



# **Building Inspections**

## **City of Saskatoon, Building Standards**

**September 14, 2023**



# Overview

## Building Standards

- Who we are
- What we do

## NBC Occupancy and Building Classification

- Building Classification – what is it and why is it important
- Major Occupancies and examples
- Combination of Occupancies
  - Major vs Subsidiary
  - Prohibited combinations
- Working Examples

## Commercial Inspections

- What's inspected and how often
- What's not inspected
- Compliance

# Building Standards

Committed to helping owners, and industry navigate the City's construction standards and permits to help keep projects on track and up to code.

## Key Programs

- Residential Building Permit Program;
- Commercial Building Permit Program;
- Building Inspection Program;
- Plumbing Permit and Inspection Program; and
- Property Information Disclosure Program.



# NBC Occupancy and Building Classification

The NBC provides a set of prescriptive building requirements that related to fire protection, occupant safety and accessibility of buildings.

## Building Classification

- Building area
- Building height
- Access to streets (fire fighting)
- Major occupancy - primary intended use of a building

# NBC Occupancy and Building Classification

Building area





# NBC Occupancy and Building Classification

Building Height



Google street view



# NBC Occupancy and Building Classification

Access to streets (fire fighting)



Google street view



# NBC Occupancy and Building Classification





# NBC Occupancy and Building Classification

<b>Assembly (A)</b> <ul style="list-style-type: none"><li>• Athletic facilities</li><li>• Restaurants/Cafe/Bar</li><li>• School/Daycares</li><li>• Theatres/Venues</li><li>• Churches</li><li>• Airports</li></ul>	<b>Care, Treatment and Detention (B)</b> <ul style="list-style-type: none"><li>• Hospitals</li><li>• Nursing Homes, assisted living</li><li>• Penitentiaries</li><li>• Infant daycare*</li></ul>	<b>Residential (C)</b> <ul style="list-style-type: none"><li>• Apartments</li><li>• Condominiums</li><li>• Hotel/Motel</li></ul>	<b>Business and Personal Services (D)</b> <ul style="list-style-type: none"><li>• Offices</li><li>• Banks</li><li>• Dental/medical services</li><li>• Hair salons</li><li>• Small class training</li></ul>
<b>Mercantile (E)</b> <ul style="list-style-type: none"><li>• Shopping Centres</li><li>• Grocery Stores</li><li>• Take-out only food establishments</li></ul>	<b>High Hazard Industrial (F1)</b> <ul style="list-style-type: none"><li>• Spray paint operations</li><li>• Grain elevators</li><li>• Distilleries</li></ul>	<b>Medium Hazard Industrial (F2)</b> <ul style="list-style-type: none"><li>• Warehouse</li><li>• Repair garage</li><li>• Factories</li><li>• Tire storage</li></ul>	<b>Low Hazard Industrial (F3)</b> <ul style="list-style-type: none"><li>• Commercial Kitchens</li><li>• Warehouse</li></ul> <p>* Combustible content less than 50 kg/m<sup>2</sup></p>

# NBC Occupancy and Building Classification

## 3.2.2.68. Group E, up to 2 Storeys

**1)** A *building* classified as Group E is permitted to conform to Sentence (2) provided

- a) it is not more than 2 *storeys* in *building height*, and
- b) it has a *building area* not more than the value in Table 3.2.2.68.

**Table 3.2.2.68.**  
**Maximum Building Area, Group E, up to 2 Storeys**  
Forming Part of Sentence 3.2.2.68.(1)

No. of Storeys	Maximum Area, m <sup>2</sup>		
	Facing 1 Street	Facing 2 Streets	Facing 3 Streets
1	1 000	1 250	1 500
2	600	750	900

- 2)** The *building* referred to in Sentence (1) is permitted to be of *combustible construction* or *noncombustible construction* used singly or in combination, and
- a) floor assemblies shall be *fire separations* with a *fire-resistance rating* not less than 45 min, and
  - b) *loadbearing* walls, columns and arches shall have a *fire-resistance rating* not less than that required for the supported assembly.



