



REGIONAL DISTRICT OF BULKLEY-NECHAKO

AGRICULTURE COMMITTEE AGENDA

THURSDAY, JANUARY 26, 2017

<u>PAGE NO.</u>		<u>ACTION</u>
	<u>AGENDA – January 26, 2017</u>	Approve
	<u>Supplementary Agenda</u>	Receive
	<u>MINUTES</u>	
2-5	Agriculture Committee Meeting Minutes - November 24, 2016	Receive
	<u>REPORT</u>	
	Agriculture Forum ~ November 9, 2016 -Minutes/Report	Report to Follow prior to January 26, 2017
	<u>CORRESPONDENCE</u>	
6-17	<i>British Columbia Building Code 2012</i> - Building Inspection Regulations for Farm Buildings	Receive
	<u>INVITATION</u>	
18-21	Carrots to Cattle 2017 ~ February 17-18, 2017 - Smithers, B.C.	Receive
	<u>SUPPLEMENTARY AGENDA</u>	
	<u>NEW BUSINESS</u>	
	<u>SPECIAL IN-CAMERA MEETING</u> In accordance with Section 90 (1)(c) of the <i>Community Charter</i> , it is the opinion of the Regional District of Bulkley-Nechako Board of Directors that matters pertaining to labour relations or other employee relations be held in confidence, and therefore exercise their option of excluding the public for this meeting.	
	<u>ADJOURNMENT</u>	

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AGRICULTURE COMMITTEE MEETING
(Committee of the Whole)

Thursday, November 24, 2016

PRESENT:

Chair	Mark Parker
Directors	Eileen Benedict Shane Brienen Mark Fisher John Illes Dwayne Lindstrom Rob MacDougall Bill Miller Jerry Petersen Darcy Reppen Gerry Thiessen
Directors Absent	Taylor Bachrach, Town of Smithers Tom Greenaway, Electoral Area "C" (Fort St. James Rural) Thomas Liversidge, Village of Granisle Rob Newell, Electoral Area "G" (Houston Rural)
Alternate Directors	Bob Hughes, Electoral Area "C" (Fort St. James Rural) Linda McGuire, Village of Granisle Andrea Newell, Electoral Area "G" (Houston Rural)
Staff	Melany de Weerd, Chief Administrative Officer Cheryl Anderson, Manager of Administrative Services Roxanne Shepherd, Chief Financial Officer Corrine Swenson, Manager of Regional Economic Development Wendy Wainwright, Executive Assistant

CALL TO ORDER

Chair Parker called the meeting to order at 2:04 p.m.

AGENDA

Moved by Director Miller
Seconded by Director Brienen

AG.2016-9-1

"That the Agriculture Committee Meeting Agenda of November 24, 2016 be approved."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

MINUTES

Agriculture Committee
Meeting Minutes
-September 22, 2016

Moved by Director Petersen
Seconded by Director Brienen

AG.2016-9-2

"That the minutes of the Agriculture Committee meeting of September 22, 2016 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

CORRESPONDENCE

Brand Marketing & Management Inc. - Viability Initiative – Federally Inspected Best Packing Plant in BC

Moved by Director MacDougall
Seconded by Director Lindstrom

AG.2016-9-3

"That the Agriculture Committee receive the correspondence from Brand Marketing & Management Inc. regarding Viability Initiative – Federally Inspected Beef Packing Plant in BC."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Discussion took place regarding the impact of the recent Presidential Election in the United States in regard to the correspondence titled "Viability Initiative - Federally Inspected Beef Packing Plant in BC." The lack of local input in regard to the report was also discussed.

BC Farmland Lease Workbook -Assisting Landowners and Land Seekers in Preparing a Farm Land Lease Agreement

Moved by Director Repen
Seconded by Alternate Director McGuire

AG.2016-9-4

"That the Agriculture Committee receive the correspondence regarding the BC Farmland Lease Workbook – Assisting Landowners and Land Seekers in Preparing a Farm Land Lease Agreement."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Director Repen spoke of the need to inventory agricultural lands in the region to determine eligible lands for parcel sub-leases to allow for small scale farming at a more affordable price.

DISCUSSION ITEM

Chair Parker – RE: Agriculture Forum Update

Agriculture Forum

- Held November 9, 2016;
- Vineyard Church in Burns Lake;
- 44 people in attendance – well attended;
- Agriculture Land Commission:
 - o Due to travel issues were not able to attend in person;
 - o Attended via teleconference;
- Presenters:
 - o Megan D'arcy, FARM Director, BC Agriculture Council;
 - o Ministry of Agriculture;
 - o Corrine Swenson, Manager of Regional Economic Development and Christine Kinnie, Beyond the Market;
 - o Maria Sandberg, Planner and Jennifer McIntyre, Planner RDBN;

DISCUSSION ITEM (CONT'D)

