



Farm Buildings

Building Standards
April 2004

Is the farm building code adopted in Saskatchewan?

Yes. Saskatchewan adopts the National Farm Building Code of Canada (NFBC) 1995 by reference in the National Building Code of Canada (NBC) 1995. These building codes work together: the NFBC requires compliance with the NBC but changes or eliminates some requirements and adds some requirements specific to farm buildings. These codes are adopted in regulations under *The Uniform Building and Accessibility Standards Act* (the UBAS Act).

Who is responsible for compliance with the building code?

Building owners are required to ensure that buildings in Saskatchewan are designed, constructed, erected, placed, altered, repaired, renovated, demolished, relocated, removed, used or occupied in accordance with the building code. Owners usually need to hire qualified designers and builders to help them comply.

Who is responsible for enforcement of the building code?

Local authorities (primarily rural, urban and northern municipalities) are required to administer and enforce the UBAS Act, the regulations, and orders and decisions of the appeal board. Each local authority independently decides what enforcement actions to take. A prudent owner will check with the appropriate local authority where a building is going to be located, before design or

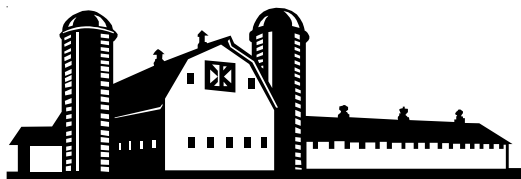
construction, to find out how enforcement is done. Of course, other local requirements (e.g., zoning and development permits), and other provincial requirements (e.g., intensive livestock operations, plumbing code, gas code, electrical code, environment, occupational health and safety) might apply.

What types of buildings located on farms and agricultural properties are required to comply with the building code?

- Buildings associated with commercial agricultural operations. Often these are buildings where the public is permitted to enter, employees work, or the buildings are significantly larger than built on a traditional family farm. Buildings may be used for riding arenas, greenhouses, market gardens, commercial livestock barns, storage buildings, intensive livestock operations, etc.
- Buildings used for retail services, such as antique shops and auto repair garages.
- Multiple-occupancy residences (more than two dwelling units), vacation farm homes, and bed and breakfast homes.
- Houses on non-farming operation acreages and on hobby farms.
- Assembly buildings, such as buildings used for dances, exhibitions, or community events.
- Buildings containing non-agricultural uses.

Are any farm buildings exempt from the requirements of the building code?

Buildings and dwelling units associated with traditional family farming operations are not required to comply with the building code. However, compliance with the building code is recommended to improve the safety of farm families.



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When are the requirements of the farm building code applied?

The building code and the farm building code work together: the farm building code requires compliance with the building code but changes or eliminates some requirements and adds some requirements specific to farm buildings. The farm building code cannot be used for residential buildings. The farm building code can be applied to buildings that are located on agricultural land and used for agricultural uses such as produce storage and packing facilities, livestock and poultry housing, milling centres, manure storage facilities, grain bins, silos, seed preparation centres, farm workshops, greenhouses, farm retail centres, auction barns and show areas, and horse riding, exercise and training facilities.

What types of requirements are included in the farm building code?

These requirements cover structural sufficiency, fire safety and health requirements for the protection of persons in farm buildings.

- Structural requirements that are addressed include live loads associated with farming operations, design of tower silos, manure tanks, storage for dry grains, bulk vegetables and fruits, and system factors for farm buildings of low human occupancy.
- Fire safety requirements that are addressed include maximum floor areas, spatial separations, fire stopping, fire separations, electrical installations, lightning protection, and egress.
- Health safety requirements that are addressed include waste disposal, ventilation, access covers, and electrical installations.

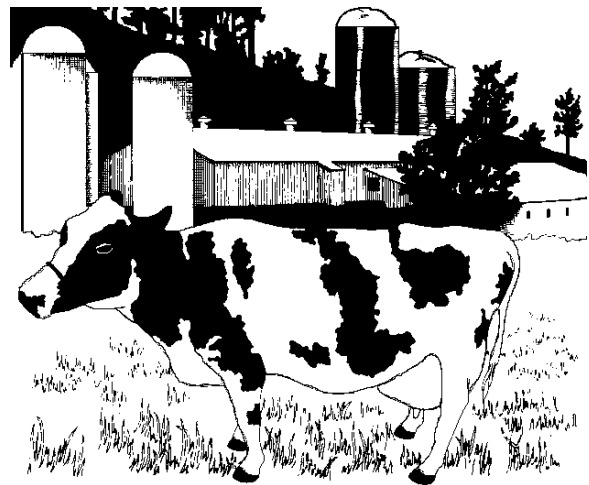
The farm building code distinguishes between buildings with low or high human occupant load depending on the normal human occupant load.

Are professional designers required to design farm buildings that are required to comply with the building code?

- If a farm building is over 600 m² in building area or over 3 storeys in building height, a registered architect or professional engineer must complete or review and stamp the design of the building and all building systems. Building systems

include but are not limited to structure, fire protection, lighting, ventilation, heating, plumbing, and electrical systems.

- If a farm building, regardless of the size or use, has structural members that are not set out in the building code or farm building code, an architect or professional engineer must complete and stamp the design of the building structure.
- If a farm building is less than 600 m² in building area, is 3 storeys or less in building height, and is used for residential, business and personal services, mercantile, medium hazard industrial or low hazard industrial occupancy, a competent person acceptable to the appropriate local authority must complete the design of the building.



The contents of this document are for information purposes only. Users are advised to refer to *The Uniform Building and Accessibility Standards Act* and regulations for the purposes of interpretation and application of the law.

For more information contact:

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