

## RB14-017

### STORAGE OF MATERIAL IN PARKING GARAGES

References: Alberta Building Code 2014 Article 1.4.1.2 and Sentence 3.3.5.6.(1)

**Article 1.4.1.2** “Major occupancy means the principal occupancy for which a building or part thereof is used or intended to be used, and shall be deemed to include the subsidiary occupancies that are an integral part of the principal occupancy.”

**Sentence 3.3.5.6.(1)** “Except as permitted by Sentences 3.3.4.2.(4) and (5), a storage garage shall be separated from other occupancies by a fire separation with a fire resistance rating not less than 1.5 hour.”

#### Question:

It is becoming quite common for residents of apartment and condominium buildings to use part of the space in their parking stalls for storage. What are the requirements for the storage of materials in parking stalls?

#### Commentary | Relevant Facts:

This Bulletin applies to multifamily residential developments of more than two residential units.

A Development Permit is required before storage is added in parking stalls or garages. Applicants need to contact the Land Use and Development Division for minimum stall length and operational space required before the storage area is reviewed by Building Regulations.

#### Conclusions:

Storage space for residents in apartment buildings may be permitted in the common parking stalls in residential buildings subject to the following conditions:

- a) The area used for storage or open shelves installed in a parking stall shall not exceed 10% of the stall area and the depth of the space or shelving shall not exceed 10% of the stall length,
- b) The depth of the storage area measured along the stall length shall not exceed 800 mm,
- c) Combustible construction is permitted: if the building is of combustible construction; or the building is sprinklered; or if the storage area is within a fire compartment less than 600 m<sup>2</sup> if the building is required to be of non-combustible construction,
- d) No open storage is permitted directly under a sprinkler head, and
- e) Where a storage area is located in a sprinklered parking garage and the storage area permits the effective operation of the regular sprinkler system then no additional sprinkler protection is required. Where the storage area is enclosed by partitions which obstruct the protected area coverage, then additional or modified sprinkler protection must be provided in accordance with the current NFPA standards.

Chief Building Inspector

#### Regulation Bulletin General Policy Statement

Unless stated otherwise, the Code references in this Regulations Bulletin are to Division B of the Alberta Building Code 2014 (ABC 2014). Regulation Bulletins do not overrule the ABC 2014 nor constitute a relaxation of the Code. They serve to clarify the Code in areas where the latter is ambiguous or does not cover a specific topic. Regulation Bulletins are City of Calgary clarifications for staff use to enable consistency in the application of the Code. Regulation Bulletins should always be read in the context of the appropriate requirements of the Code