- Very diverse cross section of attendees:
 - o David Connell, Associate Professor, Ecosystem Science and Management, University of Northern BC;
 - Discussed how to encourage young farmers into the Agriculture industry;
 - Mr. Connell e-mailed a study titled "Study on the Acquisition of Farmland in Canada and its Potential Impact on the Farming Sector" to Chair Parker and Director Fisher;
- Director Thiessen suggested that going forward at a future Agriculture Forum it would be beneficial to choose and address two major items;
- Director Brienen mentioned that the Agriculture Forum showcased a willingness to learn;
 - o Similar to Forestry there is a real need to have updated agriculture land inventory;
 - o Concern of individuals buying large tracts of agriculture lands for non-agriculture purposes;
- Director Benedict spoke to the need to follow up on the issues that were brought forward at the forum;
 - o Concerns and issues regarding noxious weeds;
 - o RDBN contributes to the Northwest Invasive Plant Council – need to have discussions with them or have them present to the Regional Board in 2017.

Chair Parker thanked Director Fisher and RDBN staff for their assistance in regard to the Agriculture Forum.

Receipt of Chairs Report

Moved by Director Miller
Seconded by Director MacDougall

AG.2016-9-5

"That the Chairs Report regarding the Agriculture Forum be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

NEW BUSINESS

Genetically Modified Organisms

Director Fisher mentioned he is scheduling a meeting in regard to Genetically Modified Organisms. He noted that Nathan Cullen, MP Skeena Bulkley Valley has agreed to fund the facility and refreshments. The meeting topic for discussion will be in regard to best practices and coexistence in regard to the use of genetically modified organisms and non-genetically modified organisms in farming.

Small Scale Producers and BC Organics have indicated they want to develop a fact sheet in regard to best practices in regard to genetically modified organisms and risks in regard to certain practices. He also noted that the BC Agriculture Council is intending to launch a public trust campaign in the future.

NEW BUSINESS (CONT'D)

Statistics Canada

Director Fisher mentioned his frustration in regard to receiving a call from Statistics Canada regarding his farming practices. The questions did not apply to his operation and he was told to come up with answers. Chair Parker had a similar experience. He spoke to the need for research and information to be accurate in order for that information to be utilized and assist the agriculture community. Director Fisher and Chair Parker will contact Statistics Canada to follow up.

**SPECIAL IN-CAMERA
MEETING MOTION**

Moved by Director Miller
Seconded by Director Brien

AG.2016-9-6

"In accordance with Section 90 of the *Community Charter*, it is the opinion of the Board of Directors that matters pertaining to Section 90 (2)(b) – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party (Cheslatta Carrier Nation Negotiations and Building Inspector Qualification Working Group) and Section 90 (1)(g) litigation or potential litigation (Home Occupation at 22361 Gala Bay Road) or information received relating to these matters must be closed to the public therefore exercise their option of excluding the public for this meeting."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Director Benedict
Seconded by Alternate Director Newell

2016-9-7

"That the meeting be adjourned at 2:22 p.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Executive Assistant

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Part 1 Compliance

Section 1.1. General

1.1.1. Application of this Code

1.1.1.1. Application of this Code

- 1) This Code applies to any one or more of the following:
 - a) the design and construction of a new *building*,
 - b) the *occupancy* of any *building*,
 - c) a change in *occupancy* of any *building*,
 - d) an *alteration* of any *building*,
 - e) an addition to any *building*,
 - f) the demolition of any *building*,
 - g) the reconstruction of any *building* that has been damaged by fire, earthquake or other cause,
 - h) the correction of an *unsafe condition* in or about any *building*,
 - i) all parts of any *building* that are affected by a change in *occupancy*,
 - j) the work necessary to ensure safety in parts of a *building*
 - i) that remain after a demolition,
 - ii) that are affected by but that are not directly involved in *alterations*, or
 - iii) that are affected by but not directly involved in additions,
 - k) except as permitted by the British Columbia Fire Code, the installation, replacement, or *alteration* of materials or equipment regulated by this Code,
 - l) the work necessary to ensure safety in a relocated *building* during and after relocation,
 - m) safety during construction of a *building*, including protection of the public,
 - n) the design, installation, extension, *alteration*, renewal or repair of *plumbing systems*, and
 - o) the *alteration*, rehabilitation and change of *occupancy* of heritage *buildings*.

