AMA Regional SCO Meeting
Building, Fire, Electrical, Plumbing, Gas & Private Sewage
Wednesday, April 13, 2016
8:30 a.m. – 4:00 p.m.
Nisku Inn & conference Center
1101 4 Street, Nisku, AB
Ballroom 2

Facilitators: Geoff Brownlie, Senior Building Inspector, AMA
Joe Healy, Building Inspector, AMA

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

Minute Recorder: Kate Davidson, Communication Inquiry Centre Coordinator, AMA

I. Administrative Penalty Framework

Kevan Jess -
• We are looking for ways to enhance the enforcement of the system
• We were able to look at experience from Occupational Health and Safety, and draw information from it
• Upon review of a number of factors, Alberta Municipal Affairs (AMA) decided to go with the administrative penalties framework
• The powers of the administrator will be appointed by the Minister
• Many of the administrative penalties will be modelled by NHB Act

Questions from the group:

Ryan Nixon – What are the timelines for implementation?
Implementation is anticipated for September 1, 2016

Kevan Jess – response
• Before laying a charge; it might be wise to speak to crown prosecutor
• The information about issuing administrative penalties is in front of Executive Council at the moment
• The information will also be put in front of the MGB and New Home Buyers for input.
• If we are being realistic, administrative penalties may not happen until Jan.

Brendan Otteson – Who falls under the scope of administrative penalties?
• Anyone can request an administrative penalty – including the public
• Penalties can be issued to anyone who is not in compliance. This includes agencies, groups and individuals.

II. Safety Code Council Update

Erin Stroud - Activities happening at the council

• QMP review
  o industry stakeholders coming together; the agency QMP has been completed
  o Muni and corporate reviews should be completed this fall
  o We are looking at bringing all the language in the QMPs in line and standardizing it

• Orders and Variance system –
  o We are in the final stages of testing; it is being turned over to external stakeholders for testing.
  o It should be rolled out at the end of this year

• Building Certification Levels and Training is moving forward.
  o It is suggested that you take your training now.
  o Judi Parker is the certification coordinator.

• Energy Code Training –
  o The pilot for the energy code training is occurring with the the City of Calgary today (April 13).
  o The rollout is scheduled for May 4&5 in Calgary, May 11 in Lethbridge. There will be more dates to come, please check the website.

• Student awards committee is meeting –
  o There is a bursary program to assist safety codes officers with training.
  o There are 6 awards of $1000 awarded in both the spring and the fall.
  o There are 20 applicants for the six bursaries this time around.
  o You are eligible for the bursary if you are an SCO

• Plumbing group B
  o coming in late May

• ACT project –
  o This is a new project the council has taken on
  o This is the Accreditation, Certification and Training program
    • We are currently updating the software
    • Registrations will be online, and not by fax.
    • We are hoping to create a one stop shop to find all the information – an update to the technology
    • Will want feedback on how you want to obtain information
    • Will be involving focus groups
• Sub councils –  
  o 8 out of the 10 disciplines are meeting in May.  
  o We will be reviewing multiple STANDATAs.  
  o The Electrical Utility Code is being completed.

• The Council as a whole has entered into a Governance Review –  
  o We are investigating if everything still working the way it should be working?  
  o We will start with the Board of Directors and look at how we should do business.  
  o Timely Code Review is part of this process and has impacted the council

• ASCA – Implementation May 1  
  o How to do work in unaccredited municipalities in a different way. The recent changes to the act has helped facilitate this.  
  o SCC will take over permitting in those unaccredited areas. We are working with AMA and agencies to see how they do business in those areas  
  o The biggest changes will be a standardized permit fee for all agencies; the fees will be paid upon completion of work  
  o There will be better reporting to AMA

Questions from the group:

Brian – Will agencies working with ASCA or under?  
Agencies will be under contract with ASCA.

Michael Slizco – Electrical – Will clients have the choice of where to get the permit from?  
Yes. They can. There are currently 7 agencies under contract with ASCA. Other agencies will be able to apply.

Dan Green – Would a person have to use an agency that is under contract with ASCA?  
The answer is yes. Communication will go out to all the municipalities

Kevin Glubrecht – How will the permits be issued?  
They will be issued based on the standardized fees; there will be no more negotiating on price.

