

Purpose

This guideline has been developed to help improve consistency with the installation, education and enforcement surrounding the installation of sunrooms on a residential dwelling unit.



Code Reference

National Building Code – 2019 Alberta Edition Note A-9.10.14.5.(7) Permitted Projections
National Building Code – 2019 Alberta Edition Note A-9.10.15.4.2. Staggered or Skewed Exposing Building Faces of Houses



Summary

The requirements of this Guideline are applicable to, and provide clarity towards the construction of a sunroom on a residential dwelling unit, and the application of the National Building Code – 2019 Alberta Edition (NBC-2019AE) to these additions.



Interpretation

This Guideline provides clarity and direction from Rocky View County on their interpretation towards the installation of sunrooms on a residential dwelling unit. Based on the information provided within this Guideline, when a sunroom is being constructed the following items must be considered to ensure compliance.

- 1) Definitions
 - a) Exposing Building Face – That part of the exterior wall of a building that faces one direction and is located between ground level and the ceiling of its top storey or, where a building is divided into fire compartments, the exterior wall of a fire compartment that faces one direction.
 - b) Glazing / Window – An opening in a wall, roof etc. Usually with glass in fixed, sliding or hinged frames, to admit light or air etc. and allow the occupants to see out. Any form of transparent panel would be considered as a glazed opening.

- c) Screened Opening - A space that is enclosed by screen material more than 40% of the total perimeter of the space, which permits the flow of air to pass through on a continual basis, would not be considered as an enclosed space, but would be considered to be open.
- d) Wall – A continuous structure enclosing, protecting or dividing a space or supporting a roof. Sunrooms containing solid panels which do not meet the definition of glazing, a window, or screen will be considered as a wall enclosing the space.
- 2) Calculating the Exposing Building Face – For all construction, the amount of glazing permitted on a wall face is determined based on the walls proximity to a property line. The exposing building face is measured from ground level to the ceiling of the top storey and would be calculated from the total length of all faces along that property line. If a balcony or stair is enclosed, its exterior wall would become part of an exposing building face.

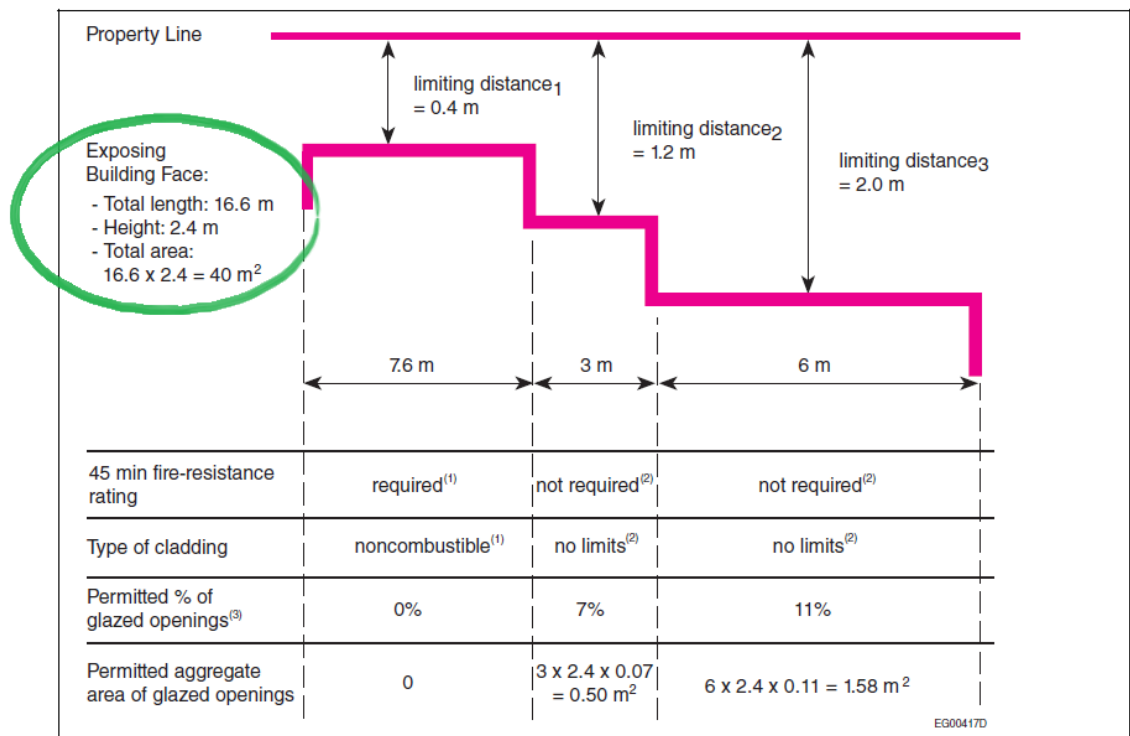


Figure A-9.10.15.4.(2)-A
Example of determination of criteria for the exposing building face of a staggered wall of a house

Table 9.10.15.4.
Maximum Area of Glazed Openings in Exterior Walls of Houses
 Forming Part of Sentences 9.10.15.4.(1) and (2)

Maximum Total Area of Exposing Building Face, m ²	Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area											
	Limiting Distance, m											
	Less than 1.2	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
30	0	7	9	12	39	88	100	—	—	—	—	—
40	0	7	8	11	32	69	100	—	—	—	—	—
50	0	7	8	10	28	57	100	—	—	—	—	—
100	0	7	8	9	18	34	56	84	100	—	—	—
Over 100	0	7	7	8	12	19	28	40	55	92	100	—

- 3) Permit Application Requirements – When applying for a building permit for a sunroom (3 season or heated), in addition to the application form, the application must include the additional information.
 - a) Site plan indicating the location of the sunroom, and the distance to the side property line(s).
 - b) Elevations of the sides of the building including the sunroom, with existing window locations and sizes noted.
 - c) Exposing Building Face calculations should be provided for each side elevation. We can assist with these calculations if needed.

- 4) Additions – Where a sunroom is added to a building, and that sunroom is either open to the existing house, or heated for a substantial portion of the year, the addition must be designed to meet Energy Efficiency requirements noted in the NBC-2019AE. For more information on what this entails, please contact Rocky View County – Building Services a 403-230-1401 or by email at building@rockyview.ca



Reference

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