AMA Regional SCO Meeting
Building, Fire, Electrical, Plumbing, Gas & Private Sewage
October 18
8:30 am – 4:00 pm
Quality Inn & Suites

Meeting Notes

AMA General Updates
(See Fall – Red Deer 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:

  **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

- **Tyler Wightman, Safety Codes Council**

Open Forum Discussion
(See Fall – Red Deer Regional Meeting PPT)

- **What is a Kitchen?**
- **Air Admittance Valves**
- **Construction Heat using a Residential Furnace**
- **Definition of Private Vs Public Washrooms**
- **Non-Metallic Electrical Boxes**
- **Wireless Interconnection of Smoke Alarms**

  **Question:** Should Standata for wireless interconnection of smoke alarms (14-BCI-XX) be a variance; it was suggested the Standata is altering the wording of the code?
  **Answer:** The Standata has been issued October 26th, 2017 as a Building Variance. ABC-14 (B) 3.2.4.21. (9)/9.10.19.5. Interconnection of Smoke Alarms
  1) Except as permitted in Sentence (3), where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.
Open Forum Discussion
(See Fall – Red Deer Regional Meeting PPT)
- NFPA 96 – Annunciation for Commercial Kitchens
- Alternative Solution Acceptance
- Buildings Used for Parking, Repairing, and or Servicing Tank Vehicles STANDATA
- Existing Non-Permitted Secondary Suites
- Door Release Hardware for Exit Doors STANDATA
- Bedroom Egress Windows under Decks
- Micro-Breweries vs Distilleries
  Question: Can a Distillery be classified as an F-2 structure if an alternative solution is presented?
  Answer: There are multiple municipalities that have accepted distilleries as an F-2 occupancy allowing an A-2 occupancy in a portion of the building to be developed. Although it is possible to classify micro-breweries as occupancies other than F-2, the Alberta Fire Code mandates that a distillery should not be classified as anything other than an F-1 occupancy.
  Question: Could there be an information bulletin developed to assist with evaluating and designing of breweries and distilleries?
  Answer: There may be an opportunity for a joint Building and Fire Information Bulletin, but has not yet been discussed by Municipal Affairs.
  Question: Proposed that could this be a Standata (BCV/BFCV) similar to the Oil and Gas Processing Facilities; providing design criteria as well as limiting the area of the building allowing an F-2 occupancy?
  Answer: If a municipality, designer or owner put together an alternative solution for a similar building it could be presented to our department as a potential province wide Building and Fire Standata.

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

2014 New Standata Updates
(See Fall – Red Deer - 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

- 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

- **Submission of Electronic Models instead of Drawings**
- **Attached Garages and Compliance (9.36.1.3. (5))**
  
  **Question:** What does Section 9.36, 9.33, and 9.25 require for Code compliance related to heated detached garages serving a single family dwelling?
  
  **Answer:** 9.36 exempts garages as they are considered unconditioned spaces or seasonally heated.

9.25.1.1 Scope and Application is addressing heat, air and water vapour transfer and measures to control condensation. Adding requirements for thermal insulation (9.25.2), vapour barrier (9.25.3) and an air barrier (9.25.4). With the issue being Sentence 9.25.2.1. (3) Sentences (1) and (2) shall not apply once Section 9.36. comes into force on 01 May 2016. This sentence removes the insulation values provided in the table for a heated garage exterior walls (2.1 RSI) and ceilings (6.0 RSI).

Objective (structural safety) To limit the probability of an inability to control heat transfer through assemblies, which could lead to excessively low temperatures of interior surfaces, or within wall, ceiling or floor assemblies, which could lead to condensation, which could lead to deterioration, which could lead to compromised structural integrity of assemblies acting as environmental separators, which could lead to harm to persons. If insulation and vapour barrier is installed Sentence 9.25.2.3. (7) Insulation located in areas where it may be subject to mechanical damage shall be protected by a covering such as gypsum board, plywood, particleboard, OSB, waferboard or hardboard.

