair shaft.

For example, the maximum allowable travel distance from the most remote point within a data hall to an egress doorway leading directly to an access to exit corridor is 45 m. The maximum allowable travel distance from the egress doorway to an exit doorway is 45 m. Likewise, the maximum allowable travel distance to an exit doorway from any point in an access to exit corridor is 45 m.

Egress Doorways

A room or group of complimentary rooms requires not less than two separate egress doorways where the room or group exceeds 300 sq m, or where the travel distance to a doorway serving the room or group exceeds 25 m. These two limits apply to office space, meeting rooms, storage (Group F, Div. 3 only).

A room or group of complimentary rooms requires not less than two separate egress doorways where the room or group exceeds 200 sq m, or where the travel distance to a doorway serving the room or group exceeds 25 m. These two limits apply to the data halls and storage (Group F, Div. 2). Storage rooms/space is Group F, Div. 2 rather than Group F, Div. 3 where combustible content exceeds 10 pounds/sq ft. over the room area.

The required minimum spacing of separate egress doorways is based on one-third the maximum diagonal dimension of the room or group of room, based on the shortest distance smoke would have to travel between the two separate doorways, assuming smoke will not penetrate an intervening fire separation.

Occupant Load

The occupant load of the building – for the data halls and service areas in particular -- will be based on the owner/operator's program rather than the occupant load factors in Table 3.1.17.1. of the Code. As such, a permanent sign is required to be posted in a conspicuous location(s) within the building, stating the maximum occupant load, for compliance with Sentence 3.1.17.1.(2) of the code.

An occupant load factor of 46 sq m/person could be applied but this would result in an unreasonably high occupant load for each data hall, based on the two data hall areas (sq m). This would not have any impact on required aggregate exit width/capacity, given the large number of exit doors required for exit travel distance; however, it would result in a high number of required washroom sanitary fixtures, based on Table 3.7.4.9. "Plumbing Fixtures for Industrial Occupancies". The factor of 46 sq m/person is included in Table 3.1.17.1. for storage garages, aircraft hangars and storage.

Exit Width

The required aggregate exit width/capacity for the building will be based the program occupant load for the building.

The exit capacity of each exit doorway is based on 6.1 mm/person. No doorway will be less than 850 mm wide.

The exit capacity of each exit stair is based on 8 mm/person. The maximum allowed riser height is 180 mm and the required minimum tread depth is 280 mm. Each exit stair is required to be not less than 900 mm wide.

Sprinkler System

The building is required to be sprinklered throughout [3.2.2.76. and for exit travel distance [3.4.2.5.(1)(c)].

The sprinkler system is required to be designed, constructed, installed and tested in conformance with NFPA 13 – 2019, "Standard for the Installation of Sprinkler Systems".

The sprinkler system will be electrically supervised by the building's fire alarm system and monitored by a listed independent central station.

The fire department connection for the sprinkler system will face an access route and be located not more than 45 m from a municipal or private yard fire hydrant.

Standpipe System

A standpipe system is required for the proposed 2-storey building on the basis that the proposed building height of 16.250 m to the underside of the structural roof deck exceeds the maximum 14 m height limit, measured from grade to the ceiling of the top storey [3.2.5.8.(1)(b)].

The rooftop penthouse (if any) is not considered a storey for determining building height [3.2.1.1.(1)].

A suspended finish ceiling is proposed to be installed in parts of the second storey floor area but not throughout the second storey.

Fire Alarm & Detection System

A fire alarm and detection system is required to be installed throughout the building as the building is required to have a sprinkler system installed throughout [3.2.4.1.(1)].

A fire alarm system annunciator panel is required immediately inside the principal entrance doorway of the building.

Washrooms

The occupant load of the building – for the data halls and service areas in particular -- will be based on the owner/operator's program rather than the occupant load factors in Table 3.1.17.1. of the Code. As such, a permanent sign is required to be posted in a conspicuous location(s) within the building, stating the maximum occupant load, for compliance with Sentence 3.1.17.1.(2) of the code.

