

NON-RESIDENTIAL BUILDING INFORMATION



Submission Requirements

In order to issue a building permit, the applicant must submit:

- The number of complete sets of construction drawings (typically two) required is determined by the authority having jurisdiction. The drawings are to include: elevation, floor plan, foundation, cross section and site plan.
- Completed permit application.
- Energy Efficiency Documentation.
- Method of payment.
- Copy of the Municipal Development Permit.
- Detailed Site plan.



Drawings

The information presented in this document are guidelines only that deal primarily in determining the basic building structure requirements relative to building size and classification. Other requirements in the code such as barrier free standards, health, safety measures at construction site, multiple occupancies, heating and ventilation, interior fire separations and safety in general must also be considered.

If you have questions or require assistance regarding code or permit requirements, please contact Superior Safety Codes Inc.

Building Classification and Professional Involvement Information

Permits are required on any building that falls under the scope of the Alberta Building Code. A building permit must be obtained prior to the start of construction. Other required permits that may be required are Electrical, Plumbing, Gas and Private Sewage Disposal.

Building Classification and Professional Involvement Information

Reminders: Professional Involvement for Part 9 or Part 3 buildings

- Where required in Part 2 of the Alberta Building Code, for buildings requiring professional involvement, Schedules A1, A2, B1, and B2 must be submitted.
- If drawings are required to be imprinted with the seals or stamps of a registered architect or a professional engineer, the drawings must be sealed or stamped by the respective professional.

The building classification (type of occupancy) building area, building height, and the number of stories must be identified to determine the following:

- Construction material required - combustible or non-combustible.
- Fire resistance ratings for floors, roof, and load-bearing wall, columns, beams etc.
- Numbers and location of exits.
- Requirements for fire protection such as sprinkler, fire alarm, standpipe systems, hydrants.
- Water supply for fire fighting.

The following benefits may help you determine construction methods for your project.

Firewalls

Firewalls may be used to divide one building into two or more smaller buildings so that less restrictive code requirements may apply. The results:

- Reduces building areas that may eliminate the need for sprinkler/fire alarm system.
- Water supply for fire fighting may be eliminated.
- May be used to separate major occupancies that are otherwise prohibited by the code to be in the same building.
- To have the option to choose from combustible or non-combustible construction.
- May be used to keep the building under Part 9 of the code except for A, B, and F1 occupancies.



Masonry Firewall

Sprinkler Systems

- Allows construction of larger buildings using combustible material.
- Eliminates certain types of roof assembly's fire resistance rating.
- Eliminate certain room fire rated separations.
- Increases limits of surface flame spread rating.
- Can reduce the required fire resistance rating of exposing building face, increases the area of unprotected openings, and/or reduce the limiting distance.
- Increases exit travel distance and permits larger room floor area.
- An appropriate sprinkler system allows bigger size of glazing in interior fire separations, and in some cases, it may be possible to allow windows in exposed building faces.
- Sprinkler systems allow for more design options in buildings such as interconnected floor spaces and exiting through lobbies, which would otherwise not be permitted in the Alberta Building Code.



Sprinklers

Non-Combustible Construction

- Allows increased building size.
- In some cases, eliminates fire resistance rating of roof, floor, mezzanine, and supporting elements.
- Decreases limiting distance for exposed building faces with proper fire resistance rating.
- Note: Fabrication and Erection of Steel shall be done by a certified welder under the Canadian Welding Bureau.



Non-combustible construction

Professional Involvement Chart

Professional Seal Requirements of the Alberta Building Code

Classification
Division B
Group A, B
2.4.2.1.(1)(a)

Max 300 m ²	Max 150 m ² Max 150 m ²	Max 100 m ² Max 100 m ² Max 100 m ²	Three Storeys Max	¹ Seals/ Stamps Not Required
> 300 m ²	> 150 m ² > 150 m ²	> 100 m ² > 100 m ² > 100 m ²	More Than Three Storeys	² Architect and Engineer

Classification
Division B
Group C
2.4.2.1.(2)(b)

Max Units	4	Dwelling	Single Family	¹ Seals/ Stamps Not Required	
Apartments or Similar 2.4.2.1.(3)(a) ³ 5 to 20 Dwelling Units				Three Storeys Max	² Architect or Engineer
2.4.2.1.(3)(a) More Than 20 Dwelling Units				More Than Three Storeys	² Architect and Engineer

Hotel, Motel or Similar
 2.3.3.1.(2)(d)

Max 400 m ²	Max 200 m ² Max 200 m ²	Max 130 m ² Max 130 m ² Max 130 m ²	Three Storeys Max	¹ Seals/ Stamps Not Required
------------------------	--	--	--------------------------	---

Hotel, Motel or Similar
 2.4.2.1.(2)(e)

> 400 m ²	> 200 m ² > 200 m ²	> 130 m ² > 130 m ² > 130 m ²	More Than Three Storeys	² Architect and Engineer
----------------------	--	--	--------------------------------	-------------------------------------

Classification
Division B
Group D, E
2.4.2.1.(2)(d)

Max 500 m ²	Max 250 m ² Max 250 m ²	Max 165 m ² Max 165 m ² Max 165 m ²	Three Storeys Max	¹ Seals/ Stamps Not Required
> 500 m ²	> 250 m ² > 250 m ²	> 165 m ² > 165 m ² > 165 m ²	More Than Three Storeys	² Architect and Engineer

Classification
Division B
Group F
2.4.1.2.(2)(d)

Max 500 m ²	Max 250 m ² Max 250 m ²	Max 165 m ² Max 165 m ² Max 165 m ²	Three Storeys Max	¹ Seals/ Stamps Not Required
> 500 m ²	> 250 m ² > 250 m ²	> 165 m ² > 165 m ² > 165 m ²	More Than Three Storeys	Architect or Engineer
Occupant load designed: Greater than 28 m ² / person				
> 500 m ²	> 250 m ² > 250 m ²	> 165 m ² > 165 m ² > 165 m ²	More Than Three Storeys	² Architect and Engineer
Occupant load designed: Less than 28 m ² / person				

Mixed Occupancies
2.4.2.1.(3)(c)

Occupant load designed: Greater than 28 m² / person
 Major Use Must be Group F Occupancy
 Other occupancy not to exceed 400 m²
 Total on all floor areas, 500 m²

Group F Major Occupancy	Other Occupancy
----------------------------	--------------------

Notes to Chart:

- 1) Professional Seals/Stamps may be required if the complexity of a project may give rise to special safety concern or structural part(s) of a building that are not prescribe under the acceptable provisions of Division B, Part 9 of ABC.
- 2) The owner/registered professionals are also required to submit to the Authority Having Jurisdiction Schedules A-1, A-2, B-1, and B2 prior to the issuance of building permit.

General Notes

- Building area means the greatest horizontal area of a building above grade within the outside surface of the exterior walls of the building or within the outside surface of exterior walls and center line of firewalls.
- Building height means the number of storeys contained between the roof and the floor of the first storey.
- This Chart is a quick reference to determine professional involvement requirements relative to the size of building in terms of the building area, building height, and building classification.
- For detailed application of this chart, please consult with Superior Safety Codes Inc.