<(See Appendix A.)>

- 2) This Code does not apply to <the following>:
 - a) *sewage*, water, electrical, telephone, rail or similar public infrastructure systems located in a *street* or a public transit right of way,
 - b) utility towers and poles, <and> television, radio <and> other communication aerials and towers, except for loads resulting from <their being> located on or attached to *buildings*,
 - c) mechanical or other equipment and *appliances* not specifically regulated in these regulations,
 - d) flood control and hydro electric dams and structures,
 - e) accessory *buildings* less than 10 m² in *building area* that do not create a hazard,
 - f) temporary *buildings* <including
 - i) construction site offices,
 - ii) seasonal storage *buildings*,
 - iii) special events facilities,
 - iv) emergency facilities, and
 - v) similar structures with the permission of the *authority having jurisdiction*,>

- g) factory built housing and components complying with CAN/CSA-Z240 MH Series standard, but this exemption does not extend to on site preparations (*foundations, mountings*), connection to services and installation of *appliances*, and
- h) areas that are specifically exempted from provincial *building regulations* by <provincial or> federal <enactments.> (see Appendix A)
- 3) This Code applies to both site-built and factory-constructed *buildings*. (See Appendix A.)
- 4) *Farm buildings* shall conform to the requirements in the National Farm Building Code of Canada 1995.
- 5) The Alternate Compliance Methods for Heritage Buildings in Table A-1.1.1.1.(1), in Appendix A may be substituted for requirements contained elsewhere in this Code.

1.1.1.2. Application to Existing Buildings

- 1) Where a *building* is altered, rehabilitated, renovated or repaired, or there is a change in *occupancy*, the level of life safety and *building* performance shall not be decreased below a level that already exists. (See Appendix A.)

1.1.2. <Internal References to this Code

1.1.2.1. Book I (General) of the Code

- 1) This is the first of the two Books, Book I (General) and Book II (Plumbing Systems), that together form the British Columbia Building Code.

1.1.2.2. Internal References to the Code

- 1) Unless a Book is specified, references to "the British Columbia Building Code," "the Code," "this Code" and the like shall be read as references to the Book in which they appear.

1.1.3. Appendices and Annotations

1.1.3.1. Appendices and References to Appendices have No Legal Effect

- 1) The Appendices of this Code have no legal effect, except for the Appendices and Appendix Notes that are directly referenced in a Part of this Code, being the following:

- a) Table A-1.1.1.1.(1),
- b) the following Appendix Notes in Appendix A of Division B:
 - i) Article 9.10.3.1. of Division B, including Tables A-9.10.3.1.A of Division B and Table A-9.10.3.1.B of Division B,
 - ii) Appendix Note A-Table 9.23.3.5.B. of Division B, and
 - iii) Appendix Note A-9.23.13. of Division B, including Table A-9.23.13. of Division B,
- c) Appendix C of Division B, and
- d) Appendix D of Division B.

- 2) References in parentheses to the Appendices or Appendix Notes of this Code have no legal effect.

1.1.3.2. Angle Brackets have No Legal Effect

- 1) This Code does not include angle brackets.
- 2) Any angle brackets inserted into the published version of this Code have no legal effect.>

Section 1.2. Compliance

1.2.1. Compliance with this Code

1.2.1.1. Compliance with this Code

- 1) Compliance with this Code shall be achieved by
 - a) complying with the applicable acceptable solutions in Division B (see Appendix A), or
 - b) using alternative solutions that
 - i) will achieve at least the minimum level of performance required by Division B in the areas defined by the objectives and functional statements attributed to the applicable acceptable solutions<, and
 - ii) have been accepted by the *authority having jurisdiction* for the area in which the alternative solution is proposed to be used.>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
BUILDING BYLAW NO. 1634, 2012**

A bylaw to provide for the regulation of building and the requirement for a building permit as a condition precedent to building within the building regulation service area.

WHEREAS the *Local Government Act* authorizes the Regional District, for health, safety and protection of persons and property to regulate the construction, alteration, repair or demolition of buildings and structures by bylaw;

AND WHEREAS the Province of British Columbia has adopted a building code to govern standards in respect of the construction, alteration, repair and demolition of buildings in municipalities and regional districts of the Province;

AND WHEREAS it is deemed necessary to provide for the administration of the building code;

NOW THEREFORE THE BOARD OF THE REGIONAL DISTRICT OF BULKLEY-NECHAKO, in open meeting assembled, enacts as follows:

1. Purpose of Bylaw

- 1.1. This bylaw shall, notwithstanding any other provision herein, be interpreted in accordance with this section.
- 1.2. This bylaw has been enacted for the purpose of regulating **construction** within the **Regional District** in the general public interest. The activities undertaken by or on behalf of the **Regional District** pursuant to this bylaw are for the sole purpose of providing a limited and interim spot-checking function for reasons of health, safety and the protection of **persons** and property and to make the public aware that it is in their interest to comply with the **Building Code and this bylaw**. It is not contemplated nor intended, nor does the purpose of this bylaw extend:
 - 1.2.1. to the protection or indemnification of **owners, owner/builders, contractors** or other persons from economic loss;
 - 1.2.2. to the assumption by the **Regional District** of any responsibility for ensuring the compliance by any **owner, an owner's representative, or any employees, contractors, or design professionals retained by the owner, with the Building Code, the requirements of this bylaw, or any other applicable, bylaws, codes, standards and enactments;**
 - 1.2.3. to providing any **person** a warranty of design or workmanship with respect to any **building or structure** for which a **building permit** is issued under this bylaw; and
 - 1.2.4. to providing a warranty or assurance that **construction** undertaken pursuant to **building permits** issued by the **Regional District** is free from latent, or any defects.

