



Advisory

October 9, 2019

Subject:

Administration of Requirement for Real Property Report

Background:

The National Building Code – 2019 Alberta Edition (ABC 2019) and previous editions of the ABC contain a requirement relating to the provision of a real property report (RPR) under the requirements for a site plan

Division C, 2.2.2.2. Site Plans

1) If requested by the *authority having jurisdiction*, the *owner* shall submit an up-to-date plan of survey or real property report prepared by a registered Alberta Land Surveyor, containing sufficient information regarding the site and the location

of the *building*

- a) to establish, before construction starts, that all requirements of this Code in relation to this information will be complied with, and
- b) to verify upon completion of the *work* that all such requirements have been complied with

A site plan is a typical drawing submitted as part of the construction documents that is required to provide the information stated in the remainder of this article. However, the official RPR is not a required part of the documentation to be submitted in all cases. Because the article states “if requested by the authority having jurisdiction” there is some confusion as to when the RPR is required and when it is not. The administration of the requirement for the provision of a RPR therefore requires some clarification.

Advisory:

The standard position regarding the provision of an RPR is that it will not be required to be submitted to the Safety Codes Officer (the AHJ) prior to start of construction or prior to occupancy. However, if a Safety Codes Officer (SCO) has reason to believe that a building is in non-compliance with the requirements of the ABC 2019 the SCO may ask for a copy of the Real Property Report for verification if it has not already been provided.

Note: This interpretation is made by the Codes and Standards Technical Interpretation Committee (CSTIC), October 9, 2019.

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