AMA General Updates

Geoff Brownlie, AMA

 Builders Licencing
A builders licencing program went out for consultation in March. This program will address a number of concerns like:
- Protect consumers by helping them make more informed decisions
- Give Albertans peace of mind that their home is being built to a safe standard
- Increase accountability for builders
- Improve the business practices of builders
- Improve builder competencies
- Increase the quality of residential construction
- Increase consumer protection in the homebuilding market
- Align Alberta with several other provinces across Canada

Administrative Penalties
Administrative penalties are still being reviewed and awaiting cabinet approval.

Reorganization of Public Safety
Alberta Municipal Affairs Public Safety Division has undergone a reorganization. The department has been divided into two areas and renamed as Community and Technical Support. The Building and Fire disciplines fall under the direction of James Orr, while the Plumbing, Gas, PSDS, and Electrical disciplines now fall under Harry Li's direction.

Question: With the changes to the Office of the Fire Commissioner, what department will be administering and which department will be available to answering our questions?
Answer: Tina to provide update in the afternoon fire discipline breakout session.

Visual Signal Devices STANDDATA
The new Standata for visual signals has been issued. Code states conformance to ULC-S524 is required, which means that devices must be install everywhere. With the STANDATA in place, now every room will require strobes i.e. individual offices, bathrooms, hospital rooms etc. But in a suite a minimum of only one is permitted in the normally occupied floor area.

Persons with Developmental Disabilities STANDDATA (PDD)
New Ministerial Order issued regarding PDD. Previous STANDATA has been revoked. The new order provides people with the opportunity to “age in place” and permits up to three people within a residential home before SLALA requirements should be enforced. Safety systems such as smoke alarms are all that are needed in residential homes with up to three people.
Harmonization of the Code
With the adoption of the 2014 ABC, AMA had anticipated that Alberta would be harmonizing with the 2015 NBC, and adopting the next edition of the 2015 NBC in Alberta/2018 ABC in early 2018. At this time, the question has been raised by the Building Sub-Council to the Administrator to determine if an interim Code is needed for 2018, or if we should skip a code cycle and wait to harmonize with 2020 NBC, in 2021.

The question was posed to the attendees, which agreed unanimously that to bridge or skip a code cycle and move directly to the 2021 makes the most sense from a training and financial standpoint.

Planning 202B and the Safety Codes Permit
Jeff Laurien, Municipal Services
See “Planning 202B2” PPT Presentation on Safety Codes Council website

There are 4 items that define development:
- Excavation/stock piling,
- constructions,
- change of use,
- change in intensity of use.

The Province is trying to provide rural Alberta with education on the development and plan to better minimizing potential risks.

Question: Asked by Presenter – Attendees were asked for input or suggestions that may improve or items that concern their municipalities in the future, and if they found value in the presentation?
Answer: Attendees valued the presentation and appreciated the content of the presentation.

Safety Codes Council Update
Danielle Paradis, Safety Codes Council
See “Regional Meeting” PPT on Safety Codes Council website

Fire SCO Certification
Group-D SCO’s will be grandfather in to the new system and there will no longer provide Group D training courses available. Any new students working in the industrial sectors of Alberta will now have the options of Groups A, B and C. training

Group E Aboveground and Underground Storage Tanks course – will be offered through on-line training and is currently under review with the Fire Sub Council, upon completion, an update will be posted on the Safety Codes Council’s website.

Question: Is E certification required for the B-1 certification?
Answer: A person would be required to have B-2 certification or two years experience installing fuel tanks to obtain their E certification.

Question: Where did the removal of the fire experience originate, and why was it removed from the pre-requisites?
Answer: The international certification body does not require firefighting experience to become Group A certified; we are aligning with the international body.
ACT System: New Technology to Modernize Services
The new ACT project is directed towards providing:
- integrated information system,
- complete online applications,
- portals for QMP managers,
- Designated SCO’s under QMP managers.
- Implementation of the system January 2018.
- FAQ portal to assist SCO’s,
- Online learning will be changing platforms from moodle to Topclass.

