



BULLETIN RB06-024

(Updated 2015 Dec 10)

GUIDELINES FOR INDUSTRIAL GREENHOUSES

Reference: Article 3.1.6.3. and Subsection 9.10.14.

Article 3.1.6.3. "Clearance to Other Structures"

Subsection 9.10.14. "Spatial Separation Between Buildings"

Commentary / Relevant Facts / Conclusions:

Application:

- a) These guidelines apply to industrial greenhouses used for housing, cultivating and sale of plants.
- b) Where a portion of a greenhouse is used for the selling of merchandise other than plants, these guidelines can be used if the area of the retail occupancy is less than 10 % of the total area of the greenhouse.

Building Classification:

An industrial greenhouse for housing, cultivating and sale of plants is classified as a **Group F Division 3** major occupancy (low hazard industrial occupancy).

Spatial Separation:

- a) Except as permitted in Sentence (b), requirements for spatial separation and exposure protection of buildings of the **ABC 2006** will apply.
- b) When more than one industrial greenhouse is located in the same property, spatial separation requirements between greenhouses will be the same as for Tents and Air-Supported Structures. See **Article 3.1.6.3.**

Exits:

- a) Adequate exits shall be provided for the occupant load of the greenhouse.
- b) The occupant load shall be calculated based on 46 m² / person for the area for housing, cultivating and displaying plants, and 3.7 m² / person for the retail area and other areas which are accessible to the public.
- c) The travel distance from any point to at least one exit of the greenhouse shall not be more than 30 m. If the greenhouse is fully sprinklered for fire suppression, the travel distance can be increased to 45 m.
- d) Requirements outlined in (c) above need not apply if exits are placed along the perimeter of the greenhouse and are not more than 60 m apart, measured along the perimeter, provided each main aisle in the greenhouse leads directly to an exit.

Fire Alarm System:

A fire alarm system shall be provided if the occupant load of the greenhouse exceeds 300 persons.

Professional Involvement:

If the greenhouse is more than 500 m² in area, the plans submitted for the building permit application shall be sealed either by a Professional Engineer or an Architect registered in Alberta.

Washrooms:

- a) Adequate washrooms shall be provided for the occupants of the greenhouse in accordance with the requirements of the ABC 2006.
- b) At least one fixture for each 300 males and one fixture for each 150 females shall be provided.

Chief Building Inspector

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