



## 2006 Alberta Building Code

### Classifications of Buildings and the Types of Occupancies Allowed within Buildings

#### Classification of Buildings

Buildings are classified (e.g. Office Group D, E, A, etc.) by the building designer to allow specific types of occupancies (e.g. offices, restaurants, gyms, etc.) however not all building classifications will allow all types of occupancies. For example if your building has been classified as a “Group D Business Personal Services Occupancy” you are not allowed to occupy the building with more restrictive occupancies. (e.g. Group E, A, F, etc.).

#### Exception

The building code does allow exceptions for more restrictive occupancies to be contained with a less restrictive classification of building. This is allowed where the more restrictive occupancy is not more than 10% of the floor area of the storey in which it is located. The other exception to this rule is that these 10% occupancies cannot include Group F Division 1 or 2 occupancies (industrial occupancies).

#### Changing the Classification of a Building

It is possible for a building owner to have a building reclassified and changed to a more restrictive occupancy however a registered professional (engineer or architect) would be required to review the existing building and provide in writing to the City Building Inspections Department the changes needed to occur to bring the building up to code. Once the approval has been given the owner would be required to make the changes to allow reclassification of the building.

#### Problems that may occur with changing the Classification of a Building

1. Separations Between Suites - The demising walls between the bays have not been designed for the correct fire resistance rating. (e.g. Group A occupancies required a 2 hour separation from other types of occupancies).
2. Lack of Parking – If the building was original designed for a specific type of use or intensity and then after this intensity changes a lack of parking is one of the first problems that appears. It is important that the intended uses for the building will meet the Building Code requirements regarding classification and the classification will in turn meet the parking requirements for the classification.

#### You Need to Know the Limitations of the Building when Selling or Leasing Bays

1. Building Code – What types of occupancies has the building been designed for?
2. Land Use Bylaw – What land use district (i.e. zone) are you in and what are the permitted or discretionary uses?
3. Is their enough parking allowed on this site for this type of occupancy?

*Major occupancy* means the principal *occupancy* for which a *building* or part thereof is used or intended to be used, and shall be deemed to include the subsidiary *occupancies* that are an integral part of the principal *occupancy*. The *major occupancy* classifications used in this Code are as follows:

- A1 *Assembly occupancies* intended for the production and viewing of the performing arts
- A2 *Assembly occupancies* not elsewhere classified in Group A
- A3 *Assembly occupancies* of the arena type
- A4 *Assembly occupancies* in which the occupants are gathered in the open air
- B1 *Care or detention occupancies* in which persons are under restraint or are incapable of self-preservation because of security measures not under their control
- B2 *Care or detention occupancies* in which persons having cognitive or physical limitations require special care or treatment
- C *Residential occupancies*
- D *Business and personal services occupancies*
- E *Mercantile occupancies*
- F1 *High-hazard industrial occupancies*
- F2 *Medium-hazard industrial occupancies*
- F3 *Low-hazard industrial occupancies*

#### A-3.1.2.1.(1) Major Occupancy Classification

The following are examples of the major occupancy classifications described in Table 3.1.2.1.:

- **Group A, Division 1**
  - Motion picture theatres
  - Opera houses
  - Television studios admitting a viewing audience
  - Theatres, including experimental theatres
- **Group A, Division 2**
  - Art galleries
  - Auditoria
  - Bowling alleys
  - Churches and similar places of worship
  - Clubs, non-residential
  - Community halls
  - Courtrooms
  - Dance halls
  - Exhibition halls (other than classified in Group E)
  - Gymnasias
  - Lecture halls
  - Libraries
  - Licensed beverage establishments
  - Museums
  - Passenger stations and depots
  - Recreational piers
  - Restaurants
  - Schools and colleges, non-residential
  - Undertaking premises
- **Group A, Division 3**
  - Arenas
  - Indoor swimming pools, with or without spectator seating
  - Rinks

- **Group A, Division 4**
  - Amusement park structures (not elsewhere classified)
  - Bleachers
  - Grandstands
  - Reviewing stands
  - Stadia
- **Group B, Division 1**
  - Jails
  - Penitentiaries
  - Police stations with detention quarters
  - Prisons
  - Psychiatric hospitals with detention quarters
  - Reformatories with detention quarters
- **Group B, Division 2**
  - Children's custodial homes
  - Convalescent homes
  - Hospitals
  - Infirmaries
  - Nursing homes
  - Orphanages
  - Psychiatric hospitals without detention quarters
  - Reformatories without detention quarters
  - Sanitoria without detention quarters
- **Group C**
  - Apartments
  - Boarding houses
  - Clubs, residential
  - Colleges, residential
  - Convents
  - Dormitories
  - Hotels
  - Houses
  - Lodging houses
  - Monasteries
  - Motels
  - Schools, residential
- **Group D**
  - Banks
  - Barber and hairdressing shops
  - Beauty parlours
  - Dental offices
  - Dry cleaning establishments, self-service, not using flammable or explosive solvents or cleaners
  - Laundries, self-service
  - Medical offices
  - Offices
  - Police stations without detention quarters
  - Radio stations
  - Small tool and appliance rental and service establishments
- **Group E**
  - Department stores
  - Exhibition halls
  - Markets
  - Shops
  - Stores
  - Supermarkets