Question: Are you going to be able to have a print all button for the online training?
Answer: There will be portions of the supplied online training available to print, but additional links and movies are just not possible and would make a print all option difficult.

Professional Development
Question: Is this program requiring 30 points for each discipline certification in which you carry as an SCO?
Answer: No, a total of 30 points for each SCO is required no matter how many disciplines they are certified in.

Question: Are professional development points retroactive, and can you carry earned points over into the following years?
Answer: Yes, you must complete the 30 points in 3 years. Points can not be accumulated from training etc. already completed before the program is implemented. However, no points can be forwarded into following years.

Bruderheim Hotel Sea-Can Construction

Ryan Nixon, IJD Inspections Group

CWB certification was completed onsite in Calgary and was confirmed by engineers. Services came as rough-in in every unit and connections were made on site. The building was constructed of about 80 sea-cans and is 4 storeys in building height. An 18” compartment on all sides of the units was installed where the units attached to adjacent unites. A screw pile foundation was utilized.

Question: Did the developer share any of the cost analysis/
Answer: No, the developers did not share the cost analysis, but there have not been any additional structures constructed in this manner to date.

Open Forum Discussion/Questions

CSA-A277 2016 Edition
The CSA-A277 2016 edition has increased the scope of application, and covers a variety of buildings; and which could be components of a building or a building as a turnkey structure. The manufacturers should list what needs to be permitted onsite or items or systems that are not covered under their certification; requiring an inspection for verification of compliance.

Question: How many manufacturers have the CSA-A277 2016 certification?
Answer: CSA has a list of the certified manufacturers at: csagroup.org.
**Question:** Will there be a Standata to introduce the new CSA-A277 2016 standard or should we required an alternative solution proposal? Does each individual system require certification?

**Answer:** There is currently a STANDATA being developed to accept the use of the new CSA-A277 2016 standard, but until the STANDATA has completed the review process, an alternative solution would be required.

**Question:** Is the STANDATA on the CSA-A277-16 available for comment from the public?

**Answer:** AMA does not have a platform to introduce STANDATA's for review by the public.

**Composite Toilets**

**Question:** Has there been any updates on the approval for use of composting toilets?

**Answer:** A Standata is under the Building Code has been developed, and is currently being reviewed by the Building Sub-Council. The STANDATA will address self-composting units.

**Permit Regulation Review**

**Question:** Is AMA taking suggestions on changes to the permit regulation?

**Answer:** There is a working group assigned to go through the permit regulation with suggested completion at the end of 2017. There will be public consultation.

**Food Trucks (Mobile Cooking Operations (MOC))**

A STANDATA has been drafted by the Fire CFA to address MCO’s and their application to the Building, Fire, Electrical, Plumbing and Gas codes. The draft has been passed through all the sub-councils for comment, and is awaiting final drafting and review before it is issued. This STANDATA will require that MCO’s, although not considered to fall under the definition of a “building”, should be reviewed for compliance to the ABC for items such as ventilation and suppression.

SCO’s have been waiting for guidance from the province. Strathmore is developing standard/guidelines using Alberta Health and Alberta Transportation to formulate a municipal requirement to operate MCO’s. We need to see some movement; make some decisions and guidelines for safety requirements that can be inspected.

NFPA is currently producing a document for Mobile Cooking Operations, and the fire code requires maintenance of all systems.

**Question:** When will the STANDATA be issued?

**Answer:** All discipline Administrators agree that MCO’s need to be addressed. It will be a joint Interpretation Standata from all disciplines. It has been reviewed by all the Sub-Councils and is awaiting issuance through AMA.
AMA Regional SCO Meeting

Building Break-Out Session
12:30pm – 4:00 pm

Facilitator: Geoff Brownlie, AMA
Joe Healy, AMA

Meeting Minutes

Energy Code Implementation to Date
David Flanagan, Edmonton
Juan Monterrosa, Edmonton
See “Energy Code and Observations to Date – Edmonton”
PPT Presentation on Safety Codes Council website

Question: What about plumbing pipes and ducting in the basement exterior frost walls, and are you allowing this?
Answer: We have escalated this situation to AMA for an interpretation, as the modellers are not modeling these voids behind the insulation, and should they be required to or is it even allowed?