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2. Building Permit Conditions

- 2.1. A **building permit** is required whenever **work** regulated by this bylaw is to be undertaken.
- 2.2. Neither the issuance of a **building permit** under this bylaw nor the acceptance and/or review of plans, drawings or specifications and/or supporting documents, nor any inspections made by or on behalf of the **Regional District** shall in any way relieve the **owner** from full and sole responsibility to perform the **work** in strict accordance with this bylaw, the **Building Code**, and all other applicable bylaws, codes, standards, and enactments.
- 2.3. It shall be the full and sole responsibility of the **owner** to carry out the **work** in respect of which the **building permit** was issued in compliance with the **Building Code** and this bylaw and all other applicable bylaws, codes, standards, and enactments.
- 2.4. Neither the issuance of a **building permit** under this bylaw nor the acceptance and/or review of plans, drawings or specifications and/or supporting documents, nor any inspections made by or on behalf of the **Regional District** constitute in any way a representation, warranty, assurance, or statement that the **Building Code**, this bylaw, or any other applicable bylaws, codes, standards, or enactments have been complied with.
- 2.5. No **person** shall rely upon any **building permit** as establishing compliance with the bylaw or assume or conclude that the bylaw has been administered or enforced according to its terms. The **person** to whom the **building permit** is issued and his or her **agents** are responsible for making such determinations.

3. Application

- 3.1. This bylaw applies and is enforceable within:
 - 3.1.1. the participating areas for the building inspection service as established by "Regional District of Bulkley-Nechako Extended Service Area Bylaw No. 606, 1989" as amended; and
 - 3.1.2. such other areas within the Regional District of Bulkley-Nechako for which the service of building inspection may be established by bylaw from time to time.

4. Definitions

- 4.1. In this bylaw:

The following words and terms have the meanings set out in Section 1.4.1.2 of the British Columbia Building Code 2006: *assembly occupancy, building, building area, building height, business and personal services occupancy, care or detention occupancy, constructor, coordinating registered professional, designer, field review, high hazard industrial occupancy, industrial occupancy, low hazard industrial*

occupancy owner, major occupancy, mercantile occupancy, medium hazard industrial occupancy, occupancy, registered professional, and residential occupancy.
Accepted means in the context of descriptions, plans or specifications, that the descriptions, plans or specifications have been accepted by the **building official** as a condition and part of the **building permit** with which compliance is required under this bylaw.

Agent means a *person* acting for or on behalf of the *owner* of land.

Authority Having Jurisdiction means the *Regional District*.

Board means the Board of the *Regional District*.

Building Code means the Provincial Building Code for British Columbia, known as the British Columbia Building Code, made under the *Local Government Act* and at the time this Bylaw is applied.

Building Official means the Chief Building Inspector, Building Inspectors and Plan Checkers appointed from time to time by the **Board**.

Building Permit means a permit issued by a **Building Official** under this bylaw authorizing **construction**.

Complex Building means:

- (a) all **buildings** used for major **occupancies** classified as:
 - (i) **assembly occupancies**,
 - (ii) **care or detention occupancies**,
 - (iii) **high hazard industrial occupancies**, and
- (b) all **buildings** exceeding 600 square meters in **building area** or exceeding three storeys in **building height** used for major **occupancies** classified as:
 - (i) **residential occupancies**,
 - (ii) **business and personal services occupancies**,
 - (iii) **mercantile occupancies**, and
 - (iv) **medium and low hazard industrial occupancies**.

Construction means any erection, repair, alteration, enlargement, addition, installation, demolition and removal.

Farm Building means a **building** or part thereof which does not contain a **residential occupancy** and which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage, or processing of agricultural and horticultural produce or feed.

Health and safety aspects of the work means design and **construction** regulated by Part 1, Part 2, Part 3, Part 4, Part 5, Part 7 and sections 9.4, 9.7, 9.8, 9.9, 9.10, 9.13, 9.14, 9.15, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.31, 9.32, 9.33 9.34, 9.35 and 9.36 of Part 9 and Part 10 of the **Building Code**.

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Manufactured Home means a **building** manufactured as a dwelling unit, office or storage building and intended to be occupied in a place other than that of its manufacture. This includes factory built housing complying with Canadian Standards Association Standard A277-M1990, "Procedures for Certification of Factory Built Houses," and CAN/CSA-Z240 MH Series, "Mobile Homes".

Person means in addition to its ordinary meaning means, a partnership, association, company, society and corporation.

Regional District means the Regional District of Bulkley-Nechako.

Site means the location of any **work** carried out under a **building permit**.

