AMA Regional Meeting Fall 2014
Minutes
Red Deer and Central Alberta Area

Date and Time: Monday, October 27, 2014
9:00 am – 3:00 pm

Location: Provincial Building, Meeting Room 111
4920 51 Street
Red Deer, AB

Facilitator: Larry Robinson, Building Safety Codes Officer
AMA Field Technical Services

Minutes: Joe Healy, Building Safety Codes Officer
AMA Field Technical Services

09:00 Call to order and introductions.

Minutes:
- Presentation by Kevan Jess with respect to Rapid Damage Assessment. The Incident Command System Course is available on-line and it was recommended that all SCO’s should complete this course. Incident command training and preparedness information is in progress.
- Also discussed the ten-minute response time as per the Alberta Building Code. Concerns regarding the actual times for response, in particular rural communities, volunteer fire fighting response time. Reference was given to the Interpretation in Standata 06-BCI-025.
- Also discussed was Fire Alarm Verification forms. Care must be taken by SCO’s to ensure that the forms have not been altered. As per 3.2.4.5.(2) fire alarm systems must be verified in conformance with CAN/ULC-S537 and using the verification form in Appendix C of the S537, Fire Alarm System Verification Report. There must be no deficiencies. If a new zone is added to an existing fire alarm system, the entire fire alarm system will be required to be verified.
- Also discussed was shipping containers (sea-cans). Multi-uses for the shipping containers have become frequent, and pose significant hazards to firefighting responders. There is no available information provided about the shipping containers with respect to structural stability. Many are altered to accommodate specific use, which affects the structural strength. Welds are typically not as per the Alberta Building Code requirements (Part 4, 2.2.2.5 Division C). Professional involvement is required for proposed use of sea-cans as a structure. There is no certification program or labelling available. Other concerns, and not limited to, are items such as HVAC, vapour barrier, etc.
- Intertek Presentation: Steve Wheaton
  - Address of Intertek is 1500 Brigantine Drive, Coquitlam BC, V3K 7C1. An open invitation was extended to all meeting participants to feel free to visit Intertek’s facility. It was noted that this is an industrial facility; PPE is required.
  - Also discussed was paint booths and NFPA 33. There are Inspection Bodies (IB’s) and Certification Bodies (CB’s) involved with the certification for paint booths in Intertek.
  - The NFPA 33 references over 20 USA Standards. It involves multi-discipline installation and inspection requirements. Information/discussion for better understanding between Intertek/AMA/SCO’s was discussed and agreed.

- New Home Warranty (NHW) discussion – applicable to all new homes. For a new addition/restoration that exceeds 75% of the building, NHW is applicable as well. Renovations are not applicable to NHW; if studs and exterior sheathing are left in place, NHW is not applicable. Monitoring for NHW if the house was damaged would be up to the discretion of the AHJ and NHW.
  - Garden suites: a detached structure independent of an existing house on the same property would not be applicable to NHW if the garden suite is less than 75% of the area of the existing house, or if built at the same time as the house. In the event that the garden suite would be changed to a separate dwelling, NHW would apply. In the event that an SFD was attached to a barn or riding arena, for example, NHW would apply to where the SFD was connected to the building, and not the entire structure. This scenario would be site-specific. The Alberta Building Code would apply as well.
  - In the event that “fly-in houses” (house within a hangar) NHW would apply to the house only; site specific and Alberta Building Code would apply. An 80-acre parcel with two SFD’s would require NHW for both SFD’s.
  - NHW is mandatory, unless the applicant is the owner-builder, and application is made to NHW. Must reside for a minimum of ten years. A letter of interpretation will be given to the applicant and permit issuer from NHW.
  - A second residence on a lake property will require NHW it exceeds 75% of the primary residence.
  - Further information is available on the AMA website or at 1-866-421-6929.

- SCO professional Development discussion/presentation: Tyler Wightman
  - Brochure for Professional Development for SCO’s proposal was handed to all participants. All Safety Codes Officers may be required to enter into the proposed program, which is designed to enhance knowledge and skills of SCO’s. It is also intended to help SCO’s keep aware of current issues, establish a more consistent level of professionalism, and support accredited organizations in safety codes services. Further information can be found at the Safety Codes Council website. Implementation for the proposed program is expected for 2016 or 2017.
General questions / open discussion:
- Intumescent coatings in attic spaces in lieu of sprinklering was discussed and deemed unacceptable. Concerns were, and not limited to, quality control measures, permeance, testing, impregnated coatings, and substrate conditions.
- Domestic water system for fewer than 9 sprinkler heads? As per 3.2.5.13.(4). ABC
- Combination system: plumbing/sprinkler system? As per 3.2.5.13.(5). ABC.
- NFPA 13, 13R, 13D, must meet the entire prescription; no partial systems.
- Uponor residential fire sprinkler systems is available on the Uponor website.
- Water supply for firefighting was discussed. Ponds water supply is a concern with respect to depth of ice/quantity of water. Filters would probably be required, and could pose a problem if they get clogged with silt etc. Water supply calculations may be required, and/or demonstration to verify assurance. Building/Fire SCO’s should collaborate for rural water supply. Adapters for connection to the water supply to be addressed as well.
- Exit signage for an area enclosed by curtains was discussed. Subsection 3.4.5. is applicable. Article 3.4.2.5. is also applicable; exits shall be located and arranged so that they are clearly visible or their locations are clearly indicated and they are accessible at all times. The “running man” exit signage is not in the 2006 Alberta Building Code and would require acceptance via an alternative solution.
- Portable fire extinguishers shall be provided and installed in conformance with the Alberta Fire Code 2006. Building SCO’s should verify this at plans review prior to issuing a permit.
- Ventless hoods must be listed in order to be accepted. Upgrading the air supply in existing facilities may be required. A fire suppression system is required. Concerns with respect to cleaning; check NFPA 96, manufacturer’s specification.
- Fire Safety Plan: discussion with respect to maps in the annunciator location for locations of rooms, connections etc. (quick-reference maps). Any comments or suggestions can be emailed to Sandy or Tina. Fines for false alarms is being addressed and may vary from site to site.
- Solar panels installations will require permits. Engineering may be required.
- Spray-foam insulation installation will require a vapour barrier.