



VARIANCE SPV-003

August 1, 2018 (Revised November 2, 2023)

AMA Notice - [Variances under the Safety Codes Act](#)

Subject:

CONSTRUCTION OF EXPOSING BUILDING FACE (SPV-003)

(DETACHED GARAGES SERVING TWO TO FOUR DWELLING UNITS [Non Stacked])

Background:

A variance is written permission to build, install, process or otherwise act in a manner not consistent with the provisions of an applicable code but which provides, in the opinion of the Authority Having Jurisdiction (AHJ) or safety codes officer, an equivalent or greater level of safety to persons or property.

As stated in Sentence 1.2.1.1.(1). of Division A of the 2019 National Building Code – Alberta Edition (NBC-AE), compliance with this Code may be achieved by either of the following methods:

- a) Complying with the applicable acceptable solutions in Division B of the Code or
- b) Using alternative solutions that will achieve the approximate equivalent level of performance required by Division B in areas defined by the objective and functional statements attributed to the applicable acceptable solutions.

*Note: This Standing Posted Variance (Multi Site Variance) cannot be altered or deviated from. Any modification to the scope or application will require the prescriptive requirements of Division B 9.10.14. to be followed **or** a site specific* Variance to be applied for (please see links at the end of this document for information regarding a Site Specific variance).*

Applicable regulatory requirements:

2019 National Building Code – Alberta Edition, Division B, Article 9.10.14.2.

2019 National Building Code – Alberta Edition, Division B, Article 9.10.14.5. Sentences (1) & (3).

Reason for the Variance:

This variance addresses the area and location of the exposing building face of a detached garage with no more than four parking stalls serving a multi-dwelling building governed by Division B Sub Section 9.10.15 in relation to Article 9.10.14.2. construction of exterior walls of a detached garage, where the garage units do not directly serve the dwelling units which they face. The intent of this variance is to facilitate within the parameters listed the construction of these garages without the need for non-combustible construction methods as prescribed in Table 9.10.14.5.A - forming part of

Sentence 9.10.14.5.(1). It will also clarify the limiting distance used to calculate the allowable area of unprotected openings on the wall of the dwelling units which face the garage.

The area of an exposing building face shall be:

- a) Taken as the exterior wall area facing in one direction on any side of a building, and
- b) Calculated as
 - i) the total area measured from the finished ground level to the uppermost ceiling, or
 - ii) the area for each fire compartment, where a building is divided into fire compartments by fire separations with fire resistance ratings not less than 45 minutes.

Pursuant to Table 9.10.14.5.A, forming part of Sentence 9.10.14.5.(1) the minimum requirements for the construction of exposing building faces shall be non-combustible with non-combustible cladding. In accordance with 9.10.14.5.(3). where the limiting distance from the garage to the face of the house is not greater than 5.0 m, and the aforesaid requirements will not be met, the following additional measures will be required as an accepted method of variance.

Accepted method of Variance

All four (4) exterior walls of the detached garage facing a multi-dwelling building which is governed by Division B. Subsection 9.10.15. which they do not serve shall be constructed as follows:

- A code compliant non-combustible cladding or vinyl siding installed as per manufactures specifications.
- A code compliant air barrier.
- 1 layer 5/8" (15.9mm) Type X exterior gypsum board or equivalent, with all vertical joints fully supported.
- Minimum 38mm x 89mm (2" x 4") wood studs at a maximum spacing of 400mm (16") on centre.
- Exterior wall stud cavities to be filled with mineral fiber insulation conforming to CAN/ULC-S702, having a mass not less than 1.22 kg/m² of wall surface.
- A single ply 6mil (0.15mm) polyethylene vapour barrier conforming to CAN/CGSB-51.34M installed in accordance with Article 9.25.4.3 of Division B of the NBC – AE
- Interior sheathing to consist of 1 layer 5/8" (15.9mm) Type X gypsum board or equivalent.
- One-hour fire separations shall subdivide the storage garage into smaller fire compartments.
- Side yards - 1.2m minimum setback. If less walls must be prescriptively built to 9.10.14. (Non-Combustible Construction)

No individual fire compartment within the storage garage shall exceed a maximum of two parking stalls. One-hour fire separations are used to subdivide the garage into smaller fire compartments so that each 2-car parking space is equivalent to a typical garage serving a single family dwelling unit. (although the two vehicles in the same compartment may be owned by two separate owners in a multi-family building). If additional partition walls are constructed between single parking stalls they shall also have a fire resistance rating of one-hour.

The ceiling of each fire compartment in the detached garage shall be sheathed in 1 layer 5/8" (15.9mm) Type X gypsum board or equivalent.

The exposing building face of a detached garage facing multiple dwelling units which they do not directly serve shall have no unprotected openings. The swing door facing the dwelling unit shall have a fire protection rating of not less than 45 minutes and be equipped with a self closing device.

The limiting distance requirements between the garage and the residential building is assumed to be resolved when the garage is constructed as per the requirements above. The windows of the dwelling units facing the garage need not to be reduced in size for this reason, in the same way that a single family dwelling is exempt from the garage that serves it.

Attributing Objective and Functional Statements:

- F02 – to limit the severity and effects of fire or explosions.
- F03 – to retard the effects of fire beyond its point of origin.
- OP3.1. – fire or explosion impacting areas beyond the building or facility of origin.

This Variance is based on the following:

- Table 9.10.14.5.A forming part of Sentence 9.10.14.5.(1) of Division B, NBC-AE
- Reference to Variance SPV-003 in the permit documents submitted by the applicant to obtain a building permit.
- Reference to Variance SPV-003 within the permit conditions of the building permit.
- All code complying non-combustible components stated in this variance for the construction of the exposing building face shall comply with:

2019 National Building Code – AE Division B, D-4.1.1. Determination of Non-combustibility.

- 1) Non-combustibility is required of certain components of buildings by the provisions of this Code, which specifies non-combustibility by reference to CAN/ULC-S114" Test for Determination of Non-Combustibility in Building Materials".

Address:

Where referenced as (SPV-003) within the building permit conditions, this variance shall be applicable to the address of the Building Permit.

Authority and conditions:

Under the authority of Section 38 of the Safety Codes Act, Chapter S-1 of the Statues of Alberta 2000, this Variance is granted based on:

- The owner/contractor acknowledging the authority under which the variance is issued by referencing the Variance in the Building Permit documentation.
- The owner/contractor ensuring that the project is carried out as outlined in this Variance.

**Non- compliance with the requirements of this Variance
is an offence under the Safety Codes Act.**

This Standing Posted Variance (SPV) was accepted by the Codes and Standards Technical Interpretation Committee (CSTIC) meeting on August 15th, 2023.

SPV-003 First Edition August 1, 2018
SPV-003 Revision 1 January 9th, 2019
SPV-003 Revision 2 August 15th, 2023

**Manager, Business and Building Safety Approvals
Manager, Building Safety and Inspection Services
Development, Business & Building Services**

***Site Specific Variance information:**

City of Calgary - [Request for a Specific Variance](#)

City of Calgary - [Guide to apply for an Alternative Solution](#)