Standard building means a **building** of three storeys or less in **building height**, having a **building area** not exceeding 600 square meters and used for major **occupancies** classified as:

- (a) **residential occupancies,**
- (b) **business and personal services occupancies,**
- (c) **mercantile occupancies, or**
- (d) **medium and low hazard industrial occupancies.**

Structure means a **construction** or portion thereof of any kind, whether fixed to, supported by or sunk into the land or water, specifically including retaining **structures** of any size directly connected to a **building** or other **structure** but specifically excluding all other retaining **structures**, landscaping, fences and paving.

Temporary means a **building** or **structure** intended to be erected or placed on a parcel of land for 12 months or less.

Work means the same as **construction**.

5. Scope and Exemptions

- 5.1. This bylaw applies to the design, **construction** and **occupancy** of new **buildings** and **structures**, and the alteration, reconstruction, demolition, removal, relocation and **occupancy** of existing **buildings** and **structures**.
- 5.2. This bylaw does not apply to **buildings** or **structures** exempted by Part 1 of the **Building Code** except as expressly provided herein, nor to retaining **structures** other than those which are directly connected to a **building** or other **structure**.
- 5.3. This bylaw does not apply to the maintenance or repair of a building that does not fall within the scope of section 1.1.1.1 of the **Building Code**.
- 5.4. This bylaw does not apply to a **farm building** located on property, which is classified as a farm by the B.C. Assessment Authority at the time of **construction**.
- 5.5. This bylaw does not apply to a building that is used only for storage which has a

ground floor area that is 25 square meters (269 sq. ft.) or less, and is not connected or attached to a **building** or **structure** to which this bylaw applies.

- 5.6. This bylaw does not apply to the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures or hot water tanks.
- 5.7. This bylaw does not apply to a deck or patio provided no part of the surface of the deck or patio is no more than 600 millimetres (2 ft.) from finished grade, when measured vertically.
- 5.8. This bylaw does not apply to a reusable metal container that was designed for the commercial transportation of freight or other goods by being mounted on rail cars or a truck, where the container or containers:
 - 5.8.1. are not stacked one on another;
 - 5.8.2. is not structurally modified;
 - 5.8.3. is not connected or attached to any **building** or **structure** to which this bylaw applies;
 - 5.8.4. does not exceed a floor area of 45 square meters (484 sq. ft.); and
 - 5.8.5. is not used for residential occupancy.

6. Prohibitions and Requirements

- 6.1. No **person** shall commence or continue any **work** related to the **construction**, erection, replacement, reconstruction, alteration, repair, moving or demolition, of a **building** or change the **occupancy** of any **building** or **structure** unless a valid and subsisting **building permit** has been issued by a **building official** for the work.
- 6.2. No **person** shall conceal any aspect of the work referred to in section 15.4.2, or any other work for which an inspection under this bylaw is required, until a building official has accepted that work.
- 6.3. No **person** shall do any **work** that is substantially at variance with the **accepted** description, plans and specifications for a **building** or **structure** for which a **building permit** has been issued, unless the variance has been **accepted** in writing by a **building official**.
- 6.4. No **person** shall occupy or use any **building**, **structure** or part thereof without an **occupancy permit** issued by a **building official**.
- 6.5. No **person** shall occupy or use a **building**, **structure** or part thereof contrary to the terms of any **building permit**, notice, order or certificate issued under this bylaw.
- 6.6. No **person** shall, unless authorized by a **building official**, reverse, alter, deface, cover, remove, or in any way tamper with any **building permit**, notice, order or certificate posted upon or affixed to any **building** or **structure** pursuant to this bylaw.

- 6.7. No **person** shall interfere with or obstruct the entry on property of a **building official** acting in the administration and enforcement of this bylaw.
- 6.8. No **person** shall build, install, place any **manufactured home** or any factory built modular **building** upon any land without holding a valid and subsisting **building permit** for the work.
- 6.9. No **person** shall install or alter a stove or heater that uses solid fuel, including pellet stoves, nor shall they install or alter a chimney, without a valid and subsisting **building permit** for the work.
- 6.10. No **person** shall knowingly submit any false or misleading information to a **building official** in relation to an application for a **building permit** or any other aspect of a regulated **construction** project.
- 6.11. No **person** shall change the class of **occupancy** of a **building** without obtaining a **building permit**.