Question: Have you compared a passive house to a 9.36 prescriptive house?
Answer: Passive house outperforms a 9.36 prescriptive constructed home by a great deal on the annual energy consumption.

Question: What are you seeing for plumbing vents in the exterior walls?
Answer: Some contractors are using false walls or furring walls on the exterior to be utilized for plumbing stacks.

Question: What is your team providing SCO’s to confirm the performance path while performing a field inspection?
Answer: We are supplying SCO’s with a detail list of what is required to meet the performance that has been suggested by the builder/owner and they are verifying the details supplied on the construction blueprint.

Question: When homeowner builders are applying for building permit, are you finding their documentation complete, or do you have to spend additional time with these applicants?
Answer: Homeowner builders are struggling with the required performance documentation, so we are working with them and typically directing them to prescriptive path which is easier to accomplish.
Edmonton has developed an NECB checklist which is available on www.edmonton.ca

General Updates from AMA
Geoff Brownlie, AMA

Chief Building Administrator
AMA has a new Chief Building Administrator. His name is Paul Chang. Paul comes from the Codes Development team previously and has been in the industry and working on several committees for more than 25 years.
Marijuana Grow Operations
Grow-op, turning a detached garage into an operation marijuana.
**Question:** Has AMA fielded any question regarding zoning and the change of use to allow a grow-op?
**Answer:** AMA has had SCO’s and designers asking for information on marijuana grow operations. Questions regarding the construction on marijuana grow operations can be directed to AMA directly by calling 1-866-421-6929 or by email at safety.services@gov.ab.ca.

DC-315 Update
**Question:** Is it approved for application of all types of foam?
**Answer:** An SCO would need to review the enter listing, and if the application is not in the listing it would not be approved. There could be compatibility restrictions, and the application must be within the scope of the CCMC testing, to be approved.

Energy Efficiency and insulation requirements in attached garages
Questions have been brought forward to AMA asking for clarification on the insulation required in an attached garage. To what value should the exterior walls be insulated and why? Should the concrete walls extending above grade be insulated? Does a garage slab with in-slab heating require insulation under it meeting 9.36 requirements?
**Question:** Can the Building Administrator provide communication in regards to the intent for the insulation values of the attached garages 9.36.2.1.(8) that can be circulated to all SCO’s and municipalities?
**Answer:** Currently being drafted by AMA and will be taken to the Building Sub-Council on May 15, 2017.

Fire separation for Vertical Service Spaces
**Question:** Is the vertical service shaft a continuation of the rated service room?
**Answer:** This would be situation dependent if the service room is on the lowest leave, then yes the shaft would be a continuation of the rated service space.

Permit Extensions
**Question:** Who can grant a permit extension?
**Answer:** A QMP does not trump the permit regulations and a permit regulation does not set a permit expiration date of a permit. The municipalities may set permit expiration dates for work to be completed.

Professional Schedules
Professionals schedules on projects for camps, AHJ can receive up to 400 sets of schedules (A, B, and C schedules)

In previous discussion s with APEGA, it was determined that an AHJ should receive one set of schedules from the professional of record as per the APEGA guidelines. Specialist engineers should fall under the responsibility of the main professional of record, but should not be providing additional schedules just for their scope of work.