# NBC Occupancy and Building Classification

## Major vs Subsidiary Occupancies

- Major Occupancy – Principle use of the building
- Subsidiary Occupancy – only exist to support the principle use of the building

## Example:

Warehouse/Office with training, staff or meeting rooms

High School – lab areas, theatres, workshops, classrooms, admin office

# NBC Occupancy and Building Classification

## Combinations and Separation of Major Occupancies

- Building Classification based on most restrictive major occupancy
- Protecting against firespread between major occupancies

## Multi-Storey Buildings

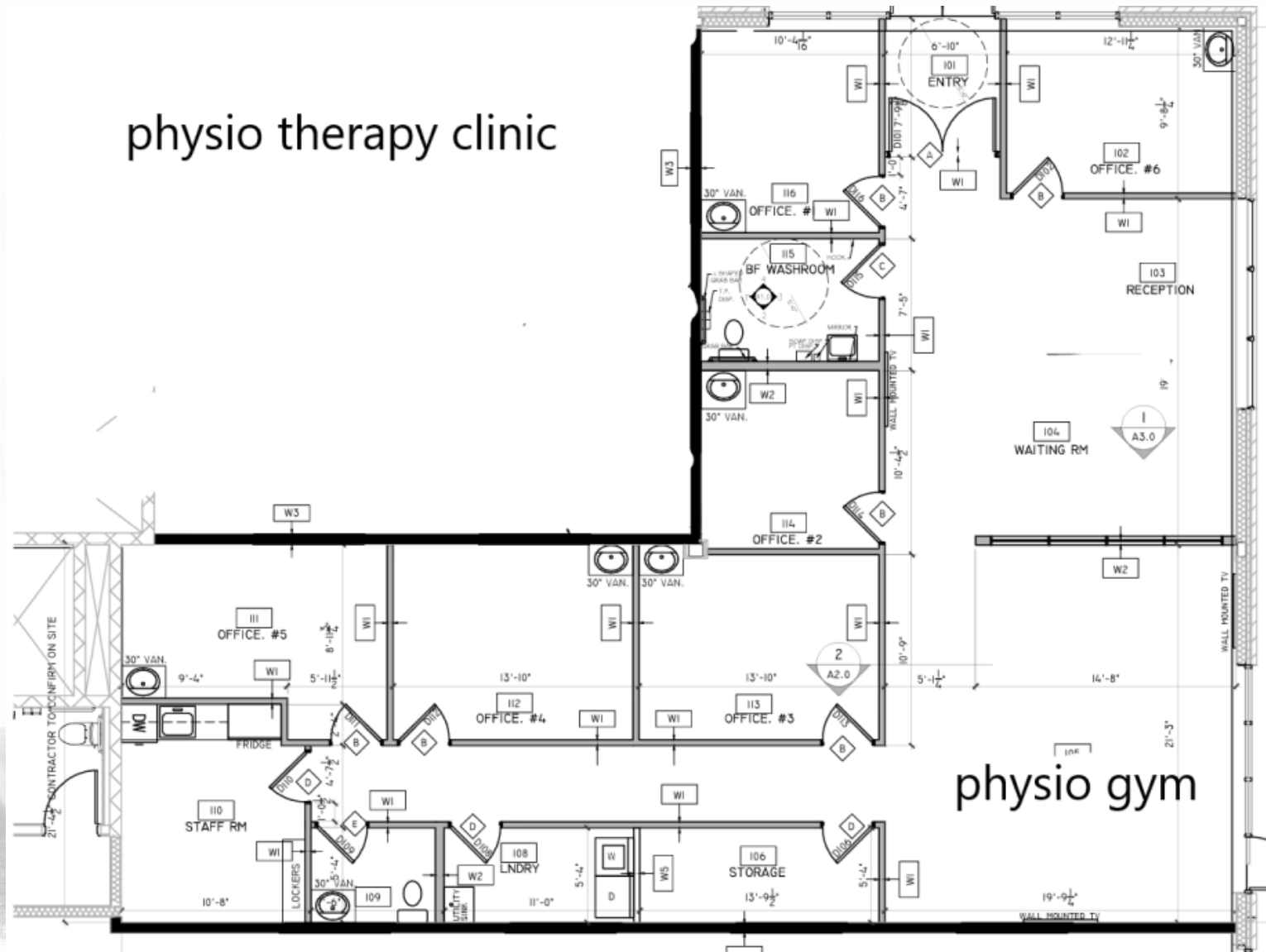
- Each Storey is classified for major occupancy

