AMA Regional SCO Meeting
Building, Fire, Electrical, Plumbing, Gas & Private Sewage
October 25
8:30 am – 4:00 pm
Sandman Hotel

Meeting Notes

AMA General Updates
(See Fall – Lethbridge Regional Meeting PPT)

• 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: 
AMA website: http://municipalaffairs.alberta.ca/builder-licencing-faqs

Question: What provisions are in place to stop a large builder from going out of business and/or starting a new business under a new name? What if there is a pattern, what is the recourse?

Answer: The Builder Licensing program is being established to strengthen the protection of consumers who purchase a new home. Applicants will be required to submit information about their corporate structure, including the names and contact information of directors. This is being done to prevent builders from ducking accountability for their work. The Registrar can also remove builders or place conditions on a licence based on a risk assessment that supports consumer protection.

Question: How is AMA advertising?

Answer: The Municipal Affairs website has an FAQ and a Fact Sheet which is available for review to answer commonly asked questions. Webinars will also be held with Permit Issuers during November to discuss the implementation of the program.

• Permit Regulation Review

Safety Codes Council Update

Danielle Paradis, Safety Codes Council

Open Forum Discussion
(See Fall – Lethbridge Regional Meeting PPT)

• What is a Kitchen?
• Air Admittance Valves
• Construction Heat using a Residential Furnace
• Non-Metallic Electrical Boxes
• Definition of Private vs Public Washrooms
Discussion: Comment was made that we could also use better definition of private and restricted use washrooms. Some are considering washrooms restricted to use by staff as “private”.

- **Wireless Interconnection of Smoke Alarms**

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

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

**Open Forum Discussion**
(See Fall – Lethbridge Regional Meeting PPT)
- NFPA 96 – Annunciation for Commercial Kitchens
- Alternative Solution Acceptance
- Door Release Hardware for Exit Doors STANDATA
- Buildings Used for Parking, Repairing, and or Servicing Tank Vehicles STANDATA
- Existing Non-Permitted Secondary Suites
- Breweries VS Distilleries
- Bedroom Egress Windows under Decks

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

**2014 New Standata Updates**
(See Fall – Lethbridge - Building Information Package)
- **Standata – New & Upcoming**
  - Discussion: Permit Applications for Residential Building with Multi-Units Standata – comment was made that it would be helpful if there was a connection between this and the number of inspections required on QMP’s.
- **Brochures**
  - Information and links to the Safety Tip Brochures can be found at:
    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

- **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**
• Schedules and Engineering Responsibilities

• Application of NECB to Single Family Home Additions
  
  Discussion: Comment was made that during the ADOA conference, Bild Alb commented that application of the code was not based on size, but up to the local SCO discretion.
  
  Response: The ABC and the NECB provide direction on the application of the legislation. These requirements should be followed.

• Door Release Hardware
  
  Discussion: There are many small restaurants and offices who utilize these types of locks on their store front door, which are kept locked while occupied afterhours. This is against the ABC, yet there is no other locking mechanism available for these types of doors. Request was brought forward that it would be beneficial to include these types of occupancies in the exemptions as part of a STANDATA.

• Cancellation of New Home Buyer Protection After the Fact
  
  Question: Who does NHBP notify when de-enrollment has occurred? Is it the right people?
  
  Answer: When the NHBP Office receives notice of a de-enrollment, they do their best to contact both the municipality and the accredited agency that completes the inspections. In the event the accredited agency might be missed, it is our hope that the municipality forwards the email to whoever is completing the inspections.

• Application of Section 9.36 to RTM’s
  
  Question: Carriage houses are not considered to be secondary suites as per the ABC. There appears to be a disconnect between this and the interpretation from NHBP. NHBP has indicated that protection is not required for these units because they are considered to be secondary suites.
  
  Answer: Where a carriage suite is constructed on the same site as the main dwelling unit, NHBP reviews the building and the need for warranty based on the size of the suite in relation to the existing dwelling. Carriage suites less than 75% of the square footage of the main living quarters can be considered to fall under the NHBP definition of “reconstruction” and would not require additional warranty. Carriage suites with an square footage 75% or larger than the main living quarters would be required to obtain New Home Warranty.

  Question: Can Table 9.25.2.1. of the 2014 ABC be reintroduced to address garages through a STANDATA?
  
  Answer: Table 9.25.2.1. Thermal Resistance Requirements cannot be re-introduced into legislation through a Standata because the portions applicable to floor, wall, basement and crawl space, and roof-ceiling assemblies would contradict the requirements for thermal insulation within Section 9.36. A Standata is currently under development to re-establish the application of thermal resistance values required for attached garages under Sentence 9.36.2.1.(8). An additional Standata is also being considered for development, to re-establish the thermal resistance values required for detached heated garages serving a building of residential occupancy.

• Enforcement of Fire Safety Plans
  
  Question: Is there a contact list available, or can a contact list be developed for Fire Departments to assist SCO’s with distribution and reviews for Fire Safety Plans during construction? The AFC requires the plan to be accepted in writing Fire Department.
ASCA, unaccredited municipalities and Agencies are not sure who they should be contacting to ask for input. **Answer:** Fire safety plans identified within the AFC, can be forwarded to the OFC for relay to the appropriate Fire Department.

- **Spray Foam over Ductwork**

**Additional Discussion Topics Brought Forward**

- **Tiny Homes**
  **Question:** Do tiny homes require permits? Comment was made at local ADOA conference that building permits were not needed. **Answer:** The Alberta Building Codes (ABC) governs the safe construction of “tiny homes” used as residences, but the application of the framework is at the discretion of the local authority. The local authority may classify a “tiny home” as a recreational vehicle or as a residence/manufactured home depending on use. If the local authority chooses to classify a “tiny home” as a recreational vehicle, the ABC does not apply because the “tiny home” would not be defined as a building. If the local authority chooses to classify a “tiny home” as a residence/manufactured home, the home would need to be constructed to standards specified in the ABC.

“Tiny homes” are regulated under the ABC when they are used as residences. The regulations do not differentiate any of the health and safety requirements for “tiny homes” as compared to a “traditional home” when used as a residence. If the local authority determines that a tiny home is being used as a residence/manufactured home, then the ABC applies. The home would be required to be constructed to the prescriptive requirements in Part 9 of the ABC, or constructed by a manufacturer certified to CSA A277, “Procedure for Factory Certification of Buildings” and meet the prescriptive requirements of Part 9 of the ABC. The small size of the house does not exempt it from complying with the ABC 2014 if it is being used as a shelter or residence. Land use bylaws regulate where such homes may be placed, such information would be obtained from the local development authority. The local land use bylaws may allow a second living unit on a single lot or acreage sometimes referred to as a garden suite.

*** MEETING AJOURNED ***