AMA Regional SCO Meeting
Building, Fire, Electrical, Plumbing, Gas & Private Sewage
Tuesday, April 5, 2016
8:30 a.m. – 4:00 p.m.
Sandman Hotel & Suites Calgary Airport
25 Hopewell Way NE Calgary, AB
Great room A/B

Co-Facilitators: Stephanie Martin, Field Building Inspector, AMA
                Geoff Brownlie, Senior Field Building Inspector, AMA

Representatives: Kevan Jess, Chief Fire Administrator, AMA
                David Ramsay, Senior Partnership Advisor, AMA
                Erin Stroud, Manager Stakeholder Relations, Safety Codes Council

1: Stephanie Martin called meeting to order and introduction of participants.

2: Kevan Jess, Chief Fire Administrator, AMA

Administrative penalties
- Administrative penalty program will commence on September 1, 2016
- Instructions regarding enforcement can be found in the Alberta Queen’s Printer (www.qp.alberta.ca)
- There will be an administrator within the program
- Peace officers are to issue tickets
- There will be guidelines on issuing penalties
- Regulations for appeal process will be created
- Alberta Municipal Affairs (AMA) will be issuing the penalty
- Penalties will be in system for a maximum of three years until it is finalized
- Test run will be conducted before start of the program and presented to the cabinet

3: Erin Stroud, Safety Code Council

Safety Codes Council Current Initiatives
- Training
  - Pilot Training for energy code will be in April
  - Full roll out will be on May 4
  - Student Award Program – committee meeting will be in April
- Plumbing Group B SCO training estimated to be in May
- **ACT Project (Accreditation Certification & Training)**
  - Project frame is two years
  - Integration of current programs and systems for communication and information
  - SCO professional development tracking system
- **Sub-council updates**
  - Building – NAF’s Standata in development
  - Plumbing – review of Standata for combination heating systems
  - Gas – location of sidewall vent terminations standata under review
  - Fire – life safety fire protection systems and fire safety plans demolition sites
- **Alberta Safety Codes Authority (ASCA)**
  - Minister of Municipal Affairs signed the Ministerial Order authorizing ASCA to begin operations effective May 1, 2016
    - Changes – standardized permitting fees, payment fees for work
- **Miscellaneous notes/discussion**
  - Safety Codes fees are separate from levies
  - Safety Codes Council Conference & AGM 2016
    - Registration now open
    - Tuesday is the residential energy code training
    - Wednesday is the technical training meetings for AMA
      - Administration penalty overview
      - Welcome reception
      - Thursday/Friday – full agenda, partners dinner

*** WAITING FOR GEOFF TO FORWARD STEVE’S EMAIL. ****

4: Steve Maudsley, Tyco Integrated Fire & Safety

**Commissioning integrated systems**

- Stephanie to provide hand out regarding “Where strobes are really required”
  - Document will include:
    - Proper design
    - Placement
    - Implemented in bedrooms
    - Hand-out indicates where strobe is to be installed
- Note that NFPA requires a high intensity strobe in sleeping area
• Should be in bedrooms and common areas

• Why has this become a common topic?
  • Buildings have become more complex and technologically advanced
  • Integrated system testing of fire protection and life safety systems
  • Commissioning is to make sure it is operating properly, not to re-commission
  • Upon receipt coordinator will compile the required documents for testing
    • Documents are to be developed by the coordinator and to be signed by all participants
  • Are there Integrated Testing Coordinators out there now? Yes

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5: David Ramsay, AMA & Erin Stroud, Safety Code Council

