

RECREATIONAL BUILDINGS AND THE BUILDING CODE

As of January 1, 2016, Red Deer County became accredited to administer all Safety Code services (building, electrical, gas, plumbing, private sewage, and fire). Prior to this date, Alberta Municipal Affairs was responsible for administering and enforcement of Safety Code services within Red Deer County.

Below is information related to the installation of Park Model trailers and the requirements for site built structures and offsite manufactured homes.

PARK MODEL TRAILERS

Park model trailers and other recreational vehicles such as fifth wheel trailers and travel trailers do not fall under the scope of the Alberta Building Code (ABC). Therefore, the ABC requirements for exterior wall construction and spatial separation do not apply. Park model trailers are constructed to the CSA Z241 standard and will bear a label indicating that. The CSA definition of Park Model trailer is:

A recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- d) it has a gross floor area, including lofts, **not exceeding 50 m²** when in the setup mode, and has a width greater than 2.6 m in the transit mode.

SEASONAL STRUCTURES

Sunrooms, porches, decks, and verandas are considered seasonal and intermittently occupied buildings. They must be structurally independent from a Park Model trailer or other recreational vehicle. They can be attached so long as they can be easily removed to facilitate the relocation of the recreational vehicle or Park Model trailer. The requirements for seasonal structures are:

- Area not to exceed 55 m² (592 sq ft).
- They can be constructed on surface foundations where local conditions have shown these foundations to be satisfactory (screw piles or concrete piles are recommended).
- Unenclosed structures with roofs (covered decks) must be constructed to resist uplift.

- Structurally independent and easy to detach from recreational vehicle.
- Not to be used as bedrooms or kitchens.
- The interior walls and ceiling must be of noncombustible construction or consist of drywall, glass or a noncombustible finish. Minor combustible components such as window trim is permitted.
- Solid fuel burning appliances must be approved by a recognized testing agency (Intertek, CSA etc.) and installed in accordance with manufacturer's specifications. A 5# ABC fire extinguisher is required in the area of a solid fuel burning appliance.
- The location of the structure shall not impede egress windows located in an adjacent recreational vehicle.

SITE BUILT COTTAGES AND OFFSITE MANUFACTURED HOMES

Site built cottages and offsite manufactured homes certified in accordance with CSA A277 fall under the scope of the ABC. These structures are required to be constructed and situated on a property in accordance with the ABC.

With the exception of Springbrook, the fire response time in Red Deer County exceeds 10 minutes. The following are the ABC requirements for exterior wall construction and soffits where fire department response time exceeds 10 minutes. The requirements are related to side yards adjacent another property and don't apply where a side yard is adjacent a street or public area.

- Soffits are not permitted with 18" of a side yard.
- Soffits between 18" and 48" of a side yard must be non-vented.
- Exterior walls 0 feet to 8 feet from a side yard must have a 45 minute fire resistance rating (5/8 type x drywall on the interior wall).
- Exterior walls 0 to 8 feet from a side yard must have noncombustible cladding or vinyl siding installed over exterior grade drywall.
- Exterior walls 0 to 8 feet from a side yard can have no unprotected glazed openings. Glass block is acceptable. Ulc approved fire shutters could be utilized as well.
- Exterior walls greater than 8 feet to property line can have windows totaling an area of at least 7% of the area of the wall. The % increases the further the wall is away from the side yard. No fire resistance rating is required and the cladding can be combustible or noncombustible.

Note that in zero lot line situations, a distance half the distance between buildings can be used. (e.g., 16 feet to adjacent building as opposed to 8 feet to side yard).

Note that an owner can apply for an alternative solution to any ABC requirement.

Intertek report number 100397303SAT-002 commissioned by the Canadian Home Builders Association Edmonton Region can be applied in many situations. There is \$50 fee associated with the use of this report, payable to the CHBA. The test results from this report would allow windows where we have as little as 8 feet between buildings. The following conditions would apply:

- The maximum area of glazed opening would have to meet the code as though the FD response time was less than 10 minutes (7-8% of exposing building face).

- Windows must be metal clad wood casement or crank out windows with triple glazing and low “E”, argon filled. Basement windows are permitted to be 60” x 24”. Other windows can have a maximum width of 48” and maximum area of 1,920 sq. inches (48” x 40”).
- The interior of the wall must be drywalled with 5/8 type x drywall.
- Fire retardant exterior sheathing must be used on the side yard (to meet S101 rating).
- Non vented soffit is required.
- Vinyl siding and noncombustible siding is permitted. Wood siding is not.

Please contact Red Deer County if you require further information.