Link or the Document to this APEGA's guidelines:
Responsibilities for Engineering Services for Building Projects - March 2009
https://www.apega.ca/assets/PDFs/building-projects.pdf
Gender Neutral Washrooms
3.7.3.1 Objectives and functional statements all refer to personal hygiene, which would not allow open form lavatories.
The ABC/NBC does not address male and female washroom facilities; the code addresses the required number of fixture. The placement and end user will be addresses within the building design.
Occupant load half female and half male and ensure you have the required number of fixtures, in addition to universal washroom for Barrier-free.

Restaurant and stainless steel duct work
Restaurant as a defined term for food establishment in an open ceiling and kitchen area to the dining seating area currently equipped with galvanized ducting for the heating, cooling and ventilation system. Alberta Heath has suggested that any exposed ducting over a food preparation area would require being stainless steel due to the materials ability to be cleaned.

Question: In the Alberta Building Code Article 6.2.2.7 (5) references the cooking equipment only, not the heating, cooling and ventilation system for the entire building?
Answer: Article 6.2.2.7.(5) functional statements references hygiene and clean-ability of grease build-up and would address all exposed ducting within food preparation area.

*** MEETING AJOURNED ***
AMA Regional SCO Meeting

Fire Break-Out Session
12:30pm – 4:00 pm

Facilitator: Tina Parker, AMA

Meeting Minutes

Discussion Topics / Questions
See PowerPoint Presentation entitled “AMA Fire Break-Out Session PowerPoint” on the Safety Codes Council website

- Community and Technical Support (Organizational Scope)
- STANDATA
- S.A.F.E. Registry
- Harmonization
- Food Trucks Presentation

*** MEETING AJOURED ***
AMA Regional SCO Meeting

Electrical Break-Out Session
12:30pm – 4:00 pm

Facilitator: Kevin Glubrecht, AMA
Cameron Doram, AMA

Meeting Minutes

AMA STANDATA Updates
Clarence Cormier, AMA

For PPT Presentation, please see “AMA Regional Meeting 2017” on the Safety Codes Council website

- Chief Electrical Inspector now called Electrical Administrator
- AMA Electrical Staff organization chart
- Automatic Code Adoption explained
  - AEUC adopted May 1, 2017
- STANDATA INTRODUCTION – JANUARY 2016
- PROVINCIAL INFORMATION BULLETINS housekeeping, and changes explained
  - CE Code, Section 2 – General Rules
  - CE Code, Section 6 – Services, Feeders, and Service Equipment
  - CE Code, Section 8 – Circuit Loading and Demand Factors
  - CE Code, Section 10 – Grounding and Bonding
  - CE Code, Section 12 – Wiring Methods
  - CE Code, Section 18 – Hazardous Locations
  - CE Code, Section 24 – Patient Care Areas
  - CE Code, Section 32 - Fire Alarm Systems, Fire Pumps and Carbon Monoxide Alarms
  - CE Code, Section 60 - Electrical Communication Systems
  - CE Code, Section 62 – Fixed Electric Space and Surface Heating Systems

- PROVINCIAL VARIANCES
  - CE Code Rule 6-112 Attachment of overhead service conductors
  - CE Code Rule 10-700 Grounding electrodes – Number of rods

- STAYING CURRENT
  - Alberta Municipal Affairs - Electrical Safety Codes Officers
  - Staying Current in the Electrical Loop
  - How to Stay Current in the Electrical Industry
  - Electrical Inspectors Association of Alberta
  - Safety Codes Act
  - Electrical Code Regulation
  - Electrical Codes
  - STANDATA subscription

Installation Guide for New Services
Gerry Wiles, City of Edmonton
2017 SUBMISSIONS

- Electrical Equipment Manufactured or Built in Alberta
- Bathroom Luminaires
- Non-Metallic Outlet Boxes
- In-Situ Modification
- Wireless Switches
- High Voltage Cable Ampacity
- EMT and Luminaire Support
- Outdoor Receptacles
- Hotels/Motels with cooking facilities
- Grounding
- Arc Fault Protection
- No new items we brought forward from floor.

