

Purpose

This guideline has been developed to provide guidance on buildings containing Cannabis Cultivation and/or Cannabis Processing that have Marijuana growing, processing and/or extraction occupancies. This guideline is not a complete set of rules for operating Cannabis operations and meeting these requirements may not provide complete conformance with the various acts and regulations which apply to this industry.



Code Reference

National Building Code - 2019 Alberta Edition
National Fire Code - 2019 Alberta Edition
National Farm Building Code of Canada 1995
Agricultural Operation Practices Act
Safety Codes Act
Safety Codes Act Permit Regulations
Municipal Government Act
NFPA 1 - Fire Code
CAN/ULC - S4400



Summary

The requirements of this Guideline are applicable to, and provide clarity towards the construction and or use of buildings for Cannabis Cultivation or for Cannabis Processing containing growing, processing and/or extraction, and the expectation for permitting under the current Safety Codes Act.



Interpretation

1. Agricultural activity conducted on Agricultural land – Cannabis Cultivation
Cannabis growing and harvesting facilities may meet the farming operations definition, if on land designated for farming and agricultural operations. Within the Land Use Bylaw there are two (2) Agricultural Land Use Districts that have Cannabis Cultivation as a discretionary use requiring a Rocky View County Development Permit, Health Canada licensing under the Cannabis Act within the cultivation sub classes and Alberta Gaming and Liquor Commission License.

**Cannabis Facilities –Marijuana Growing,
Processing or Extraction**

Agricultural, General (A-GEN) - **Cannabis Cultivation**

Agricultural, Small Parcel (A-SML) - **Cannabis Cultivation**

Within these Agricultural Land Use Districts, buildings for Cannabis Cultivation may be considered as Farm Buildings. The use and occupancy of these buildings shall meet all the Farm exemptions and definitions within the Safety Codes Act Permit Regulations and the National Building Code 2019 - Alberta Edition in order to be deemed Farm Buildings, as well as meet the definitions of an Agricultural Operation within the Agricultural Operation Practices Act. Please refer to the Farm Building Exemption (which includes a Declaration of Use) document located on the Rocky View County website for exemptions and definitions.

An occupancy that is not associated with the farm operation within the same building shall conform to Part 3 or Part 9 of the National Building Code 2019 - Alberta Edition. This occupancy shall be separated from the Farm occupancy by a fire separation having a fire resistance rating of at least 1 hour, and will require a Building Permit and all associated inspections for these portions of the building.

A Farm Building Exemption and all associated sub trade permits such as Electrical, Plumbing, Gas and Private Sewage, will be required when constructing a Cannabis Cultivation operation. Inspections shall be coordinated for all sub trade permits. Please refer to the Farm Building Exemption and information on our website for further information. Owners are responsible to design and build the building in accordance with all parts of the National Farm Building Code of Canada 1995.

2. Commercial, Business and Industrial occupancy and Land Use – Cannabis Growing, Processing or Extraction

Cannabis growing, processing or extraction facilities on land designated for business or commercial shall meet the National Building Code 2019 - Alberta Edition and the National Fire Code 2019 - Alberta Edition. Within the Land Use Bylaw, there are three (3) Business and Industrial Land Use Districts that allow Cannabis Cultivation or Cannabis Processing as a discretionary use requiring a Rocky View County Development Permit, Health Canada licensing under the Cannabis Act and Alberta Gaming and Liquor Commission License.

Commercial, Local Rural (C-LRD) - **Cannabis Cultivation & Cannabis Processing**

Industrial - Industrial Heavy (I-HVY) - **Cannabis Cultivation & Cannabis Processing**

Business - Agricultural (B-AGR) - **Cannabis Cultivation & Cannabis Processing**

Building Permits, associated sub trade permits and inspections are required for facilities constructed within these Land Use Districts for Cannabis Cultivation and/or Cannabis Processing. Please ensure the plans are stamped, dated, and signed by the Professional Engineers and Architect responsible for the project following the Commercial, Industrial and Institutional checklist requirements.

**Cannabis Facilities –Marijuana Growing,
Processing or Extraction**

- a) Buildings, or areas within the building containing only cultivation or grown areas shall be classified as a Low-hazard Industrial occupancy (Group F, Division 3), in which the combustible content is not more than 50 kg/m² or 1 200 MJ/m² of *floor area*.
- b) Buildings, or areas within the building containing processing and handling operations may be classified as *Medium-hazard Industrial occupancy* (Group F, Division 2), 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*.
- c) Buildings, or areas within the building containing processing that includes the storage or use of flammable liquids or gases may be classified as High-hazard Industrial occupancy (Group F, Division 1) where sufficient quantities of highly combustible and flammable or explosive materials, which, because of their inherent characteristics, constitute a special fire hazard.
- d) HVAC systems within cannabis growing, processing or extraction must be in conformance with Part 6 of the National Building Code 2019 - Alberta Edition.
- e) Compliance with other related regulations or regulatory authority is also required.

**Additional Information**

- 1. When a Building permit is required, an emergency response plan and a Fire Safety Plan shall be submitted to Rocky View County Fire Services prior to occupancy in conformance with Part 2 Emergency Planning, Part 4 Flammable and Combustible Liquids and Part 5 Hazardous Processes and Operations of the National Fire Code - 2019 Alberta Edition.
- 2. The following standards establish good engineering practices and minimum levels of protection and safety for cultivation and ancillary activities associated with Cannabis Cultivation or Cannabis Processing.
 - a) NFPA 1 - Fire Code - Chapter 38 - Marijuana Growing, processing or extraction facilities.
 - b) CAN/ULC - S4400 - Standard For Safety Of Premises, Buildings And Equipment Utilized For The Cultivation, Processing And Production Of Cannabis.

**Reference**

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