Discovery Session on the Safety System

• Discussion: Notes from flip chart
  • How does an AHJ know if there is an accredited corporation operating within their jurisdiction?
    (What does “remote location” mean?)
    • Suggestion: Accreditation Map, searchable online
    • List of sites for each AHJ, relative disciplines
  • Is it possible to confirm if modules are permitted, constructed, labelled within AHJ?
    • Should end use be considered (end location vs. construction)
  • Alternative Solutions vs. Variances
    • Update on website 2006 Code Course (Building codes)
  • Difficulty in finding information on both websites
  • Explanation/Interpret 3rd party leases
    • Building – need to also accredit fire
  • AMA – Update Standata: Keep current
  • Mechanism to split a permit: ie. Mods
    • One site does rough in inspections – transport to site?
    • Final site does connection/final
  • Province wide permits/mobile equipment permits
    • What will this look like? How will we address?
  • How can we keep the owner informed/responsible
    • Educate the owners
  • Template to follow on creating Standatas
    • What’s the process on getting a standata approved through the Sub-Council and MA?
  • Safety Codes Council clarify roles and mandate
    • What’s their responsibility?
  • Training prompt – timely
- Communication, advanced warning on training
- Update SCO profile online
- Is it possible to post “draft” minutes of Sub-Council meetings
  - More frequent posting of meeting minutes
  - Clarify process on getting information to sub-council (see earlier comment)
  - Would it be possible to approach National Research Council for greater access to codes
    - Reduce costs
  - Portal to access codes and standards for SCO’s across province
  - Make codes and standards accessible across provinces
- Rough in and final for every electrical installation across province is the goal
- Risk based inspection report: can it be seen/accessed?
- Stronger/clearer working relationship between council and MA
- Audit reports
  - When will we get the reports?
  - Not fast enough. Standard turnaround time
  - Huge Admin on behalf of Municipality
  - Over 2 years to get back
    - Verbal right after – too much delay
  - Why photocopy every piece of paper?
    - Review original paper – don’t waste time copying
  - Clarify criteria on what/why information is required
- Standard placement of labels on modular construction
  - Permanent location
- Mentorship of new SCO’s
  - Education on SCO career
  - SAIT/NAIT
    - Attract new SCO’s to enter field
- Apprenticeship program for SCO’s
  - Costs?
- Q & A session:
  - Kevin Glubrecht, AMA – What if two corporations are in the same area, who has jurisdiction?
    - It doesn’t matter. They are all treated individually – unless there is a third party. Each corporation is responsible for the area (typically the land base) they occupy.
  - Bruce Schultz, City of Calgary – In regards to remote locations. Where in those Municipalities would be considered remote locations?
    - SCC designates the areas
• Stewart Corbett, City of Calgary – Corporations with a main head office in Calgary. These offices are not part of accredited corporations as this accreditation is specific to the project sites only.

• Graham Smith, Davis Inspections - Will there be / is there a confirmation list of which companies are accredited?
  - Go through AMA to see if company is registered
  - Provide letter of confirmation (starting point)

• Allan Poettcker, Rocky View – Where’s the information for alternative solutions?
  - Websites do not have updated information – work in progress

• Clarence Cormier, AMA – Are we able to split permit in half?
  - Must be two separate permits

• Bruce Adair, AMA – When is the roll out for the 2015 Timely Coded Adoption?
  - Target for Building & Fire is 2018

• Bruce Schultz, City of Calgary – Minutes of sub-council meetings are on Council website, once adopted.
  - Council does mail out to SCO’s, must make sure your information is current
  - Must call in to change
  - Should be able to change profile online

• Bruce Adair, AMA – Why can’t we post the draft minutes for the sub-council?
  - Sub- council meeting dates advertised on council website

• Bruce Schultz, City of Calgary – Has council looked at how to get standards available to all? Can it be done?
  - ABOA is currently reviewing this possibility with CSA. They will discuss with association members which standards are needed most.

6: **Jack Skrip**, Compliance Officer - AMA & **Ryan Falk**, Compliance Officer - AMA

**New Home Buyer Protection Plan - Home Warranties for Albertans**

- Came into force in Feb 1, 2014
- General Regulation
- Ministerial Order
- Amended Permit Regulation (SCA)

- Role of New Home Buyer Protection
• support builders, warranty providers, homeowners and permit issuers
  • Process registration

• Role of Builders and Warranty Providers
  • Obtain and offer warranty coverage
  • Enter all new residential construction
  • Ensure Public Registry is accurate and up-to-date
  • Proof warranty

• Role of Permit Issuers
  • Issue building permits
  • Confirmation of location date
  • Information regarding type of development
  • De-enrollment support