## Prohibited Combinations

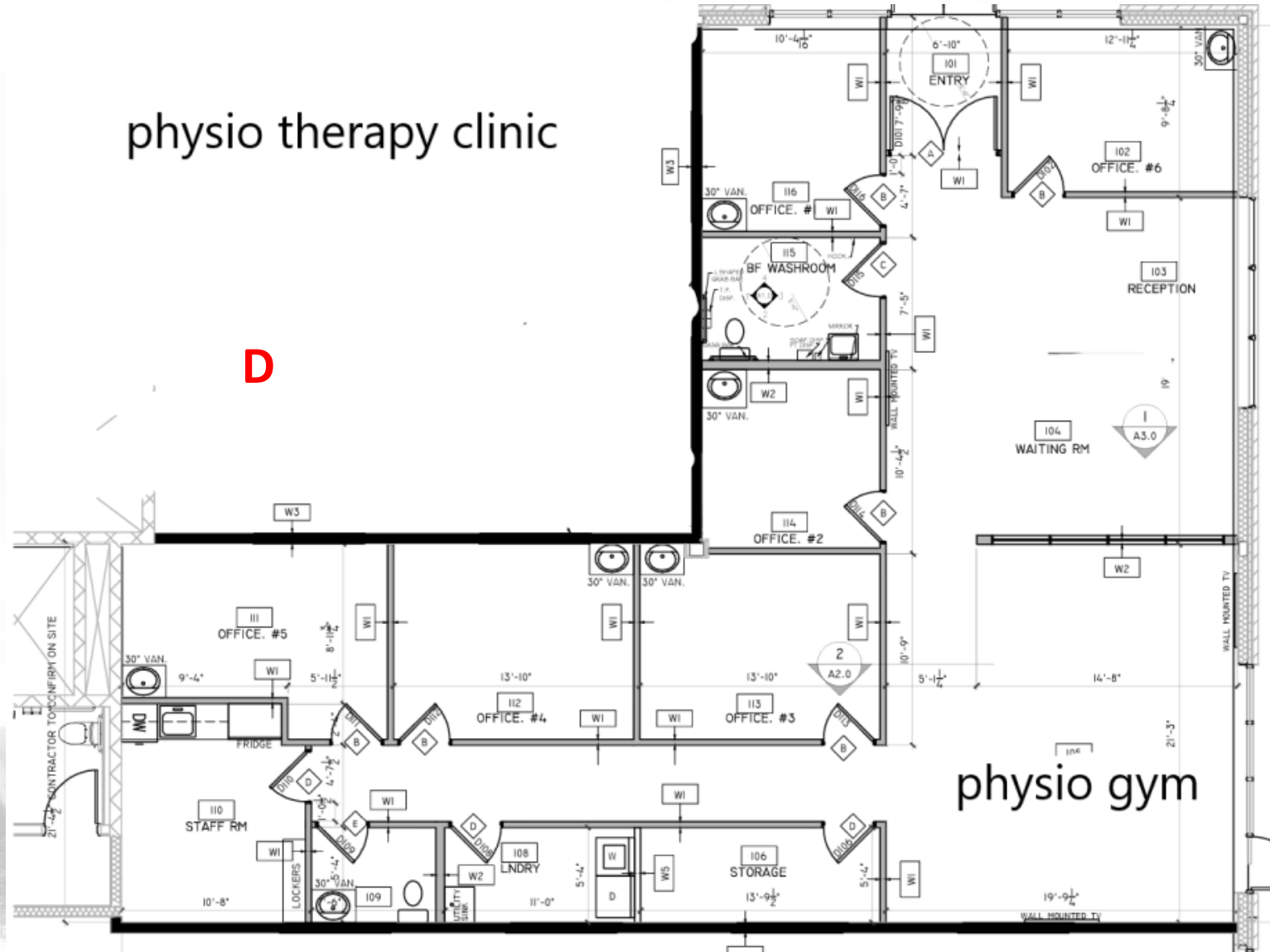
- F1 – not permitted with Assembly, Care, or Residential occupancies
- F2 – max 1 residential suite within the building