Conference and AGM – June in Banff  
  o The registration is open  
  o Focus is on innovation and partnership  
  o May 31 – training  
  o June 1 – Technical Meetings with AMA  
  o Thursday and Friday have a full agenda, including NFPA, ULC, electrically connected life safety system, communication, team work and leadership,

Larry Kennel – The energy code for building is coming into effect May 1 and not one person will have training. Is that a concern being addressed by the council?  
  o Discussion in building session this afternoon – transition date has been moved as the training needs to be in place first
Will there be training for the other disciplines other than the Building – Geoff is anticipating not, as the energy code is within the building code
The impression the the Other disciplines will not be expected to enforce the energy code if they are not trained is not necessarily true. How the energy code ties into the systems is no different than what you are currently doing.

In regards to the electrical component, who enforces NECB compliance if they have no training? The designers will have to show how that system meets the building code

Sidney Manning – in response, this has been anticipated for a number of years, so there is a step towards alignment. There are moves to establishing parity throughout the codes.

Judy Parker from SCC will find out about training for other disciplines in regards to NECB
Judy will also provide clarification of building certification courses. They will be ready for the fall and SCOs will have a year to make the change.

III. Guest Speaker – Joe Davis, Tyco Integrated Fire and Security

- Joe is presenting on the changes to Life Safety System code
- He also sits on the Fire sub council
- He will be addressing the ULC codes – codes that are reference in building code
  - Visual signals
  - 3.2.4.20 - References ULC S526 – should be S524
- 5.4.5 – visual signal devices
  - Not manufactured under 15 candela
- S524-06
  - Review of the information in the tables and the ULC
  - Proper design will need to be practiced between and visual signals especially with voice speakers and the new intelligibility requirements
  - Light and audible are 2 different processes and designs
  - Placement will be critical for proper design and function of strobe lights to accomplish and meet code requirements
  - Should strobes be implemented into bedrooms; does ULC meet operation criteria for hearing impaired?
  - NFPA has some requirements for strobes in sleeping areas.

- ABC 2014
  - Commissioning for Fire and Life Safety Systems
  - 9.10.1.2 Commissioning of Life safety and fire protection systems
  - Sometimes it is done but not necessarily. Do not always check the relays of all the systems are tested together.
  - If we don't have the commissioning agent is, how does it get priced? It needs to be defined in the scope of the building.
  - Review of some of the definitions
- Verification Testing
- Commissioning
- Integrated testing

- ULC S1001
  - This is the first edition published 2011
  - Has been formally approved by ULC
  - Integrating testing procedures described in the standard will be conducted by an organization other than the installing contractor – need some clarification on who will be allowed to do it (eg architect, separate body, etc.)
  - 12 sections in the document
  - How do you commission a partially completed building – do you have to go back and re-commission the entire building when it is complete?
    - The answer should be yes.
  - The commissioning process is still under development and input is needed

Coffee break

IV. Group Discussion on the Safety System –
Lead by David Ramsay

Recording of discussion – Erin Stroud

Authority having jurisdiction confusion - Brought forward in Calgary

Kevin Glubrecht – comment –
- Skids in shops being inspected by the authority having jurisdiction and there is not much alignment when the skids land on a different site with different authority having jurisdiction.
  - Authority having Jurisdiction is the one in control – written letter will have to be sent to the authority having jurisdiction
  - if the inspections have been done in the originating jurisdiction and the paperwork has been sent. The landing jurisdiction can either accept the inspections and documents OR perform another inspection.

- Commissioning Coordinator and Training
  - There is no current training and it is time to start looking at training for the commissioning role. Is it time for SCC to look at developing the training? Determine scope and authority as well.
  - Is it possible to do training on the front end before the adoption for the program
  - According to 1001 in the current code; there is some form of commissioning required now – so what are we doing now? SCC can put together training with regards to those standards. Have not enforced training up to this point.
  - Many projects are having some sort of commissioning going on.
• **AHJ – John Simpson**
  o we have a lot of AHJ’s – is there any way to bring them more in alignment with each other so that the answer is more standardized across the province. This is part of the reason for the regional meetings.
  o SCO’s need to work with each other to find out how things are being done in different AHJ’s
  o Suggestion – maybe the chief administrators of each discipline could have a teleconference once a month to disseminate information.
  o The call centre is available to help in this area – you can always call in to get an interpretation.

• Mike Slowoski – electrical we want to build a thing or process that is the same throughout the province. However, everyone has a different idea. Group does not tend to work together on a higher level.