An occupant load factor of 46 sq m/person could be applied but this would result in an unreasonably high occupant load for each data hall, based on the area (sq m) of each data hall. This would not have any impact on required aggregate exit width/capacity, given the large number of exit doors required for exit travel distance; however, it would result in a high number of required washroom sanitary fixtures, based on Table 3.7.4.9. "Plumbing Fixtures for Industrial Occupancies". The factor of 46 sq m/person is included in Table 3.1.17.1. for storage garages, aircraft hangars and storage.

Barrier-Free Access

A single barrier-free entrance (principal front-of-house entrance in this case) to the building is required as there is only one pedestrian entrance to the building – exit doors not required to be included [3.8.1.2.(1)].

A barrier-free path of travel is required throughout the floor area of the building, except for service rooms [3.8.2.1.(1)(a)]. Refer to the definition in Part 1 of the Code for Service Room.

A power-door operator is required for the main entrance door to the building (office entrance) and the corresponding entrance vestibule door [3.8.3.3.(4) & (5)].

At least one universal washroom is required for the building [3.8.2.3.(2)].

Assuming not more than 3 water closets per washroom, at least one barrier-free WC stall is required where a universal washroom is not located within 45 m of the washroom [3.8.2.3.(3)]. Washrooms contain 4-9 water closets require at least one to be a barrier-free WC stall whether a universal washroom is located within 45 m or not [3.8.2.3.(3)].

Based on the proposed two showers together (in a group) on the Ground Floor, the code requires at least one barrier-free shower on each storey. Refer to Article 3.8.3.13. of the code.

2024 ONTARIO BUILDING CODE DATA MATRIX

Issued: 2025.01.01

PART 3 - FIRE wtPROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY — OBC REFERENCE [1]

	Name of Practice	WZMH ARCHITECTS
	Address 1	95 ST CLAIR AVENUE WEST
	Address 2	SUITE 1500
	Contact	ZENON RADEWYCH
	Name of Project	CRIMSON DATA CENTRE
	Location/Address	7700 Tenth Line W
	Date	2026-09-08 — Seal & Signature