• New Home Registrations
  • Establish relationship
  • Enters application
  • Confirms warranty
  • Builder pays application fee
  • Application is approved

• Exemptions
  • Types: owner builder authorization, rental exemption
  • Builder enters application into system
  • NHBPO Compliance Officer assess application and submits recommendation to Registrar
  • Registrar approves (or denies) application

• Approval
  • Certificate can be downloaded and printed by builder

• Compliance & Enforcement
  • NHBPO has been engaged in enforcement since Spring of 2015
  • Primary goal of enforcement of activities in compliance, not punishment
  • Compliance with the legislation
  • MA website - you can see list of most of the orders in 2015/16 – note not all shown

• New Home Registration
  • De-enrolled cannot continue building until warranty coverage is in place
  • Orders issues – stop work order or obtain

• Owner Builder Authorization
  • Owner builder sells home – owner builder must obtain warranty coverage
• Order issued
• Administrative penalties may be issued

• CO’s & SCO’s
  • Compliance – district legislation, but overlapping intent
  • Co-operation – copies of permits, inspection reports, site visit findings, photos
  • Communication

• Other Activities
  • Evaluation of last 2 years of work
  • Construction performance Guide for New Home Warranty in Alberta – can get off of the MA Website
    • Not all defect are Code Violations

• More Information
  • www.homewarranty.alberta.ca
  • http://municipalaffairs.alberta.ca/alberta_home_warranties.cfm
  • Toll free 1-866-421-6929
  • HomeWarranty.Inquiries@gov.ab.ca

• Questions/Comments
  • Suites have a lesser code than duplex
  • Are recreational cabins excluded? No. Fall under same warranty
  • NHBP will notify municipality if registration is de-enrolled
  • Does NHBP issue a stop work order if coverage cancelled? Yes, or with the assistance of the SCO.
  • Can you get warranty post build? Yes
  • Hardship exemption is available – one has not been issued, yet
  • Do NHBP Inspectors have the same power as SCO’s – NHB Compliance officers have the power to uphold the SCA and NHBPA legislation, but not the requirements of the ABC.
  • Are proprietors checking for competency? Yes

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7: Geoff Brownlie, AMA

Updates from CBA

• November 1 – Enforcement of NECB has been postponed until this date to coincide with the enforcement of ABC 9.36
• Training – classroom session will be posted – May 4, is the first available date for Calgary additional date will be posted on the Council website
  • Available through correspondence
  • Two sessions
  • Web base course
  • Per Calgary – May 4 for people from Calgary, May 11 Lethbridge
• Alzheimer’s and Dementia patient buildings
  ▪ Detention facilities build as a B1
• Exit signage – is a standata coming out for this? Where to put during renovation – should be to each compartment AHJ’s to make decision prior to Standata
  ▪ Per Calgary – change it in the area being renovated.
• Food Trucks
  ▪ Once you park it, use it, occupied – standards fall under legislation
  ▪ NFPA 96 is being drafted to include systems within food trucks
  ▪ Does health look at these? Yes from standpoint of health regulation but not under ABC.
• Window or door – air intake? Under the Gas Code B149 – direct reference within B149 for distance to windows. Windows and doors are not air intakes.
• Barrier free access – clarification on building, suite, and bathroom doors – required to be accessible – yes to all – standata to come
• A277 – assembly occupancies not include – A277 has been revised : it is an amendment,
  ▪ Owners to be compliant under A277
  ▪ Question was asked – how much of a buffer zone or period piece for enforcement.
• Farm buildings
  ▪ Revisions on the work for new farm building code – few years away
  ▪ Our department looking into – information bulletin to be created
• STANDATAS – ask CBA when will be rolled out? – Update - Standatas should be rolling out this summer

8: AMA, Town of Strathmore, Rocky View County, Graham Smith

General Code Concerns
• Visual Signal Devices
  ▪ Where they should or shouldn’t be provided – we do not have a Standata yet, they are looking into it, reviewed how other provinces are doing it, - VSD when looking, specifically residential suites, yes they need to be inside the suites and bedrooms but not in the bathrooms. Reason is similar to audible devices.
  ▪ Yes. Still need to install strobe in the bedroom
  ▪ Bruce at Calgary. Is the Standata geared to residential? Not sure. Nothing has been decided on this. But, for offices your neighbor or fire deputy will notify and take you to safety if you are impaired (hearing etc.)

