



2023 Safety Expo

Development, Business & Building Services Teachers Guide

Background

Development Business & Building Services (DBBS) is the primary point of contact for customers who require services including permits, business licenses and inspections. DBBS ensures compliance with regulations governing development, building, use and occupancy, as well as educating industry and the community on the regulations that apply to their projects. Calgary.ca/myhome offers a quick look at some of the services offered by DBBS.

Note: The 'Keeping the built environment safe' video introduces this topic. The video may be watched on its own, or as an introduction to the activity below. The video also includes five discussion questions and answers.

Teachers notes:

This built environment activity focuses on home improvement projects (or renovations) and highlights things homeowners should consider when planning their project and the role of The City of Calgary in building safety. Students have the option to choose between designing their own secondary suite or backyard.

Objectives

Through this activity, students will be able to:

1. Identify stages in the planning and building process when projects are reviewed by The City to ensure safety.
2. Describe features within their project that can contribute to the safe use of the space.
3. Outline the benefits of the City's permit review and inspection process.
4. Describe the purpose of the building code.

Time

- ~30 minutes

Materials

- Pencil and eraser
- Built environment activity sheet

Activity script introduction

Did you know before something can be built in our city; the plans need to be approved by experts at The City of Calgary?

When someone wants to renovate or build something new, they must apply to The City of Calgary for permission to construct. The application must include details about the project, showing how it will be built and the materials that will be used. The City of Calgary reviews the application, making sure that the site is appropriate for the proposed construction, and that the plans are in accordance with the rules for building safety – these rules are referred to as 'the building code'.

Once the application is approved, The City gives the applicant a permit to post on their construction site – this tells people that the construction is allowed and is being monitored by The City of Calgary. As the construction progresses, inspectors known as Safety Codes Officers will visit the site to inspect the project to make sure it is being built safely and in accordance with codes.

Now it's time to design your project.

Scenario

You are a homeowner. You purchased a well-maintained 1965 home on a large lot in your favourite Calgary neighborhood.

You have been saving money to do some renovations. You really want to create a separate living space in the basement so you could rent it out for money. But, you also want to build a garage and a deck so you can host friends and family outdoors. To save money you must pick one project to start. Because you plan to do a lot of the work yourself, you must start with the designs.

Get into groups of 2-3 and decide which project you want to do: secondary suite or backyard.

- *Option #1:* Design a safe basement suite that you can rent out. It should have at least two bedrooms, a bathroom and kitchen.
- *Option #2:* Design a garage (or structure to protect your car from hail) and add a deck in the backyard.

Before you start drawing, consider some of the things that may be important to include in the design:

- Think about access:
 - How will people enter and exit safely?
 - What if there's an emergency?
- What safety features might you include in an indoor space?
- What safety features might you include on a deck?
- Will your project need electricity or plumbing?

Reflection/Discussion Questions

- What might go wrong if you started to build a project without planning it first?
 - You may spend over your budget
 - You might forget to include safety features: smoke detectors, handrails on stairs, windows in bedrooms big enough to allow exit in case of emergency.
- Are there benefits to having an expert review plans for a construction project?
 - The City of Calgary's Safety Codes Officers review plans and inspect construction to make sure it is safe.
- What is another name for the safety rules they look for?
 - Answer: Codes