3.00	BUILDING CODE VERSION	O.Reg. 163/24			LAST CODE AMENDMENT	O.Reg. 447/24	
3.01	PROJECT TYPE	2 STOREY DATA CENTRE				COMPUTER DATA CENTRE	[A] 1.3.3.2.
		NEW CONSTRUCTION					
3.02	MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY				USE	3.1.2.1.(1)
		F2	MEDIUM HAZARD INDUSTRIAL			COMPUTER DATA CENTRE / INFORMATION PROCESSING FACILITY	
3.03	SUPERIMPOSED MAJOR OCCUPANCIES	NO					3.2.2.7.
3.04	BUILDING AREA (m²)	DESCRIPTION			EXISTING	NEW	TOTAL [A] 1.4.1.2.
						10,553 m2	10,553 m2
		TOTAL			-	-...	-...
3.05	GROSS AREA (m²)	DESCRIPTION			EXISTING	NEW	TOTAL [A] 1.4.1.2.
		DATA CENTRE, MECHANICAL GALLERIES, IT ROOMS, DATA HALL STORAGE ROOMS & ANCILLARY SPACES				18,903m2	18,903m2
		OFFICES				2,314m2	2,314m2
		TOTAL			-	-	21,217 m2
3.06	MEZZANINE AREA (m²)	DESCRIPTION		MEZZ TYPE	EXISTING	NEW	TOTAL 3.2.1.1.
		N/A		-	-	0	0
		TOTAL			-	-...	0...
3.07	BUILDING HEIGHT	2	STOREYS ABOVE GRADE			17,35	(m) ABOVE GRADE [A] 1.4.1.2. &
			STOREYS BELOW GRADE				3.2.1.1.
3.08	HIGH BUILDING	NO					3.2.6.
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1	STREET(S)				3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION	3.2.2.67	Group F, Division 2. Any Height, Any Area, Sprinklered				3.2.2.20-83.
3.11	SPRINKLER SYSTEM	ENTIRE BUILDING			YES		3.2.1.5. &
		DESCRIBE	REFER TO FIRE PROTECTION DRAWINGS FOR FIRE SPRINKLER PROVISIONS AND ZONES				3.2.2.17., 3.2.2.18., 3.2.4.8. to 3.2.4.10. and 3.2.5.13.
3.12	STANDPIPE SYSTEM	YES					3.2.9.
3.13	FIRE ALARM SYSTEM	YES			TYPE PROVIDED	REFER TO FIRE ALARM DRAWINGS	3.2.4.
3.14	WATER SERVICE/ SUPPLY IS ADEQUATE	YES					3.2.5.7.
3.15	CONSTRUCTION TYPE	BASED ON	NON-COMBUSTIBLE				3.2.2.20.-83.
		RESTRICTIONS	NON-COMBUSTIBLE				
		ACTUAL	NON-COMBUSTIBLE		HEAVY TIMBER CONSTRUCTION	-	3.2.1.4.
3.16	IMPORTANCE CATEGORY	NORMAL			-		4.1.2.1.(3), T4.1.2.1.B
3.17	SEISMIC CATEGORY	SEISMIC CATEGORY - NORMAL FOR ALL EXCEPT STRUCTURAL TO BE...					4.1.8.4.(1)
		SITE CLASS C -					T4.1.8.5.-B
		SEISMIC DESIGN REQUIRED FOR Table 4.1.8.18. items 6 to 22:			NOT REQUIRED		4.1.8.18.(2)
		REASON FOR REQUIREMENT					
3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE		BASED ON	OCCUPANT LOAD (PERSONS)	3.1.17. and 3.1.17.1.(2)
		*NOTE: MAXIMUM EXPECTED OCCUPANCY LOAD WILL BE 48 PERSONS PER DATA CENTRE OPERATIONS & REQUIREMENTS. This facility is a security focussed facility and is not open to the general public. By its nature (data centre), large portions of this building are intended to be normally unoccupied. An occupant load has been assessed for these spaces for exiting...	INDUSTRIAL*		46.0 m2 / person	411	
			OFFICE*		9.3 m2 / person	245	
		TOTAL				675	
		TOTAL(ACTUAL OPERATING TOTAL PER NOTE ABOVE)*				48	
3.19	BARRIER-FREE DESIGN	YES					3.8.
3.20	HAZARDOUS SUBSTANCES	NO					3.3.1.2. &3.3.1.19.
3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY			RATING (H)	SUPPORTING ASSEMBLY (H)	NONCOMBUSTIBLE IN LIEU OF RATING? 3.2.2.20-83., 3.2.1.2., 3.2.1.4., 3.2.2.15.
		FLOORS OVER BASEMENT			N/A		-
		FLOORS			2	2	-
		ROOF					-

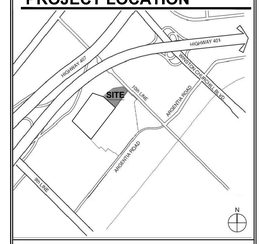
3.22	SPATIAL SEPARATION	WALL	EBF AREA (m2)	L.D. (m)	% UPO PERMITTED	REQUIRED FRR (H)	CONSTRUCTION TYPE	CLADDING TYPE 3.2.3.
		NORTH ELEVATION	2, 648	69 (TO PROPERTY LINE)	100%	0h (No Fire Resistance Rating Required)	NON-COMBUSTIBLE	COMBUSTIBLE WITH THERMAL BARRIER PERMITTED (NOTE 2)
		WEST ELEVATION	1, 202	24.34 (TO PROPERTY LINE)	100%	0h (No Fire Resistance Rating Required)	NON-COMBUSTIBLE	COMBUSTIBLE WITH THERMAL BARRIER PERMITTED (NOTE 2)
		EAST ELEVATION	1, 202	61 (TO PROPERTY LINE)	100%	0h (No Fire Resistance Rating Required)	NON-COMBUSTIBLE	COMBUSTIBLE WITH THERMAL BARRIER PERMITTED (NOTE 2)
		SOUTH ELEVATION	2, 648	17.42 (TO PROPERTY LINE)	100%	0h (No Fire Resistance Rating Required)	NON-COMBUSTIBLE	COMBUSTIBLE WITH THERMAL BARRIER PERMITTED (NOTE 2)

