



Sea Containers – Storage Use Only

Guideline

Guideline ESP- 06-2024

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 in agricultural districts, 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

Current National Building Code -Alberta Edition
Current National Fire Code – Alberta Edition
STANDATA 23-BCI-001



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 current National Building Code - 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) Building permit required for personal use, non-farm occupancy.
 - b) Farm Building Exemption is required for a Farm building occupancy.
 - c) Declaration of use form submitted to and approved by the Development Authority and submitted for building permit and/or farm exemption.
2. Residential Personal Storage
 - a) A Development Permit is required.
 - b) A Building Permit is required.



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- c) A declaration of use form is to be completed and submitted with the Development Permit application to the Development Authority.
3. Commercial / Industrial Storage
- a) A Development Permit may be required.
 - b) A Building Permit is required.
 - c) A declaration of use form is to be completed and submitted with the Development Permit application to the Development Authority.
4. Clearances Between Units – The National Building Code – Alberta Edition 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 National Building Code – Alberta Edition 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 National Building Code – Alberta Edition does not require any clearances between, or special construction for, 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.
5. Land Use By-Law - Shall comply with the Land Use By-law sections 150. 1, 150.2 and the number of containers shall not exceed the properties land use district maximums.
6. Modifications – shipping containers that are being modified must comply with the National Building Code (Alberta Edition).
7. Dangerous Goods – the storage of dangerous goods in shipping containers shall be in accordance with the current National Building Code – Alberta Edition and National Fire Code - Alberta Edition.
8. 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

Approval Date

- August 2024

Last Review Date

- August 2024