- **Group F, Division 1**
  - Bulk plants for flammable liquids
  - Bulk storage warehouses for hazardous substances
  - Cereal mills
  - Chemical manufacturing or processing plants
  - Distilleries
  - Dry cleaning plants
  - Feed mills
  - Flour mills
  - Grain elevators
  - Lacquer factories
  - Mattress factories
  - Paint, varnish and pyroxylin product factories
  - Rubber processing plants
  - Spray painting operations
  - Waste paper processing plants
- **Group F, Division 2**
  - Aircraft hangars
  - Box factories
  - Candy plants
  - Cold storage plants
  - Dry cleaning establishments not using flammable or explosive solvents or cleaners
  - Electrical substations
  - Factories
  - Freight depots
  - Helicopter landing areas on roofs
  - Laboratories
  - Laundries, except self-service
  - Mattress factories
  - Planing mills
  - Pre-packaged Agricultural Chemical Warehouses
  - Printing plants
  - Repair garages
  - Salesrooms
  - Service stations
  - Storage rooms
  - Television studios not admitting a viewing audience
  - Warehouses
  - Wholesale rooms
  - Woodworking factories
  - Workshops
- **Group F, Division 3**
  - Creameries
  - Factories
  - Laboratories
  - Power plants
  - Salesrooms
  - Sample display rooms
  - Storage garages, including open air parking garages
  - Storage rooms
  - Warehouses
  - Workshops

**Assembly occupancy** means the *occupancy* or the use of a *building*, or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink.

**Business and personal services occupancy** means the *occupancy* or use of a *building* or part thereof for the transaction of business or the rendering or receiving of professional or personal services.

**Care or detention occupancy** means the *occupancy* or use of a *building* or part thereof by persons who require special care or treatment because of cognitive or physical limitations or by persons who are restrained from, or are incapable of, self-preservation because of security measures not under their control.

**High-hazard industrial occupancy (Group F, Division 1)** means an *industrial occupancy* containing sufficient quantities of highly *combustible* and flammable or explosive materials which, because of their inherent characteristics, constitute a special fire hazard.

**Medium-hazard industrial occupancy (Group F, Division 2)** means an *industrial occupancy* in which the *combustible* content is more than 50 kg/m<sup>2</sup> or 1 200 MJ/m<sup>2</sup> of *floor area* and not classified as a *high-hazard industrial occupancy*.

**Low-hazard industrial occupancy (Group F, Division 3)** means an *industrial occupancy* in which the *combustible* content is not more than 50 kg/m<sup>2</sup> or 1 200 MJ/m<sup>2</sup> of *floor area*.

**Mercantile occupancy** means the *occupancy* or use of a *building* or part thereof for the displaying or selling of retail goods, wares or merchandise.

**Residential occupancy** means the *occupancy* or use of a *building* or part thereof by persons for whom sleeping accommodation is provided but who are not harboured or detained to receive medical care or treatment or are not involuntarily detained.

## **Example Drawing**

### **Land Use Bylaw**

Central Business District (CB)

#### **Permitted Uses**

- Antenna Structures

#### **Discretionary Uses**

- Accessory Uses
- Amusement Arcades
- Assisted Living Facility
- Apartments
- Assisted Living
- Business Support Services
- Car Rental Facilities
- Car Wash
- Cinema
- Commercial Mixed Use Development
- Cultural Establishment
- Day Car Facility
- Drinking Establishment – Major
- Drinking Establishment – Mino
- Drive Through
- Multi-Dwelling Residential Development
- Financial Institutions, Primary
- Financial Institutions, Secondary
- Fitness Centre
- Funeral Homes
- Health Services
- Hostals
- Hotels
- Lodging Home
- Multi-Dwelling Residential Development
- Nightclub
- Offices
- Personal Services Business
- Pet Care Services
- Private Recreation Clubs
- Public and Quasi-Public Buildings, Utilities, Installations and Facilities
- Radio and Television Studio
- Recreation Facilities, Indoor
- Restaurants – Major
- Restaurants – Mino
- Retail Liquor Sales
- Retail Sales
- Schools, Commercial
- Schools, Private
- Seasonal Sales
- Service and Repair Shop
- Special Function Tent

### **2006 Alberta Building Code**

#### **Group A, Division 2**

- Art galleries
- Auditoria
- Bowling alleys
- Churches and similar places of worship
- Clubs, non-residential
- Community halls
- Courtrooms
- Dance halls
- Exhibition halls (other than classified in Group E)
- Gymnasias
- Lecture halls
- Libraries
- Licensed beverage establishments
- Museums
- Passenger stations and depots
- Recreational piers
- Restaurants
- Schools and colleges, non-residential
- Undertaking premises