*** MEETING AJOURNED ***
AMA Regional SCO Meeting
Plumbing, Gas & PSDS Break-Out Session
12:30pm – 4:00 pm

Facilitator: Larry Robinson, AMA
Dean Morin, AMA

Meeting Minutes

Discussion Topics / Questions
- Furnaces used for temporary or construction heat.
- 75-foot hose length for construction heaters
- Water reuse, including the Standata for toilets, urinals, subsurface irrigation as identified in the 2015 NPC
- Venting emergency floor drains
- Private Sewage SOP Update/status-concerns
- PSDS and water well separation distances
- Uncertified appliances, field approvals and the B149.3
- Gas engines and turbines
- Plumbing code regulation-automatic code adoption, removal of all existing amendments
- Fueling stations-LNG, CNG, hydrogen, propane. Does the local authority having jurisdiction understand their responsibilities and the requirements for a B149.1 permit?
- PSDS Certification status of Installers

Meeting Minutes
Concerns regarding Engineers offering non-compliant PSDS systems designs.

Electrical Conductors and Gas Services in the Same Trench
Gas sub-service lines (i.e., house to garage) are an owner responsibility under the gas code regulation and when electrical conductors are installed in the same trench, it is recommended that the two systems be separated by 300mm of well tamped earth or a 50mm treated plank. More info at Electrical Standata:

Question: Should/could SCOs accept/request a VOC for PSDS that are buried at the time of inspection? What about photos and a VOC?
Answer: There is a practice in industry to have contractors provide photo evidence for compliance purposes. It would be incumbent of the Municipality or ASCA to set out in policy that this would meet the intent of the compliance monitoring requirements of the QMP. In this matter
of inspections after the installation is covered has been an issue of ages due to the logistics of requests for inspection and time sensitive installation regarding weather conditions and installation practices. Further review of this matter is required.

Gas generators, compressors/pressure boosters, stationary engines, and turbines are included in the B149.1 Gas Code.

Furnaces installed in new homes are not designed to be used as construction heaters. The C of Edm is seeing more glycol coils; temporary heat permits; getting out to site to verify while unit is installed; Ft. Sask. incident discussed.

Online AMA PSDS templates are out of date. Will be updated as quickly as possible.

Radon piping is being installed/roughed-in in some homes. The type of piping that should be used has not been specified.

The maximum length of a hose used for a construction heater is 75 feet, or the owner could request a variance from local Authority to use a longer hose. A variance would have to be in writing, and in a format described by the SCC. Hose length is not a distance measurement as per the SCC policy, so the Administrator would not be involved.

When an old PSDS system fails, the local AHJ would follow-up on compliance issues.

The gasfitter is required to perform an air test on a gas line installation. The Gas SCO is not required to witness the air test. The uniform QMP requires a minimum of 2 inspections (rough-in and final) for Single Family Residential or Farm Buildings.

Owners can be Ordered to have their property comply with the SCA.

AHJ can require installers provide proof their Trade Certificate is valid.

An online link to the list of PSDS Certified Installers is at:
http://www.municipalaffairs.alberta.ca/CP_PrivateSewageContractorList

An individual with a PS Certificate can take out a permit for PSDS systems, and for the installations of low-pressure mains. The holder of an RPS Certificate can take out permits for holding tanks only. A holder of an R Certificate is eligible to obtain permits to install sewer and water services if required by a municipality.

PSDS review panel for problem PSDS installers.

Lab Soil Evaluation need to include “stamped reports” to help ensure validity of the soil information.

Should there be a time-limit for PSDS test pits? Soil profiles should not change over time. Test pit soil horizons need to be identified.

Water wells are required to be abandoned in compliance with the Water Act, Water Regulation. The Regulation can be viewed online at:
http://www gp alberta ca /1266 cfm? page =1998_205 cfm & leg type =Regs &isbncln =9780779788576
Water-Reuse discussed. Health requirements are in the NPC. There is a challenge to avoid water quality considerations that should be with Health.

*** MEETING AJOURNED ***