# NBC Occupancy and Building Classification

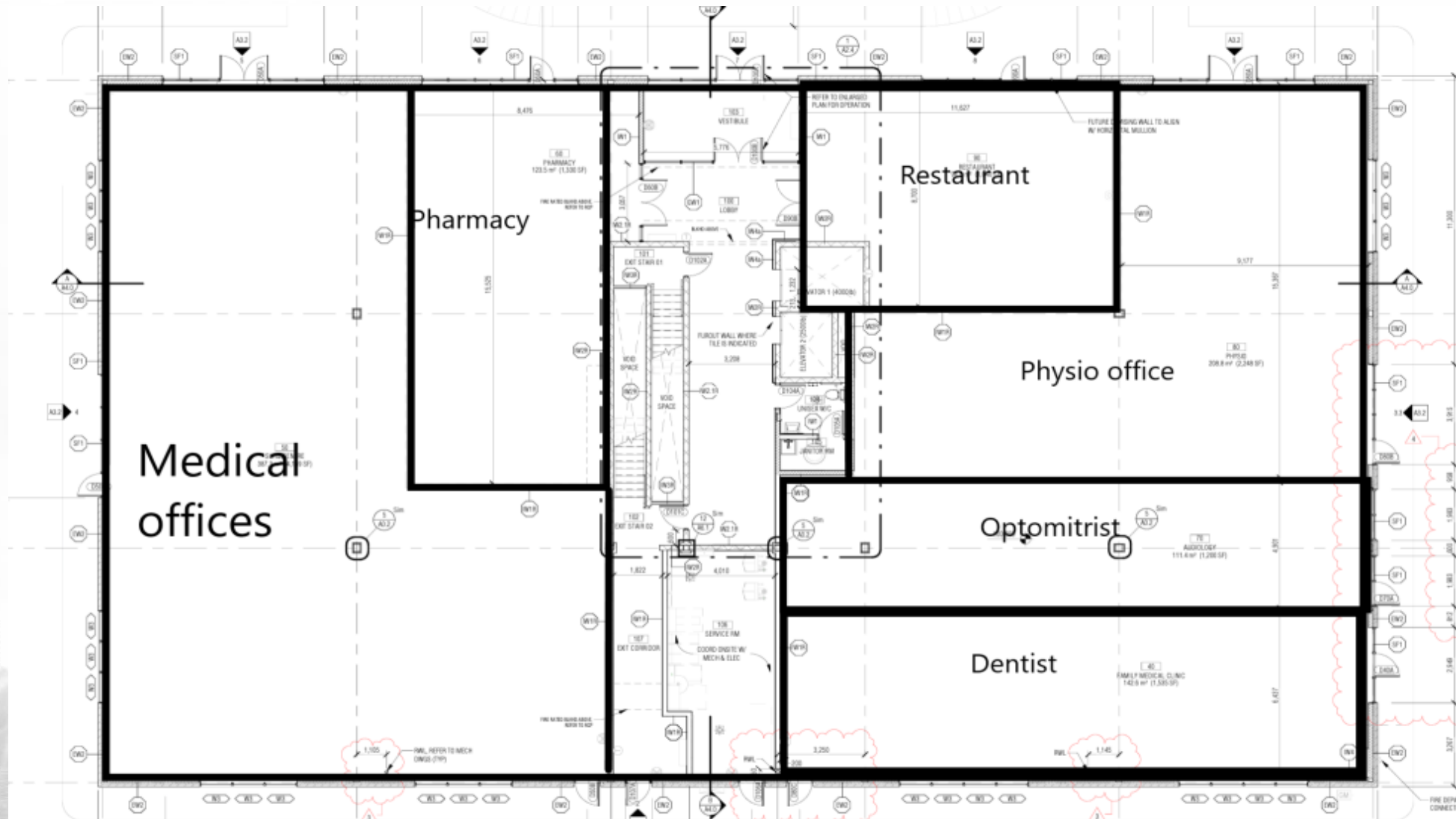


# NBC Occupancy