• Having the Chief Administer dictate or provide direction would look as government interference

• **Sid Rainer** – Permitting
  o Regulations for selling of permits needs to be tightened up. Master Electrician should have a demerit system. Master electricians needs to be made more accountable.

• Home owner permit – businesses operating on homeowner permits
  o Companies building houses, but permit pulled under home owner.

• Does the SCC do disciplinary action with Master Electricians?
  o The administrator can pull the ticket, but they need to know. Trying to strengthen the procedure

• **Jerry Tremblay** – how many master electricians have been suspended?
  o Answer not on hand

• **Kevan Jess** – the complainant often does not hear what the results of the investigation is

• **Sydney Manning** - Reporting needs to be better – safety codes industry needs to have a new relationship with apprenticeship

• Audits By SCC on accredited municipalities
  o **Brian Boddez** – time frame on audited. Why are they doing their own internal audit? Shouldn’t be a higher authority doing the audit.
  o Results of audits are not coming back to the muni in a timely fashion and the feedback is often outdated.
  o Audit done according to QMP. Municipalities need to give feedback to AMA.
  o Auditing process needs to be reviewed and changed
  o **Sean Dennis** – QMP and minimum inspections are required. Accredited municipalities and corporations QMPs are being reviewed at the moment.
  o Auditors are doing more – but maybe they are trying to expand the auditing orders too fast; maybe they should focus on the timely return of feedback first
Training should happen before the changes are implemented. Doing the SCOs a disservice by not having the training available in a timely fashion.

Lunch

V. Building Breakout Session – 1:00 – 4:00pm

Lead by Geoff Brownlie

New Home Buyer Protection Office – Presentation by Josh Fleming and Robin Bryski

Questions:
- When selling a house that has an Owner Builder, will you need to purchase additional warranty if you are going to sell?
  - If you are selling and have an Owner Builder authorization, you will have to purchase warranty.
  - NHBP does checks on all of the Owner Builder authorizations applications every 6 – 12 months. MLS and real estate sites are utilized. Real estate agents often call in and report owner builders that are trying to sell and have no authorization.
- Owner Builders who have received the exemption and now need warranty; we have had many reports of this.
  - Warranty providers often up the price.
  - Clients are advised that they will not be able to get warranty after occupancy. Warranty providers who may consider providing warranty will require an engineer’s report and inspections.
- Permit regulation – what happened if they withdraw the warranty, is the permit null and void?
  - It is left up to the permit office – most municipalities will cancel permit and notify NHBP for issuing an order
- OBs with warranty – what happens with the abandoned properties?
  - SCOs should be contacting the NHBP.

Open Discussion:
- Need more communication in regards to the photo illuminiscent exit signs
- Food Trucks – building code is the only legislation that covers range hoods
  - Because it has wheels - it's not a building. Park model trailers are similar
- Is there a relationship between the gas code and the building code and windows as intake?
  - According to the building code, a window is not an intake. There is a draft STANDATA.
- Barrier free access – adaptable units – what needs to be accessible to get into the suite?
o Access to main door, bathroom, path of travel.

- A277 – has been revised. Revision was made within the current cycle.
  o Classrooms should have the A277 designation on it.
  o Should be asking for evidence of what is included in the unit.
- A277 encompasses all buildings - how does this tie into the ABC?
  o If it has either of the CSA labels – it will still be required to have the ALBERTA Label – only for the A277. No reference to Z240
  o Our department is not enforcing A277 applications currently.
  o Check that the colour coding on the CSA label meets the usage of the RTM.

- Farm buildings – is there going to be development of another STANDATA on farm buildings?
  o The answer is NO. Should be some guidance on this – MA will do a Q&A on this.

- Marijuana (medical) grow ups – are they a commercial building?
  o There will be a STANDATA issued on this. Federal regulations are very specific.

**General code concerns –**

- Stony Plain and writing an order for New Home Buyer. Can we cancel the permit, issue a stop work order.
  o If you have a property in question, contact the NHBP office at any time and get assistance from NHBP

- Visual signals – see earlier discussion

- Commissioning of systems – CALGARY is not holding up occupancy if the building is incomplete.
  o If they are asking for commissioning, ask who is commissioning at the planning stage and get a letter with their commissioning plan.

- Intelligibility of Alarms –
  o if occupancy is less than 1000 we are not really going to encounter very much.
  o Meeting of the eligibility of 70 is hard in certain occupancy areas and with surfaces.
  o It is a better practice kind of approach.

