AMA Regional SCO Meeting
Building, Fire, Electrical, Plumbing, Gas & Private Sewage
October 5
8:30 am - 4:00 pm
Pomeroy Hotel & Conference Center

Meeting Notes

AMA General Updates
(See Fall – Grande Prairie Regional Meeting PPT)

Stephanie Martin,AMA

- **Builders Licensing**
  In its aim to strengthen protection of consumers who purchase a new home, the New Home Buyer Protection Amendment Act, will create a Builder Licensing Program. The Bill will come into force December 1, 2017. The Program will require potential builders to first obtain a license in order to build, as a requirement for obtaining warranty coverage and building permits in Alberta. To ensure construction activities are not disrupted, the program will be phased in at the enforcement date with full implementation planned for May 1, 2018. Information on the program can be found at:

  **Question:** Will Builder Licensing only be for part 9 residential buildings or will it include commercial structures as well?

  **Answer:** Currently the Builder licensing legislation applies to the construction of all dwelling units, including condominiums and major renovations to most or all of an existing dwelling unit. Currently contractors constructing commercial buildings that don’t incorporate the construction of a dwelling unit will not require to have a builder’s license.

- **Permit Regulation Review**

Safety Codes Council Update
Peter Thomas, Safety Codes Council

Open Forum Discussion
(See Fall – Grande Prairie Regional Meeting PPT)

Stephanie Martin,AMA

- **What is a Kitchen?**
- **Definition of Private vs Public Washrooms**
- **Air Admittance Valves**
- **Construction Heat using a Residential Furnace**

Fire/Building Break-Out Session
10:20 pm – 11:45 pm

AMA General Updates
- **Code Harmonization**
- **Next Code Cycle**

Open Forum Discussion
(See Fall – Grande Prairie Regional Meeting PPT)

- NFPA 96 – Annunciation for Commercial Kitchens
- Alternative Solution Acceptance
- Door Release Hardware for Exit Doors STANDATA
- Wireless Interconnection of Smoke Alarms
- Buildings Used for Parking, Repairing, and or Servicing Tank Vehicles STANDATA

Additional Discussion Topics Brought forward:

- Bedroom Egress Windows under Decks
  **Question:** Where an exterior deck is built above an egress window, what clearances are being used to ensure egress from the building?
  **Answer:** This question is currently under discussion. A response will be provided at a later date.
  **Discussion:** Some jurisdictions use the minimum window well clearance of 760mm. Calgary has a document where they required a minimum of 2.1m headroom clearance.

- Existing Non-Permitted Secondary Suites
  **Question:** When an existing suite is constructed before 2008, the Fire Inspector has the ability to inspect and review as per the Standata. For existing suites constructed after 2008, how is the SCO supposed to review these?
  **Answer:** With the adoption of the 2006 Alberta Building Code, and the new specific requirements for secondary suite construction, the FCI-08-07 Secondary Suites STANDATA provided an opportunity for owners of secondary suites to bring their properties into compliance with the Alberta Fire Code prior to December 31, 2008. The local AHJ has the opportunity to evaluate each situation on a case by case basis. However, a secondary suite not brought into compliance prior to this date, should be required to be brought into conformance with the current Alberta Building Code. The owner is responsible for ensuring the necessary permits for the construction or renovation have been obtained from the authority having jurisdiction.

Building Break-Out Session
12:45 pm – 4:00 pm

2014 New Standata Updates
(See Fall – Grande Prairie - Building Information Package)

- Standata – New & Upcoming
- Brochures
  Information and links to the Safety Tip Brochures can be found at: [http://municipalaffairs.alberta.ca/codes-and-permits-safety-tips](http://municipalaffairs.alberta.ca/codes-and-permits-safety-tips)

- Energy Q&A / Energy Check Sheets
  Information on and links to the Q&A and the Check Sheets can be found at: [http://municipalaffairs.alberta.ca/CP_Energy_Codes_Information](http://municipalaffairs.alberta.ca/CP_Energy_Codes_Information)

- Mobile Cooking Operations Standata
  **Question:** Standata for Mobile Cooking Operations could this be a provincial standard Labeling, and monitoring allowing these business to operate throughout the province, or is there a CSA standard being developed that may certify these units?
Answer: A guidance document is being developed which will include design considerations involving multiple disciplines (building, fire, gas, electrical, etc.) but the care control will be administered or monitor by the Authority Having Jurisdiction (AHJ) in the area in which the MCO will be operating.

Open Forum Discussion Topics
- Radon Gas in Commercial Buildings
- Private Swimming Pools
- Cantilevered Deck Beams
- Door Release Hardware
- Spray Foam on underside of Roof Deck
- Combustion Air for Garages
- Manufactured Homes – Additional Loading
- Application of Section 9.36 to Additions
  Discussion: It was thought that it was punitive and unreasonable to required energy efficiency requirements to be enforced on an existing home, where a proposed addition is small.

- Adding a Bedroom to an Office
- Potable Water
  Discussion: Discussion was centered around the interpretation of “where piped water supply is available on the property”.

- 9.36 and Heatloss Calculations
- Secondary Suites and Furnace Room Access

*** MEETING AJOURNED ***