and Building Classification

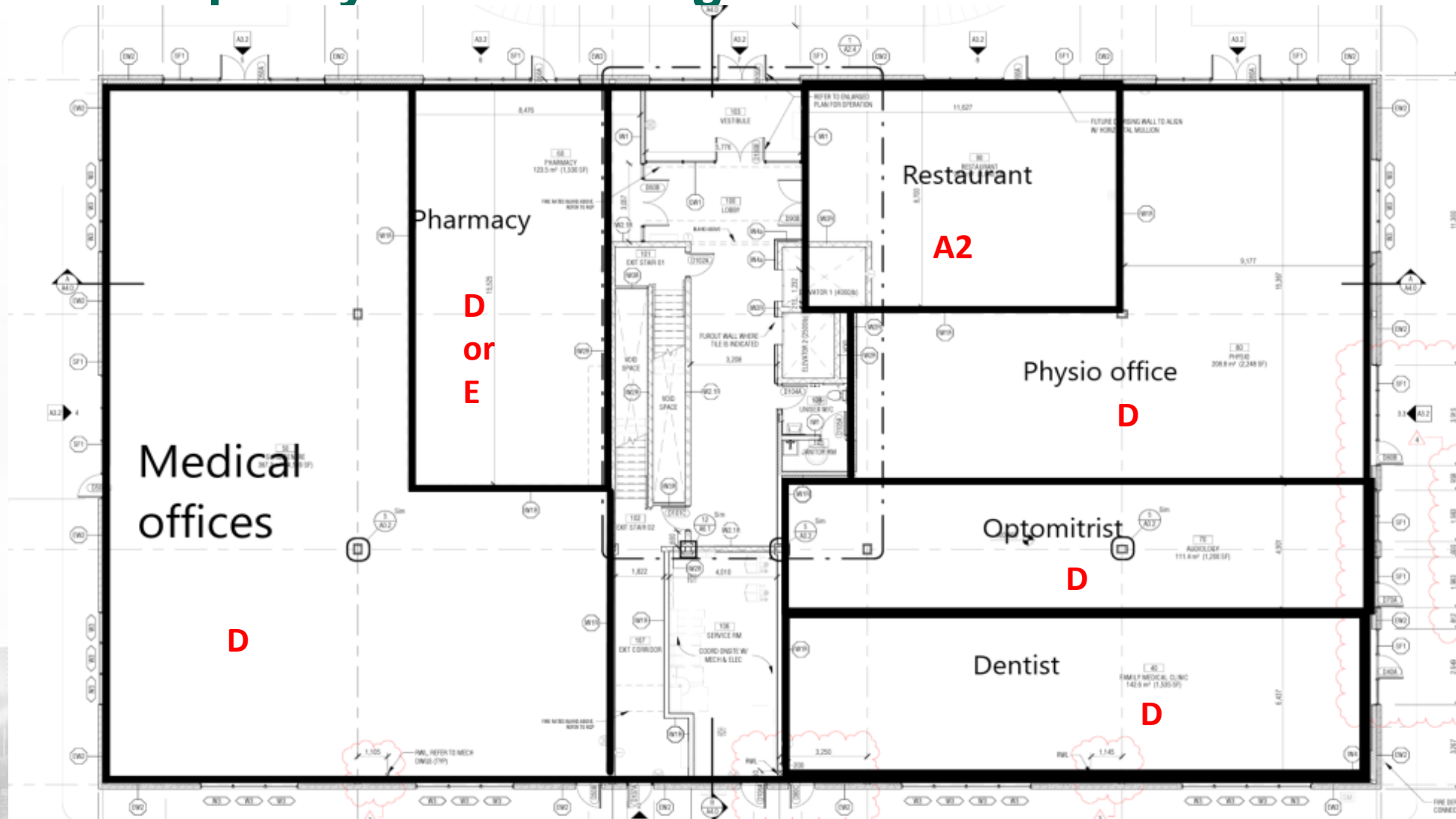




# NBC Occupancy and Building