

Who is qualified to be a professional designer?

The Uniform Building and Accessibility Standards Act says that a professional designer is an architect or a professional engineer. A professional designer must be registered or licensed to practice in Saskatchewan according to *The Architects Act* or *The Engineering and Geoscience Professions Act*. The professional associations of both architects and engineers may be contacted to confirm a designer's registration or licence.

Is there ever a need for more than one professional designer on a single project?

Similar to doctors and lawyers, architects and engineers may provide general services or specialized designs. Architects are trained to complete architectural designs and coordinate the designs of building systems. Engineers are trained to complete designs of specific elements such as structural, mechanical or electrical systems.

Small projects may be competently handled by either an architect or an engineer. More complex projects require the combined efforts of a team to create a complete design. Specific designs which usually need to be addressed on large projects include: architectural, foundation, structural, mechanical, fire protection, and electrical. Seldom will one professional designer be qualified to complete all of these designs.

Fortunately, complete and competent design of a building can provide an owner with a more economical, longer lasting and safer building.

Which building structures are within the scope of Part 4 of the National Building Code?

Part 4 of the National Building Code (NBC) sets standards for structural design. All buildings that are within the scope of Part 3 are also within the scope of Part 4 of the NBC.

As well, buildings that have structures not specifically set out in Part 9 of the NBC are within the scope of Part 4 of the NBC. For example, a 400 m², one storey office building (a building with **business and personal services** occupancy that is less than 600 m² in building area and less than 3 storeys in building height) is not within the scope of Part 3 of the NBC and would not automatically need to be designed by a professional designer. However, if the structure of this building includes arched, glulam beams that support the roof, a professional designer will be needed to design the structure because this type of structure is not set out in Part 9 of the NBC.

The contents of this brochure are for information purposes only. Designers and builders should refer to *The Uniform Building and Accessibility Standards Regulations* for the purposes of interpretation and application of the law.

For more information contact:

Your local municipal office

or

Building Standards

Saskatchewan Municipal Government

310 - 1855 Victoria Avenue

REGINA SK S4P 3V7

Telephone (306) 787-4113

Fax (306) 787-9273

September 1996



Saskatchewan
Municipal
Government

Building
Standards

Do I Need to Hire a Professional Designer?

***“Promoting
construction of
safe buildings
through leadership
and guidance”***

Does a building need to be designed by a professional designer?

Regulations under *The Uniform Building and Accessibility Standards Act* require an owner to have a professional designer complete the design or design review of:

- the building and all building systems, if the building is within the scope of Part 3 of the National Building Code.
- the structure of the building, if the structure is within the scope of Part 4 of the National Building Code.

Which buildings are within the scope of Part 3 of the National Building Code?

The National Building Code (NBC) classifies buildings by occupancy (what they are used for), and by size and height.

All buildings with **assembly, care or detention or high hazard industrial** major occupancies fall under Part 3 of the NBC no matter what size or height they are.

All buildings exceeding 600 m² in building area or exceeding 3 storeys in building height, with **residential, business and personal services, mercantile, medium hazard industrial or low hazard industrial** major occupancies fall under Part 3 of the NBC.

Building height is the number of storeys from the floor of the first storey to the roof. Building area is the greatest horizontal area of the building above grade, not the sum of floor areas of storeys. The NBC also gives specific rules for determining the major occupancy of a building, if the building is used for more than one type of occupancy.

Can you explain the different types of occupancy ...

... and provide examples?

Assembly occupancy (Group A)

A building used by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink. Some examples are: theatres, churches, community halls, libraries, licensed beverage establishments, passenger depots, restaurants, schools, arenas.

Care or detention occupancy (Group B)

A building used 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. Some examples are: penitentiaries, prisons, psychiatric hospitals, hospitals, convalescent homes, nursing homes, orphanages, care homes with sleeping accommodation for more than 10 persons.

Residential occupancy (Group C)

A building used 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. Some examples are: apartments, boarding houses, dormitories, hotels, houses, lodging houses, motels.

Business and personal services occupancy (Group D)

A building used for the transaction of business or the rendering or receiving of professional or personal services. Some examples are: banks, hairdressing shops, dental offices, medical offices, offices, police stations, small tool and appliance rental and service establishments.

Mercantile occupancy (Group E)

A building used for the displaying or selling of retail goods, wares or merchandise. Some

examples are: department stores, exhibition halls, markets, shops, stores, supermarkets.

High hazard industrial occupancy (Group F, Division 1)

A building used for the assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials and which contains sufficient quantities of highly combustible and flammable or explosive materials that, because of their inherent characteristics, constitute a special fire hazard. Some examples are: bulk plants for flammable liquids, bulk storage warehouses for hazardous substances, flour mills, grain elevators, spray painting operations, waste paper processing plants.

Medium hazard industrial occupancy (Group F, Division 2)

A building used for the assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials in which the combustible content is more than 50 kg/m² or 1 200 MJ/m² of floor area and not classified as high hazard industrial occupancy. Some examples are: aircraft hangars, cold storage plants, factories, freight depots, laboratories, printing plants, repair garages, service stations, warehouses, woodworking factories.

Low hazard industrial occupancy (Group F, Division 3)

A building used for the assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials in which the combustible content is not more than 50 kg/m² or 1 200 MJ/m² of floor area. Some examples are: creameries, factories, laboratories, power plants, storage garages, warehouses, workshops.