

Group F, Division 3 – Low-Hazard Industrial Warehouse Form (2015 National Building Code of Canada)

Information and Drawing Requirements

Whether or not a warehouse type building can be considered a low-hazard industrial occupancy is determined by the amount of combustible content that it contains. This combustible content includes actual building construction materials within the building shell, as well as the combustible material stored or contained in the building. A low-hazard industrial occupancy (Group F, Division 3) is defined by the National Building Code (NBC) as an industrial occupancy in which the combustible content is not more than 50 kg/m² or 1,200 MJ/m² of floor area. A medium-hazard industrial occupancy (Group F, Division 2) is defined by the NBC as an industrial occupancy in which the combustible content is more than 50 kg/m² or 1,200 MJ/m² of floor area and not classified as a high-hazard industrial occupancy. The NBC defines floor area as the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies.

The Building Standards Division considers all warehouse or storage type buildings to be medium-hazard industrial (F2) occupancies. If a designer, owner or occupant wishes to have a building considered to be a low-hazard industrial (F3) occupancy, **the following information must be submitted with the building permit application:**

1. Report from a Design Professional

The owner of the proposed building or occupancy must retain the services of an architect or engineer licensed to practice in the province of Saskatchewan. This design professional must perform an assessment of the proposed combustible content per square metre of building floor area and compare this combustible content to the maximum 50 kg/m² or 1200 MJ/m² permitted for a low hazard industrial occupancy.

Combustible content includes but is not limited to the following:

- Building Shell Construction Materials (i.e. shell wood stud framing & roof system) whose exposed construction has a flame spread rating of more than 25
- Building Interior Construction Materials whose exposed construction has a flame spread rating of more than 25
- Building Interior Combustible Floor Assemblies such as mezzanines or raised floors whose exposed construction has a flame spread rating of more than 25
- Materials proposed to be contained within and/or stored within the building including but not limited to:
 - Combustible liquids
 - Pallets, racking, shelving, furniture, etc.

Example of a Combustible Content Analysis:

Item	Unit Measurement		QTY	Total
Wood stair	200	lbs	1	200
Interior Wood studs	4	lbs/lin.ft.	300	1200
Guardrail & Handrail	10	lbs/sq.ft.	50	500
Wood Doors	50	lbs	20	1000
Millwork	200	lbs	1	200
Floor Joists & sheeting	4	lbs/sq.ft.	800	3200
Office paper products	100	lbs/desk	20	2000
Furniture - tables	100	lbs	2	200
Furniture - chairs	20	lbs	40	800
Furniture - desks	150	lbs	20	3000
Storage	20000	lbs	1	20000
			Total Weight	32300 lbs
				14651 Kg
			Total Building Area	800 m ²
			Total Wt/Area	18.31379 Kg/m ²

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2. Letter from the Design Professional (i.e. Architect or Professional Engineer)

To: The Building Official
49North Code Consulting Corp.
16 Crestview Bay
Regina, Saskatchewan S4R 0B7

Re:

Name of Project (Print)

Civic Address AND Legal Land Location of Project including Municipality (Print)

Description of Project (Print)

The undersigned hereby undertakes to be responsible for field reviews of the following structural components during construction:
(Initial all items listed below that apply to this registered professional.)

INITIAL

_____ Group F, Division 3 Building Classification & Combustible Content Analysis

The undersigned also undertakes to notify the authority having jurisdiction in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction.

I certify that I am a registered professional as required by the Uniform Building and Accessibility Standards Act.

(Affix Professional Seal Below)

Name (Print) Initials Sample

Signed Date

Address (Print)

City (Print) Postal Code

Phone Email

If the registered professional is a member of a firm, complete the following:

I am a member of the firm

Name of Firm (Print)

Address of Firm (Print)

City (Print) Postal Code

and I sign this letter on behalf of the firm and myself.

Note: The above letter must be signed by a registered professional. A registered professional is defined as:

- a) a person who is registered or licensed to practice as a professional engineer under The Engineering and Geoscience Professions Act, or
- b) a person who is registered or licensed to practice as an architect under the Architects Act.

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3. Letter from the Owner

The owner of the proposed building or occupancy must certify that the assumptions used in the report prepared by the design professional are accurate and that the combustible content will not exceed 50 kg/m² or 1200 MJ/m². A letter similar to the one below must be submitted along with the report from the design professional. Please note that the owner(s) are responsible for their building being used or occupied in accordance with the Uniform Building and Accessibility Standards Act.

Please note that if the above items are not completed, then the building occupancy will be considered as a Medium Hazard (F2) Industrial Occupancy.

I (we) the Owner(s) of the above referenced building concur with the assumptions used in the attached report submitted by

Name of Design Professional

I (we) the Owner(s) also certify that the combustible content of the building will not exceed 50 kg/m² or 1,200 MJ/m² of floor area. I (we) understand that if these limits are to be exceeded then an application must be made for a building permit to change the occupancy of this building from a Low-Hazard Industrial (Group F, Division 3) occupancy to the appropriate new major occupancy; and, that building upgrades may be required as a result of this change of occupancy.

I certify that I (we) am the Owner(s)

Name (Print) Initials Sample

Signed Date

Address (Print)

City (Print) Postal Code

Phone Email

If the Owner(s) is a member of a Corporate Entity, complete the following:

I am a member of the company

Name of Corporation (Print)

Address of Corporation (Print)

City (Print) Postal Code

and I sign this letter on behalf of the company and myself.