Classification



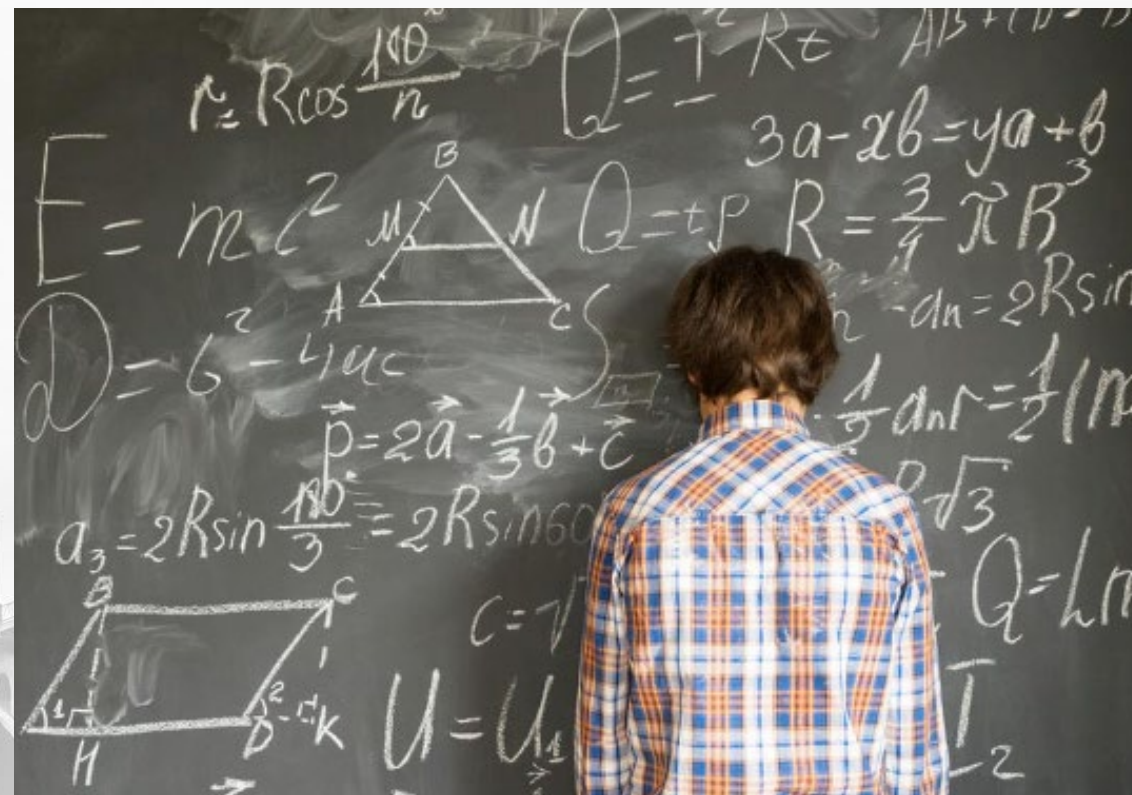
# NBC Occupancy and Building Classification