9.33.1.1. Sentence 1 applies to the design and installation of a heating systems, including requirements for combustion air, and air-conditioning systems serving only one dwelling unit. Sentence 2 states the design and installation of heating systems, other than those described in Sentence 1 shall conform to Part 6. Part 6 application references Div. 1.3.3.2 with describes Group C occupancy over 600 m² which would exclude detached garages from Article 9.33 and Part 6.

**Discussion:** Some municipalities consider a detached garage serving a single family dwelling unconditioned space and only provide one inspection (framing) and leave the rest to the homeowner as it does not have an occupancy. Some municipalities ask the detached garage will be heated providing two inspections one for framing and an insulation and vapour barrier using the values stated on Table 9.25.2.1.

- **Marijuana Greenhouse Grow-Ops**
  
  **Question:** What information are municipalities requiring when an application for the construction of a cannabis grow operation is submitted?
  
  **Answer:** Some required confirmation of the fire load within the structure provided by a fire engineer.

**Discussion:** One currently being designed required development approval from the municipality prior to being approved by the federal government as a licensed producer. After obtaining the approval the owner is now following up with the municipality on the buildings proposed design.

- **Building Ventilation Systems for FD Smoke Removal**
- **FDWR Ratios for Part 9 Buildings**
- **Secondary Suites and Furnace Room Access**
HRV's and Ventilation Rates
Cancellation of New Home Buyer Insurance
Application of 9.36 to Additions
Distilleries
Make Up Air for Depressurization

**Question:** Contractors are under the impression that Make-up Air is not required for direct vent or mechanically vent appliances due to Article 9.32.3.8, but should we not follow all of Section 9.32?

**Answer:**

9.32.3.2. Design and Installation
1) Aspects of mechanical ventilation systems not specifically described in this Subsection shall be designed, constructed and installed in accordance with good practice such as that described in the ASHRAE Handbooks and Standards, the HRAI Digest, the HRAI Residential Mechanical Ventilation Manual, the Hydronic Institute Manuals and the SMACNA manuals.

9.32.3.8 protection against depressurization
1) Applies to dwelling units that contain a fuel-fired space-heating appliance or fuel-fired water-heating appliance of other than direct-vented or mechanically vented types

**Question:** Should direct-vented or mechanically vented systems be designed as per 9.32.3.2 and have the installation contractors confirm the calculations and design as per the use of ASHRAE or HRAI which may reduce the effects of excessive depressurization?

**Answer:** It was proposed that the joint building and gas Standata add additional information bringing to the attention of HVAC installers that 9.32.2.3. (4) requires the ASHRAE or HIRA manuals to be followed and may require make-up air depending on the building design and size.

Two Furnaces, One HRV?
Pipe Insulation
Multiple Tenant Self Storage

*** MEETING AJOURNED ***
AMA Regional SCO Meeting
Plumbing, Gas & PSDS Break-Out Session
10:20pm – 4:00 pm

Meeting Notes

Facilitator: Perry Wager, AMA
Joe Petryk, AMA

Guest Attendance:
Jennifer Laing – ASCA

Plumbing and Gas
Furnaces used for construction heat:
This topic continues to be one of great interest.
What has change is; due to safety concerns as of May 01, 2017 furnace manufacturers
added a sentence to their instructions that says furnaces cannot be used for
construction heat in Canada.
- Concerns with stages of construction and furnace use, how does one know when
  the furnace has been run.
- Relation to this issue and the number of inspections under the QMP.
- Contractor is deemed responsible to ensure proper equipment is made available
  for construction heat.
- Reviewed Draft StanData on Temporary Heat Furnaces.
- SCO has responsibility to report if they determine that a furnace that is not
  certified to be used for construction heat is used for heat during construction.
- Based on the information supplied by furnace manufacturers to date; should a
  furnace that was not certified for use during construction, was used during
  construction, that the furnace would have to be replaced.
- Unless a furnace is certified to be used for construction heat, replacement is the
  only option at this time as using a gas fired appliance for a purpose beyond the
  appliance’s certification is contrary to Gas Code requirements, and is a Code
  violation.
- The Authority Having Jurisdiction would inform the Gas Permit applicant that the
  use of the furnace during construction was beyond the appliance’s certification,
  which is a Code violation, and the furnace must be replaced.
- Finishing dust material and adhesives may be a concern too.

