

Purpose

This guideline has been developed to help improve consistency with the installation, education and enforcement of the occupancy of a residential building such as an attached or detached garage for furniture and other personal items, where the final inspection has not been completed, and/or occupancy of the dwelling unit has not been granted by the Building Inspector.



Code Reference

National Building Code 2019 Alberta Edition Division C Sub-Section 2.2.11.
2014 Alberta Municipal Affairs STANDATA 14-BCB-004 “Occupancy of Buildings Under Construction”



Summary

The requirements of this Guideline are applicable to, and provide clarity towards the minimum construction requirements needed to ensure compliance to the National Building Code 2019 Alberta Edition, when occupying an attached garage PRIOR to occupancy of the main dwelling unit being granted by the Rocky View County Building Inspector.



Interpretation

Occupancy of a building or portion thereof may be granted IF the following items have been completed:

- 1) Safe Access - Outside stairways and walkways must be completed to all exits and entrances.
- 2) Restricted Access - Measures must be taken to prevent access by unauthorized persons to parts of the building and site that are incomplete.
- 3) Completion of the Structure - The structure, ceiling and walls enclosing the space to be occupied must be completed (drywalled and taped where required), including any interior stairs, landing(s), handrails and guardrails, and the sealing of any penetrations through the wall(s) or ceiling. Where an attic access hatch is required, the attic access hatch is to be installed, insulated and weather-stripped. All additional items relating to electrical, plumbing and/or gas installations must also be completed.

- 4) Completion of the Dwelling Unit – When occupying a portion of a building (e.g. a garage attached to a house), the structure and enclosing walls of the entire building must be complete up to and including the roof. Exterior cladding and/or the materials providing “Protection of Adjacent Buildings” as per the Fire Bulletin referenced below, must be in place.
- 5) Access for Inspections – The exterior walls and any areas of the building where occupancy is being requested which may require inspection by any Safety Codes Officer (Electrical, Plumbing, Gas, or Building) at a later date, must be left free and clear of any obstructions including furniture or personal belongings, which may impede the completion of an inspection.
- 6) Additional Inspection – A progress Inspection must be requested and paid for. When in place, the Building Inspector will complete the inspection to ensure all items noted above have been complied with. This inspection will determine if occupancy of the building or portion thereof, can be granted.
- 7) Approval - Occupancy of the building or portion thereof, must not occur prior to occupancy being granted by the Building Inspector. Occupancy approval will be identified on the Progress Inspection Report.



Reference

Approval Date

- March, 2020

Last Review Date

- March, 2020