7. Powers of a Building Official

7.1. **A Building Official:**

- 7.1.1. may administer this bylaw;
- 7.1.2. may establish whether any method of **construction** or type of **construction** material used in the **construction** of any **building** or **structure** substantially conforms with the requirements of the **Building Code** and may revoke or refuse to issue a **building permit** where he or she identifies non-compliance with such requirements of the **Building Code**;
- 7.1.3. may enter any land, building, or structure, or premises at any reasonable time to ascertain whether the terms of this bylaw are being observed and shall carry identification on entry;
- 7.1.4. shall, prior to entry into an occupied residence, give twenty-four (24) hours written notice of entry to the occupant in advance of entry, unless the occupant has waived the notice requirement.
- 7.1.5. may order the correction of any **work** which is being or has been done in contravention of this bylaw;
- 7.1.6. may order the immediate cessation of **work** that is proceeding in contravention of the Building Code or this bylaw by posting a Stop Work notice at the site of construction;
- 7.1.7. may post a Do Not Occupy notice on a **building** where a person occupies that **building** in contravention of section 6.3 of this bylaw; ;

**National Farm Building Code
of Canada
1995**

**Issued by the
Canadian Commission on Building and Fire Codes
National Research Council of Canada**

Part 1

Application and Definitions

Section 1.1. Application

1.1.1. General

1.1.1.1. Scope

1) This Code covers structural sufficiency, fire safety and health requirements for the protection of persons in *farm buildings*.

1.1.1.2. Administrative Requirements

1) This Code shall be administered in conformance with the appropriate provincial, territorial or municipal regulations or, in the absence of such regulations, in conformance with the "Administrative Requirements for Use with the National Building Code 1995."

1.1.1.3. Conformance to National Building Code

1) *Farm buildings* shall conform to the appropriate requirements in the National Building Code of Canada 1995 except as specifically amended or exempted by the provisions of this Code. (See Appendix A.)

Section 1.2. Definitions and Abbreviations

1.2.1. Definitions

1.2.1.1. Non-Defined Words and Phrases

1) Words and phrases used in this Code which are not included in Article 1.2.1.2. shall have the meanings which are commonly assigned to them in the context in which they are used, taking into account the specialized use of terms with the various trades and professions to which the terminology applies.

1.2.1.2. Defined Words and Phrases

1) The words and terms in italics in this Code have the following meanings:

Access to exit means that part of a *means of egress* within a *floor area* that provides access to an *exit* serving the *floor area*.

Appliance means a device to convert fuel into energy and includes all components, controls, wiring and piping required to be part of the device by the applicable standard referred to in this Code.

Building means any structure used or intended for supporting or sheltering any use or *occupancy*.

Building area means the greatest horizontal area of a *building* above *grade* within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of *firewalls*.

Building height (in *storeys*) means the number of *storeys* contained between the roof and the floor of the *first storey*.

Business and personal services occupancy means the *occupancy* or use of a *building* or part thereof for the transaction of business or the rendering or receiving of professional or personal services.

Combustible construction means that type of construction that does not meet the requirements for *noncombustible construction*.

Dead load means the weight of all permanent structural and nonstructural components of a *building*.

Dwelling unit means a *suite* operated as a house-keeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

Exit means that part of a *means of egress*, including doorways, that leads from the *floor area* it serves, to a separate *building*, an open public thoroughfare, or an exterior open space protected from fire exposure from the *building* and having access to an open public thoroughfare.

Exposing building face means that part of the exterior wall of a *building* which faces one direction and is located between ground level and the ceiling of its top *storey*, or where a *building* is divided into *fire compartments*, the exterior wall of a *fire compartment* which faces one direction. (See Appendix A, Sentence 3.1.2.1.(1).)

→ *Farm building* means a *building* or part thereof which does not contain a *residential occupancy* and which

is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds. (See Appendix A.)

Fire compartment means an enclosed space in a *building* that is separated from all other parts of the *building* by enclosing construction providing a *fire separation* having a required *fire-resistance rating*.

Fire-resistance rating means the time in hours or fraction thereof that a material or assembly of materials will withstand the passage of flame and the transmission of heat when exposed to fire under specified conditions of test and performance criteria, or as determined by extension or interpretation of information derived therefrom as prescribed in this Code.

Fire separation means a construction assembly that acts as a barrier against the spread of fire.

Firewall means a type of *fire separation* of *noncombustible construction* which subdivides a *building* or separates adjoining *buildings* to resist the spread of fire and which has a *fire-resistance rating* as prescribed in this Code and has structural stability to remain intact under fire conditions for the required fire-rated time.

First storey means the uppermost *storey* having its floor level not more than 2 m above *grade*.

Floor area means the space on any *storey* of a *building* between exterior walls and required *firewalls*, including the space occupied by interior walls and *partitions*, but not including *exits*, vertical *service spaces*, and their enclosing assemblies.

Foundation means a system or arrangement of *foundation units* through which the loads from a *building* are transferred to supporting *soil* or *rock*.

Foundation unit means one of the structural members of the *foundation* of a *building* such as a footing, raft or pile.

Grade (as applying to the determination of *building height*) means the lowest of the average levels of finished ground adjoining each exterior wall of a *building*, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground. (See *First storey*.)

High hazard industrial occupancy (Group F, Division 1) means an *industrial occupancy* containing sufficient quantities of highly combustible and flammable or explosive materials which, because of their inherent characteristics, constitute a special fire hazard.