- NECB Training dates – pg. 47

- Radon Gas –
  o weeping tile connected to a sealed sump should work as well. The Information that was given in the package provided a bunch of answers to the questions that Strathcona County had.
  o Is there going to be any requirement for mesh over the end of the pipe - how to prevent blockage
- It will be up to jurisdiction to add an inspection
- Part 6 – what is the definition of a large building?
- No building should be exempt from the radon venting
- It is going to be important that the piping is identified as radon

- Trailers on F2 Sites – industrial sites if the trailer is abutting or close to the existing building – is it okay and consider them combined. Or should they be separated by a fire separation. If they are not attached – how do you handle?
  - If they are abutting – all criteria have to be considered (fire alarms, etc) must meet under the classification of the building and property

- Freestanding tubs and walls –
  - Should we be asking for waterproofing in the walls around the tub? The intent is to protect the surrounding area from water. What is the likelihood that wall will be damaged by water. Will the distance around mitigate that. It could go either way.

- CSA A4440. 1 – in regards to window labels. Watch for them on the windows. How do we know that the window manufacturers are not just making the labels and sticking to them? How do we know that the CSA involved? Can we assume that the window manufacturers are doing their job and meeting CSA standards?
  - Existing basement suites - doesn't have a permit, but there are 20 years of taxes. IF there is proof that it has been a suite since before 2006 it can be considered an existing suite.

- Following the 2014 fire code and not the 2014 building code. There are some constructions requirements in the fire code that are not in the building code. SCO’s should be looking for these things and referring to the fire code.

- Rigging mat – follow the safety standards under the building code

- Temporary structures in industrial sites – what is under the fire code for separation?

- Windows & air vapor –
  - Do we follow the CSA – do we use the CODE – the CSA has some requirements that are not in the code.
  - Can a consistent standard be developed for best practices for sealing of Windows.

- Courses should contain accurate information in regards to photos and samples – better practices and rationale. Please bring these concerns to David.

VI. Electrical Breakout Session – 1:00 – 4:00pm

Lead by Kevin Glubrecht

Outlook on Edmonton – Gerry Wiles – Chief Electrical Edmonton
- Strata lot classification
- Inspection Statistics Edmonton 2010-2015
- Zero lot line housing
- Residential Installation in Edmonton, what is happening in the real world

**STANDATA – Clarence Cormier – Chief Electrical Alberta**

- 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 re written 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 - Presents 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

Q: If we don’t agree with a rule, how can we change it.
A: Submit it on the submittal form, and AMA provided all attendees with that form.

Discussion on equipment temperature ratings

Discussion on mud tanks

VII. Fire Break-Out Session – 1:00 – 4:00pm

Lead by Tom Harnos, OFC

1. Covered the Food Truck session, with excellent input provide 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 dept 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, centred on an occupancy class that makes alterations after the fact...direction of proper permits and inspections.
   g. Keven 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.

In addition to the above discussions, the April 13 meeting also had discussions about:

One change was that Blaine Stevenson from the Edmonton Fire Rescue Services, Fire Prevention Branch, covered the Edmonton requirements for food trucks operating within the City of Edmonton. (around 100 trucks within Edmonton)
Similar requirements as Calgary, they provide a certificate document vs, Calgary’s sticker.

Also discussed in Nisku
1. Who can reset a fire alarm system, discussion centred around Fire code requirement of a safety plan 2.8.2, the Can/ULC S-536-13 Qualified person
2. Discussion around any legislation on solar panels and access restrictions on roofs, as well as safety issues with the panels and firefighters during a fire event. Discussion on new innovations to a safer solar panel installation, as well as the development of a first responder guide to solar panel incidents (CanSIA)
3. Grand Prairie County discussed a recent order and appeal centred around an F1 occupancy operating in an F2 structure. Discussion was centered around the process and the final outcome.
4. Question was asked on the equivalency between NFPA 701 and the standard: Can ULC S-109. No equivalencies anticipated in the future, there have been considerations to an alternative solution by a municipality to accept NFPA 701. But nothing at the provincial level.

VIII. Plumbing, Gas And Private Sewage Break-Out Session – 1:00 – 4:00pm

Lead by Sidney Manning and Dean Morin

- The facilitators were unable to take minutes as they were involved in the active discussion
- No alternate for note taking was provided