Air admittance valves:
- Discussion on how many fixtures can be on one valve.
- Individual vents and dual vents are permitted to terminate with a connection
  to an air admittance valve
- An air admittance valve can be used on installation where connection to a vent may not be practical. What is “practical”? The SCO would decide what is “practical”.

Radon gas:
- Discussion held on termination requirements and separation distance requirements to air intakes, windows, heat recovery units, etc.

Emergency floor drains:
- Need to be vented.

Trap primers:
- The National Plumbing Code of Canada’s Notes/Appendix reference manual replenishment in residential applications. The Notes/Appendix are not mandatory, so maintaining a trap seal by other equally effective means such as a barrier type device may be acceptable for both residential and non-residential installations.

Grease interceptors:
- Commercial dish washers – reviewed Standard NPC 2.4.4.3.
  - AHJ SCO’s do plan reviews on plumbing system designs.
  - In unaccredited muni’s Agency SCO’s may not do plan reviews.
  - Grease interceptors may be required when it is considered that the discharge of fats, oil or grease may impair the drainage system.
  - It is the AHJ that determines if a Grease interceptor is required. The AHJ could be the SCO or the sewer purveyor. The Municipality may have a related bylaw.
- It’s believed that Sumps/grit interceptors are not being vented in some cases. A garage floor interceptor must be piped and vented in the same manner as a “floor drain” with exception of the required cleanout.

Gas regulators – Zero clearance:
- Must be installed in accordance to Z21.80/CSA 6.22
- AHJ applies the requirements of the B149

Backflow prevention:
- Discussion held on the different types of devices. A normally open BWV cannot serve more than one dwelling unit.

Private Sewage

Certification Review Committee:
- Provided an overview of the committee and its mandate.
- Advised that there are a number of suspensions of certified installers pending there requirement to do additional training to prove there competency. SCO’s
and permit issuers should be checking the list on the MA website for the status of installers.
- SCO’s were encouraged to report any installers that habitual in poor designs and or installations for competency reviews.

**PS certificate renewals:**
- Renewal of PS Certificates will know be done on a SOP code cycle (5 years).
  - Code update training will need to be successfully completed for renewal.

**8.4.3.1 Mounds – Sand for sand layer:**
- Discussion held re the quality of sand. Spoke to the Standards in the SOP and whether SCO’s are requiring data from the contractors that the sand meets specifications. Most are not. As a minimum we should be looking for washed sand with very little fines in it. Installers are indicating that aggregate suppliers cannot provide the specified sand. Standards are being ordered and an investigation into the availability of the sand is being conducted.

**Drop in treatment plants – Aeration units:**
- These units are being promoted to rejuvenate failing septic systems. If they are deemed to produce secondary treated effluent, then the downstream soil-based treatment component has to be of pressure distribution. Treatment Plants need to be NSF certified for use and must be in tanks that configured as per the testing protocol.

**Sewage tanks:**
- Question on whether manufacturers can sell tanks to other than individuals with certification. Answer was “yes”.

**Next version of SOP:**
- The next version of the SOP is expected in 2020. Efforts will be made to have the handbook available at the same time. Currently the 2015 handbook is 2 years overdue which is not acceptable.

Plumbing permits can be taken out by a PS competency holder for the installation of low pressure/force mains. An R or RPS certificate holder cannot take out plumbing permits.

Name and location of PPT on Council website

*** MEETING AJOURNED ***