• Commissioning of the Fire Alarm Systems
  ▪ Use any document as long as confirmation the systems are integrated together
  ▪ This is something in the code and need to be looked out.
  ▪ Bruce at Calgary – it is not up to SCO’s to obtain documentation all the time etc. – just make sure they are doing it (following code?) its owners and professionals job not SCO’s

• Intelligibility of Alarms – information piece in binder: how many people dealing with occupancies over a thousand? None  keep in mind when looking at buildings regarding these occupancies.
• Link in binder – testing company website that have modeling software to help determine eligibility
• NFPA 72 dealing since 1999 – sound requirements – difficult to determine

• Attic and Roof Access Hatches
  ▪ Requirements for mechanical room or area would apply if furnace installed in this area?
  ▪ Use ABC requirements for this

• Bedroom window and 9.10.15.4.(3)
  ▪ No it does not have to be maximum
  ▪ Sliding widow is acceptable
  ▪ Address egress window for bedrooms
  ▪ Unobstructed opening cannot exceed 0.35 sq. m.
  ▪ Whole window would be exempt from the 50% or just the opening portion? – Bruce Schultz indicated that only the opening portion would be exempt.
  ▪ NRC asked to provide this in writing – still waiting for response.
  ▪ Only applicable to 50% rule

• Building air intake – Geoff went over this morning
• Radon – Airdrie – what kind of pipe can be used? 4 inch piping (100mm)
  ▪ Yes you can use perforated - we are not required to use the fan
    ▪ The 2010 NBC User’s Guide reference this, look at organization in the states – EPA….and Health Canada – perforated piping is acceptable by all
    ▪ Bruce at Calgary – response from NRC indicates you can use either – may not perform the same way (perforated or solid pipe) but both are acceptable
    ▪ Radon gas testing units can be purchased at the lung associations, home depot etc. 90 days minimum is what you want to use for testing.

General Code Concerns #2

• Universal Toilet Room
  ▪ Bill C – Canadian human rights – gender neutral washrooms → implementing into schools?
  ▪ Need to ensure the required washroom for each gender are maintained.
  ▪ Per Bruce at Calgary - Privacy concerns for washroom – certain number for each gender, water closet is the only section that is private the rest is common area
    ▪ code is not gender specific to
    ▪ ventilation system per water closet
    ▪ or ventilation per room with cubicle
    ▪ universal toilet room are only required in bus stations are not intended to replace other washroom facilities – they are to be integrated

• Water Supply for Fire Fighting
  ▪ The amount of water supplied to certain areas – little of amount of water being provided
    ▪ If there are requirements in regards to the volume
    ▪ You can use either the ABC calculations, or the calculations provided in NFPA 13.
    ▪ SCO’s need to be aware regarding Building code and Fire code compliance(s) – ie storage yards require water for firefighting which are often missed by the Building SCO and owner during the design.
NECB and ABC 9.36 – Courses will be available May 11 – in Lethbridge – separated training for both
  - Course cost on website – $250 per course plus exam fee
  - Distance learning and classroom available at the beginning of May
  - 2 days – one day for each course

HRV Certification – heat recovery....
  - Remind SCO’s in part 9 of the code there are cert requirements
    - Meet C439 standard for the air movement
    - Manufacturer looking into alternative, looking at offering to builders as an option as a opposed to HRV
  - Alternative solutions = Variances – not to be used as product approvals
    - Still see it all the time in all disciplines
      - Can council look into this? Review the practice around the variance or adopt the product provincially?
      - If not, why would SCO’s want to do that?
    - Per Geoff – it’s all in the wording?? It’s in the process and not the product?

