



Farm Buildings: Codes, Classification and Application

April 23rd, 2026

Presenter: Tim Warner

Email: twarner@boabc.org



Disclaimer

Information presented today does not directly represent the opinions of the Building Officials Association of BC (BOABC). This presentation is conceptual and for informal educational purposes only. The presenter and Association takes no responsibility for application of any concepts or interpretations in this presentation to specific projects.

The slides must not be considered complete or exhaustive. Code provisions have been generally represented and may not reflect all exceptions.



Land Acknowledgement

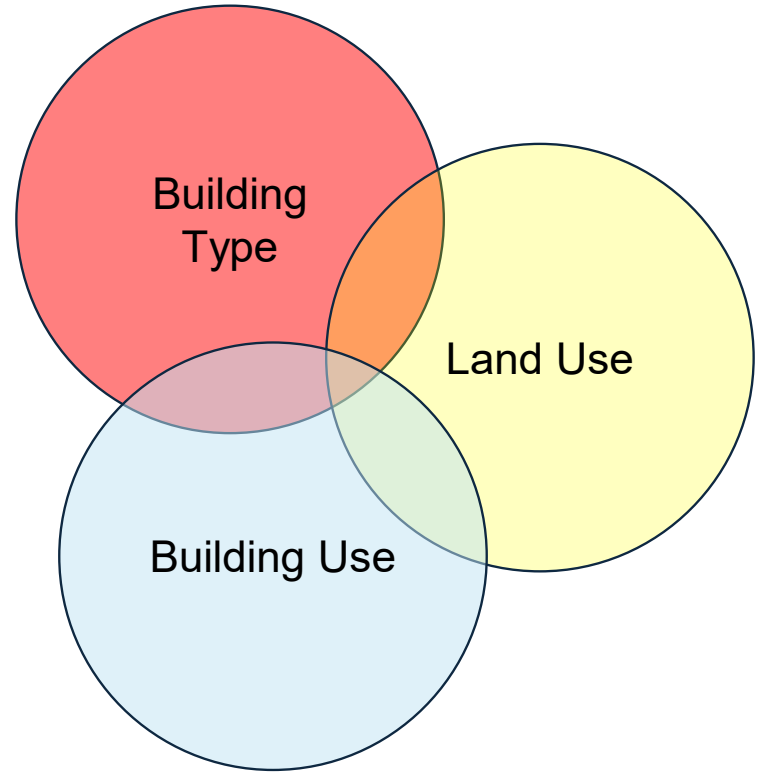
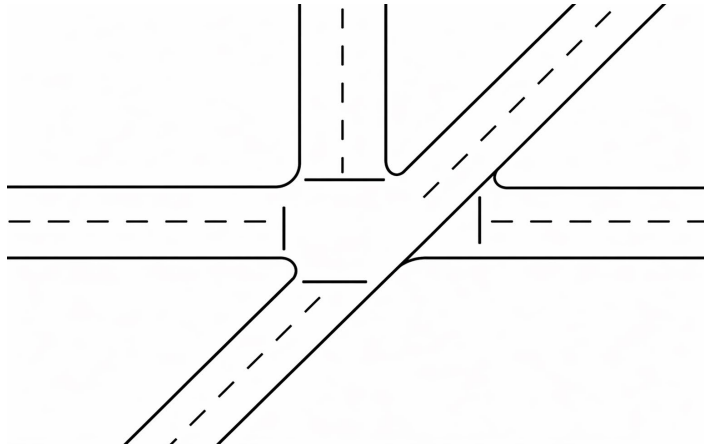


Welcome!

Today's Session:

- How does the BCBC apply to Farm Buildings?
 - What is a Farm Building?
 - Building Code Appeals
 - Where is the Code headed?

Why are we talking about Farm Buildings?



What is a Farm Building?



<https://www.agristeelusa.com/dairy-buildings>



<https://matadorstructures.com/blog/pole-barns-agricultural-storage/>



<https://harnoisgreenhouse.com/commercial-greenhouses-bc/>

What is a Farm Building?



<https://nationaltoday.com/barn-day/>



<https://thecounter.org/organic-chicken-contract-farming-shenandoah-valley/>

What is a Farm Building?



<https://nationaltoday.com/barn-day/>



<https://www.rvfarm.com/blog/uncategorized/knoxville-wedding-venue-erin-wills-spring-wedding/>

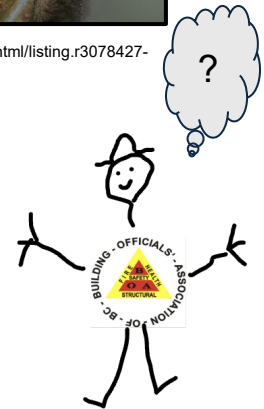
What is a Farm Building?



<https://fraservalleyfarm.ca/abbotsford-house-with-acreage.html>



<https://fraservalleyfarm.ca/abbotsford-house-with-acreage.html/listing.r3078427-33861-sim-road-abbotsford-v3g-1n2.107634007>



What is a Farm Building?