Industrial occupancy means the *occupancy* or use of a *building* or part thereof for the assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials.

Live load means the load other than *dead load* to be assumed in the design of the structural members of a *building*. It includes loads resulting from snow, rain, wind, earthquake and those due to *occupancy*.

Loadbearing (as applying to a building element) means subjected to or designed to carry loads in addition to its own *dead load*, excepting a wall element subjected only to wind or earthquake loads in addition to its own *dead load*.

Low human occupancy (as applying to *farm buildings*) means an *occupancy* having an *occupant load* of not more than one person per 40 m² of *floor area* during normal use.

Means of egress means a continuous path of travel provided for the escape of persons from any point in a *building* or contained open space to a separate *building*, an open public thoroughfare, or an exterior open space protected from fire exposure from the *building* and having access to an open public thoroughfare. *Means of egress* includes *exits* and *access to exits*.

Medium hazard industrial occupancy (Group F, Division 2) means an *industrial occupancy* in which the combustible content is more than 50 kg/m² or 1 200 MJ/m² of *floor area* and not classified as *high hazard industrial occupancy*.

Noncombustible means that a material meets the acceptance criteria of CAN4-S114, "Standard Method of Test for Determination of Non-Combustibility in Building Materials."

Noncombustible construction means that type of construction in which a degree of fire safety is attained by the use of *noncombustible* materials for structural members and other building assemblies.

Occupancy means the use or intended use of a *building* or part thereof for the shelter or support of persons, animals or property.

Occupant load means the number of persons for which a *building* or part thereof is designed.

Partition means an interior wall 1 *storey* or part-*storey* in height that is not *loadbearing*.

Residential occupancy means the *occupancy* or use of a *building* or part thereof by persons for whom sleeping accommodation is provided but who are not harboured or detained to receive medical care or treatment or are not involuntarily detained.

Rock means that portion of the earth's crust which is consolidated, coherent and relatively hard and is a naturally formed, solidly bonded, mass of mineral matter which cannot readily be broken by hand.

Service room means a room provided in a *building* to contain equipment associated with *building services*.

Appendix A

Explanatory Material for the National Farm Building Code 1995



A-1.1.1.3.(1) Application. Notwithstanding Subsection 2.1.5. of the National Building Code of Canada 1995, farm buildings are required to conform to the appropriate requirements in the National Building Code except as specifically amended or exempted by provisions of this Code. Part 9 of the National Building Code provides detailed requirements for the construction of small buildings up to 600 m² per floor and 3 storeys in height which apply to all occupancies except assembly, institutional and high hazard industrial. All other buildings must be designed to satisfy the requirements in the remainder of the National Building Code of Canada 1995. Section 2.5. of the National Building Code provides for equivalent design and performance criteria. This may apply where the design of a farm building or component is supported by evidence of sound engineering principles.

The acceptance of structures which have been designed to other design standards would require the designer to prove to the appropriate authority that the structure provides the required level of safety and performance. The equivalence of safety can only be established by analyzing the structure for the loads and load factors set out in Section 4.1. of the National Building Code and demonstrating that the structure at least meets the requirements of the design standards listed in Sections 4.3. and 4.4. of the National Building Code.

A-1.2.1.2.(1) Definition of Farm Buildings. Farm buildings as defined in Article 1.2.1.2. include but are not limited to produce storage and packing facilities, livestock and poultry housing, milking centres, manure storage facilities, grain bins, silos, feed preparation centres, farm workshops, greenhouses, farm retail centres, and horse riding, exercise and training facilities. Farm buildings may be classed as low or high human occupancy depending on the normal human occupant load.

Examples of farm buildings likely to be classed as low human occupancy as defined in Article 1.2.1.2.

The Appendix to this document is included for explanatory purposes only and does not form part of the requirements. The reference numbers that introduce each item apply to the requirements in the Code.

are livestock and poultry housing, manure and machinery storage facilities and horse exercise and training facilities where no bleachers or viewing area are provided.

Examples of buildings that would be classed as other than low human occupancy include farm retail centres for feeds, horticultural and livestock produce, auction barns and show areas where bleachers or other public facilities are provided. Farm work centres where the number of workers frequently exceeds the limit for low human occupancy will also be in this category.

It is possible to have areas of both high and low human occupancy in the same building provided that the structural safety and fire separation requirements for high human occupancy are met in the part thus designated.

A-Table 2.2.1.1. Minimum Specified Live Loads Due to Use. Chicken cage manufacturers should be consulted for information on the type and spacing of supports (floor stand or suspended type).

Bird mass is based on eight 1.8 kg birds for each 300 mm length of deck. On this basis a 3-deck cage row has 24 birds in 300 mm of cage row length.

Dropping boards used to prevent soiling of the lower level cages are assumed to accumulate 50 mm of wet manure between cleaning operations.