Building Collapse / Failures
  - Reminder the code did change, now a requirement that the AHJ be notified

Micro- Breweries
  - Are they classified as an F1?
  - Manufacturing process - F2 They are not an F1 – not a distillery
    - Low boiler?
  - Legislatively – show that the hazards in contact are less than those specified under low or high hazard industrial
  - Per Gilles - BC has a website has a professional review on it 2013 – a lot of the rural are not regulating at all
  - If you receive a type of complaint on smells causing headaches?
    - There is a requirement on scrubbers for mechanical if air is contaminated?

Screw Piles
  - Information piece – installation of screw piles only covered under part 4, engineering is required.
    - Discussion was that there appear to be two companies who may have CCMC approvals for their screw piles.

9: Clarence Cormier, Chief Electrical Administrator, AMA & Kevin Glubrecht, Field Electrical Inspector, AMA
Concurrent Electrical Break-Out Session

STANDATA – Clarence Cormier
  - Went through STANDATA Changes and updates
  - Discussed committee participation

Objective based code discussion
Q: How will objective based code affect current methods?

A: If adopted OBIEC (Objective Based Industrial Electrical Codes) it will be no different than how the O&G code is administered. In short if the electrical installation is engineered approved, it could be accepted.

Electrical Code Regulation brings into force the 2015 CE Code, electrical STANDATA are up to date.

Section 10 is being rewritten and includes grounding and bonding requirements:
- Systems are to be grounded
- Equipment is to be bonded

Many of the STANDATA changes were for housekeeping purposes.

2:30 – Break

2:45 Kevin Glubrecht - Present on submitted items

- How to subscribe to STANDATA
- How to stay current in the electrical industry
- Discussion about PV systems and organizations to be involved in to keep up to date
  - PV training for SCO’s
  - Discussion on Apprenticeship and how they regulate the scope of work
  - Discussion on who can install a PV system
  - Discussion on rapid shutdown

Discussion on section 26 requirements

- AFCI protection summary sheet
- detached garage and AFCI requirements
- receptacles to be AFCI protected in a dwelling

Discussion on equipment temperature ratings

Discussion on mud tanks

4pm meeting adjourned

10: Tom Harnos, Field Officer, AMA & Tom Littlechild, Field Officer, AMA

Concurrent Fire Break-Out Session (Calgary)

1. Covered the Food Truck session, with excellent input provided by the Calgary Fire Department and their process on regulating food trucks within the city of Calgary.
a. Calgary requires a yearly inspection, confirmed by a Calgary fire department sticker- required before business operations can start for that year. (roughly 75 trucks in Calgary)

b. Inspections are done at the fire training center in Calgary, with the participation of fire, electrical, gas, health and also Police

2. Presentation on school lock downs and how they can work better with fire code and building code.

3. Discussion sessions included
   a. Distilleries as F1 or F2 and the assembly occupancy component when added to a microbrewery. Discussion on classification, and 20% alcohol contents being maximum for alternative to an F1.
   b. School home economics rooms. How some have morphed into more than basic baking classes. Some now go as far as including deep fryers, without the proper ventilation/ suppression systems.
   c. Haven systems, the heat/extinguisher being sold in Alberta, but does not have a proper listing. Kevan Jess (Chief Fire Administrator) is currently working with industry on reaching those requirements.
   d. Question was discussed on what constitute a single action on door release hardware.
   e. Discussion on directive 79, abandoned wells and how all communities could be impacted, and should be researched before development of new municipal expansions.
   f. Discussion on required fire separations, centered on an occupancy class that makes alterations after the fact...direction of proper permits and inspections.
   g. Kevan Jess, discussion on the current PDD home requirements and inspections
   h. Discussion on the code requirements for heat detectors or smoke alarms in attached residential garages, with the discussion centered around that currently there are no listed appliances that can interconnect with a residential system that can work properly in an garage environment.
   i. Brief discussion on tannerite (exploding targets) and the impact to the fire service. Need to collect more statistical data.
   j. NFPA 13 and the requirement for in rack sprinklers, Specifically around carpet. Discussion centered on class 4 commodities and the 12ft (3600mm) or higher storage. Also discussed was the need to preplan for future occupancy requirements at these locations.