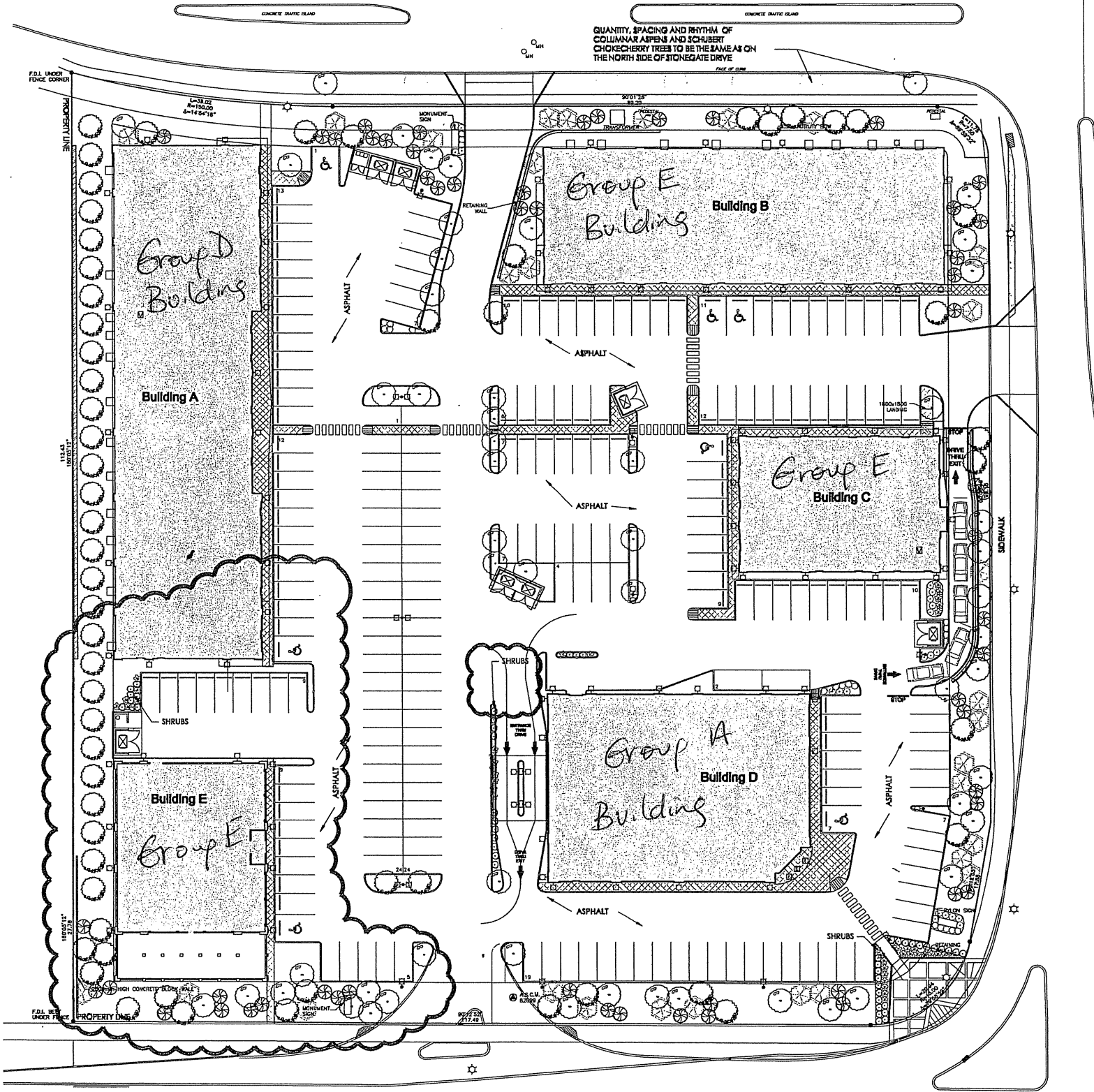
#### **Group D**

- Banks
- Barber and hairdressing shops
- Beauty parlours
- Dental offices
- Dry cleaning establishments, self-service, not using flammable or explosive solvents or cleaners
- Laundries, self-service
- Medical offices
- Offices
- Police stations without detention quarters
- Radio stations
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#### **Group E**

- Department stores
- Exhibition halls
- Markets
- Shops
- Stores
- Supermarkets

# Example Drawing



## Commercial District (CB)

MNL 600mm FROM CENTER SHRUB TO EDGE OF PLANT (TYP.) SPACING AS LANDSCAPE ARCHT.

PRUNE DAMAGED OR DESICATED ROOTS  
600mm DEPTH TOPSOIL

**DETAIL - TYPICAL SHRL**  
SCALE 1:20