A-2.2.1.5.(1) Floors Supporting Stored Products. Densities of agricultural materials are given in Table A-2.2.1.14. under the explanation for Article 2.2.1.14. in this Appendix.

A-2.2.1.8.(2) Deflection Limitation of Reinforced Concrete Slats and Slat Grids. The deflection limitation of 1/360 has been specified to minimize cracking and thereby reduce the exposure of reinforcing steel to the corrosive effects of manure gases and solutions. Other methods of protecting the steel such as epoxy coatings may also be effective.

A-2.2.1.9.(1) Floor Loads Due to Feeding Equipment. In the absence of specific information,

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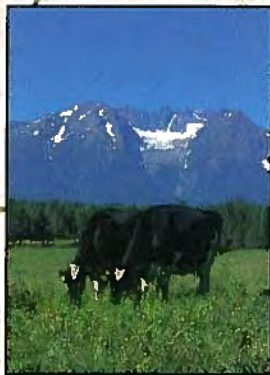
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Conference Saturday, February 18th

- ◇ Collaborative Marketing & Distribution – Paris Marshall-Smith
- ◇ Embracing Agritourism in the North – Heloise Dixon-Warren
- ◇ Creative Grazing Strategies – Lee Hesketh
- ◇ Soil Testing & Fertility – Sandra Burton
- ◇ Permaculture on the Farm – Gordon Hlebert

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**Carrots to Cattle 2017:
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February 17 & 18
Prestige Hudson Bay Lodge, Smithers

February 17, 2017

4:00pm	Registration	Tradeshow Opens at 4:00pm <i>Ferguson Room</i>
5:00 to 6:00pm	Reception <i>Summit Ballroom</i>	
6:00pm	Northern Agricultural Gala Welcome: Taylor Bachrach Mayor of Smithers Dinner ~~~~~ <i>featuring locally grown beef</i> Keynote Addresses: Stan Vander Waal Chair of the BC Agriculture Council, Owner of Rainbow Greenhouses, Abbotsford & Gillian Robbins BC Young Farmers Entertainment: Hillbilly Scrabble	Silent Auction <i>Pepper Jacks</i>

February 18, 2017

8:30am	Registration Opens		Tradeshow Opens <i>Ferguson Room</i>
8:45 to 9:00am	Welcome and Opening Remarks <i>Summit Ballroom</i>		Tradeshow
9:00 to 10:00am	<p align="center">Collaborative Marketing & Distribution</p> <p>Taking it to the next level: the Fields Forward Initiative has established coordinated partnerships between various levels of government, the agriculture sector, and the larger community, removing barriers to greater success.</p> <p align="center">.....</p> <p align="center">Paris Marshall-Smith Fields Forward Initiative Coordinator</p> <p align="center"><i>Summit Ballroom</i></p>		
10:00 to 10:30am	Coffee Break and Tradeshow		
10:30am to 12:00pm	<p>Creative Grazing Strategies Use agroforestry principles and other creative solutions to maximize your pasture and grazing potential.</p> <p align="center">.....</p> <p align="center">Lee Heaketh Silver Hills Ranch, Farmland-Riparian Interface Stewardship Program</p> <p align="center"><i>Summit Ballroom</i></p>	<p>Embracing Agritourism in the Northwest Increase your profitability and connect people to their food by taking advantage of agritourism opportunities.</p> <p align="center">.....</p> <p align="center">Heloise Dixon-Warren Moose Meadows Farm</p> <p align="center"><i>Driftwood Room</i></p>	Tradeshow
12:00 to 1:00pm	Lunch and Tradeshow		
1:00 to 2:00pm	<p>Soil Testing & Fertility Use research results from the Peace to improve your soil fertility & crop production.</p> <p align="center">.....</p> <p align="center">Sandra Burton Peace River Forage Association</p> <p align="center"><i>Summit Ballroom</i></p>	<p>Permaculture on the Farm Incorporate permaculture techniques to realize your farms production potential.</p> <p align="center">.....</p> <p align="center">Gordon Hiebert Element Eco-Design</p> <p align="center"><i>Driftwood Room</i></p>	Tradeshow

<p>2:00 to 3:00pm</p>	<p>Smart Farm Tax Preparation Expert advice on taking advantage of savings and planning opportunities. Chris Henderson Rossworn Henderson LLP <i>Summit Ballroom</i></p>	<p>TBA <i>Driftwood Room</i></p>	<p>Tradeshow</p>
<p>3:00 to 3:30pm</p>	<p>Coffee Break and Tradeshow</p>		
<p>3:30 to 4:15pm</p>	<p>Labour Panel Discussion Hiring labour on the farm: learn about the different ways to get paid help from experts in agricultural work safety, community supported agriculture and other opportunities. Come with your questions! Presenters TBA</p>		<p>Tradeshow Closes at 4:30pm</p>
<p>4:15 to 4:30pm</p>	<p>Closing Remarks</p>		