# NBC Occupancy and Building Classification

It's Complicated



# Commercial Building Inspections

## Inspection of:

- Compliance with the Approved set of Drawings
- Site Safety
- Building Construction related to fire safety items
- Exits/egress – stairs, ramps, guards, handrails, signs
- Confirm inspections completed by design professional related to structural, sprinkler, fire alarm systems
- Life safety verification documents

## How often

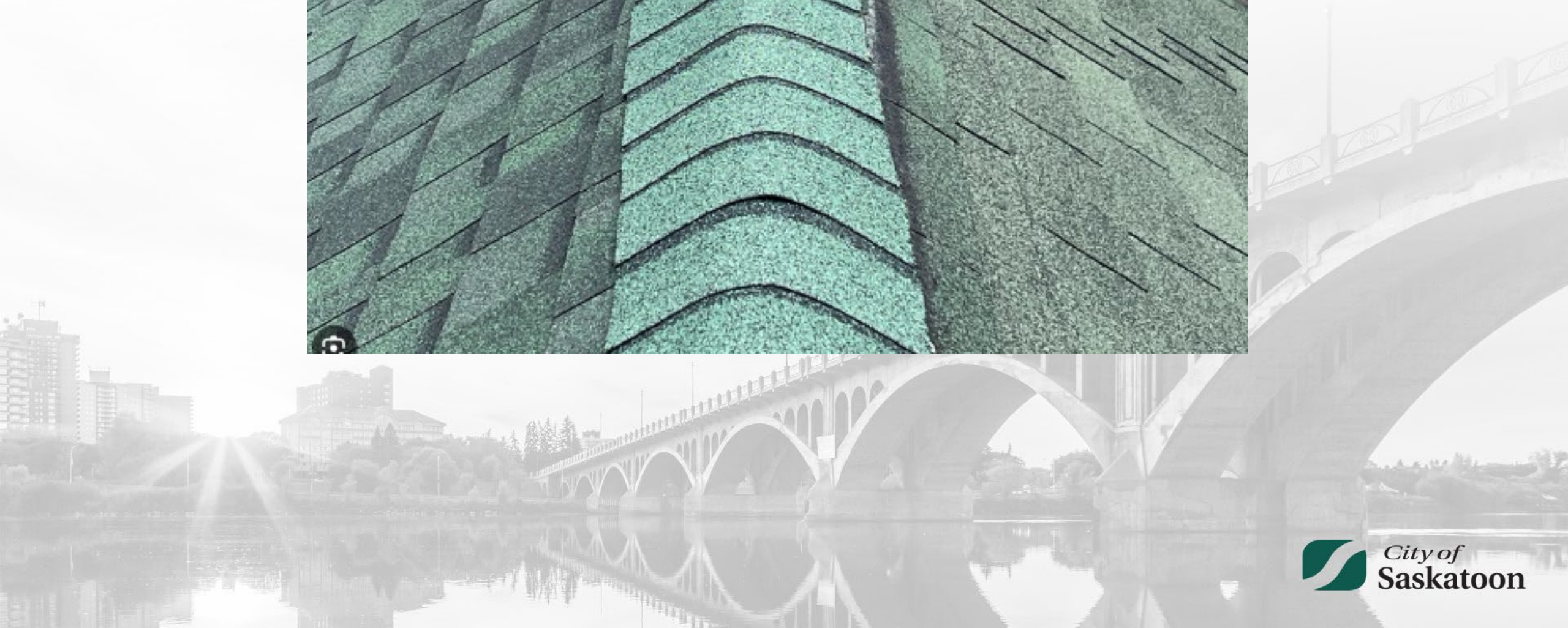
- Cyclic – approximately every 3 weeks, depending on the scope and stage of construction

# Commercial Building Inspections

## What's not inspected?

- Quality assurance
- workmanship









# Commercial Building Inspections

## Compliance

- Tools for compliance
  - Inspection Reports and Deficiencies
  - Stop Work Orders
  - Correction Notices





## **General Inquiries:**

306-975-2645

[Building.standards@saskatoon.ca](mailto:Building.standards@saskatoon.ca)

## **Commercial Permit Inquiries**

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