3.23	PLUMBING FIXTURE REQUIREMENTS	RATIO:		MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE			3.7.4., 3.8.2.3., Tables 3.8.2.3.A, and 3.8.2.3.B
		FLOOR LEVEL OR AREA	OCCUPANT LOAD (PERSONS)	WATER CLOSETS REQUIRED	WATER CLOSETS PROVIDED	BARRIER-FREE WATER CLOSETS REQUIRED / ...	UNIVERSAL WASHROOMS REQUIRED / ...
		2,314 m2	245	8	9	/	/
		18,903m2	-		3	/	/
					12	/	/
3.24	ENERGY EFFICIENCY	COMPLIANCE PATH:	Group "F" Division "2" - Industrial Building Medium Hazard - NOT REQUIRED				12.2.1.2.
		CLIMATE ZONE:	ZONE 5		DEGREE DAYS BELOW 18 C:	3880	SB-1 Table 2
3.27	NOTES	*1. ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C*					
		2. PER OBC 3.1.5.5. (1) (b) COMBUSTIBLE INSULATED METAL PANELS WITH THERMAL BARRIER					

Ontario Building Code Data Matrix, Part 3
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PETROFF
PETROFF PARTNERSHIP ARCHITECTS
10 AVIVA WAY
SUITE 400
MARKHAM, ONTARIO
L6G 0G1
T 905.470.7000
F 905.470.2500
www.petroff.com

PROJECT LOCATION



LEGAL DESCRIPTION

FOR LEGAL SURVEY INFORMATION REFER TO:
PART OF LOT 14
CONCESSION 10, NEW SURVEY
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
PREPARED BY GENESIS LAND SURVEYING INC.,
10 FOUR SEASONS PLACE, 10TH FLOOR,
TORONTO, ON M9B 6H7 DATED OCTOBER 16, 2024,

SITE SPECIFIC ZONING TO BE VERIFIED UPON CONSULTATION WITH CITY OF MISSISSAUGA. LAYOUT IS SUBJECT TO IMPLEMENTATION OF ENVIRONMENTAL, STORM WATER MANAGEMENT, ETC. REQUIREMENTS UPON CONSULTATION WITH AUTHORITIES HAVING JURISDICTION

ADDITIONAL SITE WORKS

NOTE:
FOR LANDSCAPE AND SITE FURNITURE INFORMATION, REFER TO DRAWINGS BY MHBC LANDSCAPE.

FOR GRADING AND SERVICING INFORMATION, REFER TO DRAWINGS BY MTE CONSULTANTS.

FOR SITE PHOTOMETRIC AND ELECTRICAL INFORMATION, REFER TO DRAWINGS BY HAMMERSCHLAG & JOFFE.

FOR TRAFFIC SIGNAGE AND DESIGN REFER TO DRAWINGS BY TYLIN.

NOTE:
FIRE ACCESS ROUTE TO BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.

ROUTE TO BE DESIGNATED AS PER BYLAW 1036-81 AS AMENDED

REV #	DATE	REVISION TITLE
1	AUG 15, 2025	ISSUED FOR SPA
2	MAR 4, 2026	ISSUED FOR SPA
3	JULY 4, 2026	ISSUED FOR SPA

PROJECT NO: 25026.00
DRAWN BY: TY
CHECKED BY: RCB

■ NOT RELEASED FOR CONSTRUCTION
□ RELEASED FOR CONSTRUCTION

PROJECT TITLE:

7700 TENTH LINE WEST
MISSISSAUGA, ON
TOR00394
INDUSTRIAL DEVELOPMENT

PROLOGIS

Prologis Inc. (Canada)
185 The West Mall, Suite 700, Toronto
647-258-2600
Tony Nguyen: Tnguyen4@prologis.com
https://www.prologis.com

SHEET TITLE:
BUILDING CODE REPORT,
OBC MATRIX & BUILDING DATA
SITE PLAN APPLICATION NUMBER:
SP 25-63 W9

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
ALI HAMDY
LICENCE 8760

SHEET NO.
A.100-6