

Purpose

This guideline has been developed to help improve consistency with the installation, education and enforcement of a Home-Based Business when proposed on a residential property.



Code Reference

Current National Building Code - Alberta Edition
Rocky View County Land Use Bylaw C-8000-2020



Summary

Home-Based Businesses are increasing in popularity. A Development Permit may be required depending on the type and location. A Building Permit is required for all Home-Based Businesses to ensure adequate health and safety measures as required in the Building Code have been addressed.

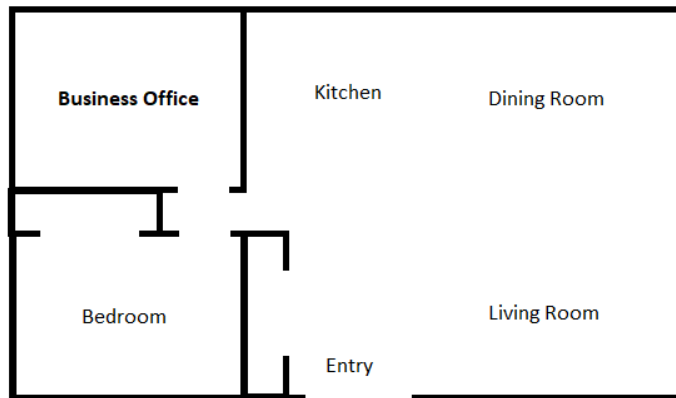


Interpretation

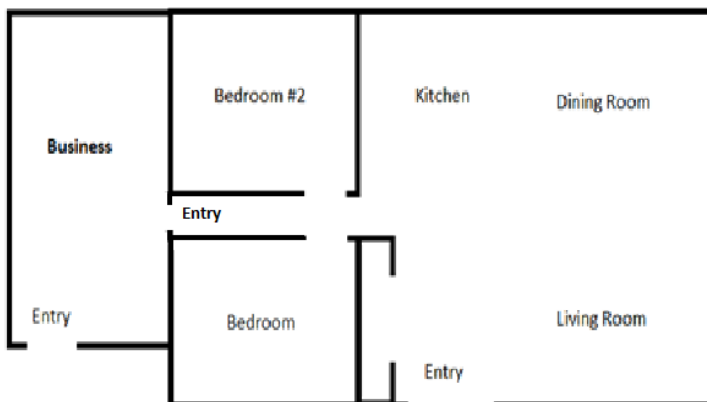
This Guideline provides clarity and direction from Rocky View County on their interpretation towards Home-Based Businesses and the Building Code requirements required. Based on the information provided within this Guideline, Home-Based Businesses should be installed in the following method(s).

- 1) Land Use Bylaw C-8000-2020 – The Land Use Bylaw (LUB) provides clarity in relation to what defines a Type 1 and Type 2 Home-Based Business and regulatory requirements. Each type has limitations set forth regarding non-resident employees, business related trips, outside storage, and signage - allowances and hours of operation. Please review Sections 142 – 147 for more information on the specific Types to determine the specific requirements for your Home-Based Business application.
- 2) National Building Code Alberta Edition (NBC (AE)) – The NBC (AE) requires specific health and safety measures to be provided for all buildings. When a home is being transformed to include a Home-Based Business, or where additional buildings are being constructed to house a business, additional safety measures may be required.
- 3) Business Located Within the Dwelling Unit – In this situation, the Home-Based Business is placed within the dwelling unit such as an office(s) within the home. There is no separation or distinction between the business and the dwelling unit. These businesses will be considered as

part of the dwelling unit. Additional health and safety requirements will not be required for these businesses.



- 4) Business Attached to but Separate from the Dwelling Unit – Where a Home-Based Business is placed within/attached to the main dwelling unit, but which has separate access outside the dwelling unit, the business will be considered part of the dwelling unit but will require additional health and safety measures. In these situations, the occupants of each side may not be aware of emergent situations within the adjacent space. Provisions for safety items such as the following MAY be required depending on the size and type of business:
- Interconnected smoke alarms and Carbon monoxide alarms OR a fire separation between the dwelling unit area and the business,
 - Emergency Lighting (In exits of daycares or where people are cared for),
 - Fire alarm system (Daycare with more than 40 occupants),
 - Heating and Ventilation system separate from dwelling unit,
 - Meet travel distance requirements to exits for business type,
 - Barrier-free accessibility,
 - Radon depressurization,
 - Washrooms (if use of house washroom is not permitted),



BUILDING SERVICES

Home-Based Business

A business falling under the scope of Part 3 of the Building Code enforced within Alberta will require a firewall, separating the business area from the dwelling unit. Part 3 uses are High Hazard Industrial, Assembly occupancies. Examples of these types of businesses could be restaurants, Day Cares (not a Day Home), or an industrial business with a spray paint operation.



- a) High Hazard Industrial Spray Paint Operations – Under the Building Code, spray paint operations are considered a High Hazard Industrial use, which is not allowed in a residential dwelling unit or accessory building. Where a spray booth, or spray mixing area is intended to be part of the business, the spray operation must be separated from the remaining portion of the building by a concrete firewall with a minimum of a 4-hour fire resistance rating. The spray booth must also be protected with a sprinkler system and appropriate ventilation system.
 - b) Day Care / Restaurant – Day Cares (not a Day Home) and restaurants are considered as Assembly type uses. As per the current National Building Code – Alberta Edition, a building must be classified under Part 3 when containing an Assembly use. Under Part 3, the residence would then be required to have a sprinkler system. Where the sprinkler system is not provided, an alternative of installing a 2-hour firewall separating the two uses can be provided.
- 5) Business in an Accessory Building Separate from the Dwelling Unit – Where a Home-Based Business is placed within an accessory building; the building will be classified as per the use of the business (ie office, repair garage, etc.). These buildings will be constructed under the appropriate requirements noted within the current National Building Code – Alberta Edition for the use of the space. Provisions for safety items such as the following MAY be required depending on the size and type of business:
- a. Spatial separations to adjacent buildings,
 - b. Fire separations for floors and walls,
 - c. Energy Efficiency requirements,
 - d. Fire alarm system,
 - e. Sprinkler system,
 - f. Exit signage,
 - g. Emergency Lighting,



- h. Ventilation system (Part 6),
- i. Meet travel distance requirements for business type,
- j. Barrier-free accessibility,
- k. Radon depressurization.



Reference

Approval Date

- October 2024

Last Review Date

- October 2024