

Sea Containers – Storage Use Only

Guideline

Guideline ESP- 06

Purpose

This guideline has been developed to help improve consistency with the installation, education and enforcement of a Sea Container(s) (Sea-Cans) installed/placed on a ranch or farm, a farmstead, on Agricultural Holdings land, on any residential property, on industrial sites, and/or on commercial properties for the purpose of providing storage.

This Guideline is specific to individual units and where the container is attached to other containers. It is not applicable to containers which are stacked, or where interior development is occurring.



Code Reference

National Building Code 2019 Alberta Edition Division B Article 4.3.4.3.
CAN/CSA-A660-10 “Certification of Manufacturers of Steel Building Systems



Summary

The requirements of this Guideline are applicable to, and provide clarity towards the installation of a sea container(s) and ensuring the building and installation is compliant to the National Building Code 2019 Alberta Edition.



Conclusion

This Guideline provides clarity and direction from Rocky View County on their interpretation and enforcement of the permit requirements and the installation of a Sea Container onto a property, when being used as a storage building. Utilizing the information provided within this Guideline, Sea Containers being used for storage will require the following:

1. Agricultural Farm Use
 - a) A Farm Building Exemption is required, and
 - b) On properties less than 40 acres, the container is to be painted to match the existing buildings.

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2. Residential Personal Storage
 - a) A Building Permit is required,
 - b) Applicant must provide a stamped letter from a Professional Engineer confirming the container has been reviewed and approved by them to meet the CAN/CSA A660 "*Certification of Manufacturers of Steel Building Systems*" standard, or documentation from the CAN/CSA A660 certified manufacturer confirming that the structure has been constructed to the appropriate requirements, and
 - c) Shipping containers shall not be attached, in any way, to a principal building, shall not be stacked in any Non-Industrial District, and shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.

3. Commercial / Industrial Storage
 - a) A Building Permit is required.
 - b) A Development Permit may be required,
 - c) Applicant must provide a stamped letter from a Professional Engineer confirming the container has been reviewed and approved by them to meet the CAN/CSA A660 "*Certification of Manufacturers of Steel Building Systems*" standard, or documentation from the CAN/CSA A660 certified manufacturer confirming that the structure has been constructed to the appropriate requirements, and
 - d) Shipping containers shall not be attached, in any way, to a principal building, shall not be stacked in any Non-Industrial District, and shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.

4. Multiple Units Side-By-Side – Where multiple containers are placed side-by-side or end-to-end, with or without clearances between them, the building will be considered as either a single building or multiple buildings based on the configuration and attachment.
 - a) Single Building - If the buildings are connected to each other in some form, or where an interior access from one container to another is provided, these containers will be considered as one single building. Where considered a single building, a single building permit will be required.
 - b) Multiple Buildings – Where containers are placed side-by-side, or end-to-end, but are not physically connected to each other, and do not provide access internally to other container(s), the containers will be considered as separate buildings. Where considered multiple buildings, each separate building will require a separate building permit.

5. Clearances Between Units – The Alberta Building Code has minimum construction requirements for buildings which are based on the clearances separating buildings from each other. These requirements are also applicable to sea containers. Spatial separation requirements as per the Alberta Building Code Sub-Section 3.2.3. or Section 9.10.14. will also be applicable.
 - a) Residential Property – When a sea container(s) is located on a residential property, the Alberta Building Code does not require any clearances between, or special construction for,

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the exterior walls of a container, unless the container(s) is located within 600 mm (2 feet) of the property line.

- b) Commercial / Industrial Property – Where a sea container(s) is located on a commercial or industrial property, the clearance(s) between the container and any other building/container, and to the property line, determines the minimum construction requirements for the container.
6. Inspections – Following the installation of the container(s), the owner must provide pictures of the containers on the site to the Rocky View County Building Services Department. The pictures are required as a means of providing verification of compliance, and can be accepted by the Safety Codes Officer as an alternative to completing a site Final Inspection.



Reference

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