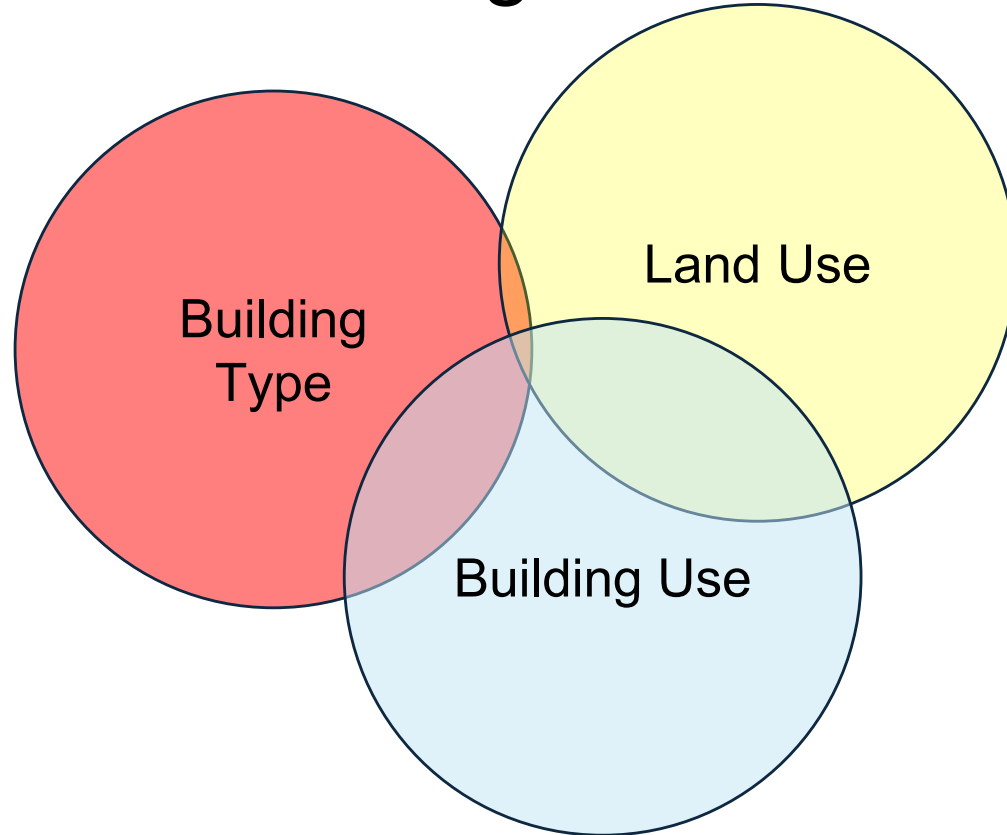
https://www.tripadvisor.ca/Attraction_Review-g154933-d212113-Reviews-Summerhill_Pyramid_Winery-Kelowna_Okanagan_Valley_British_Columbia.html



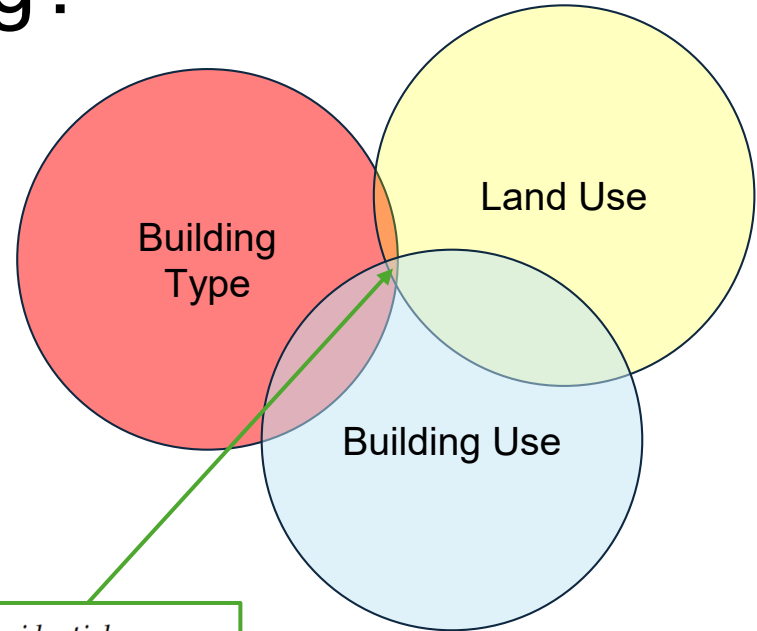
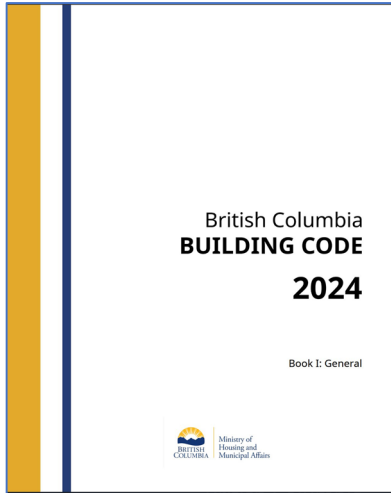
<https://www.tourismkelowna.com/listing/summerhill-pyramid-winery/34/>



What is a Farm Building?

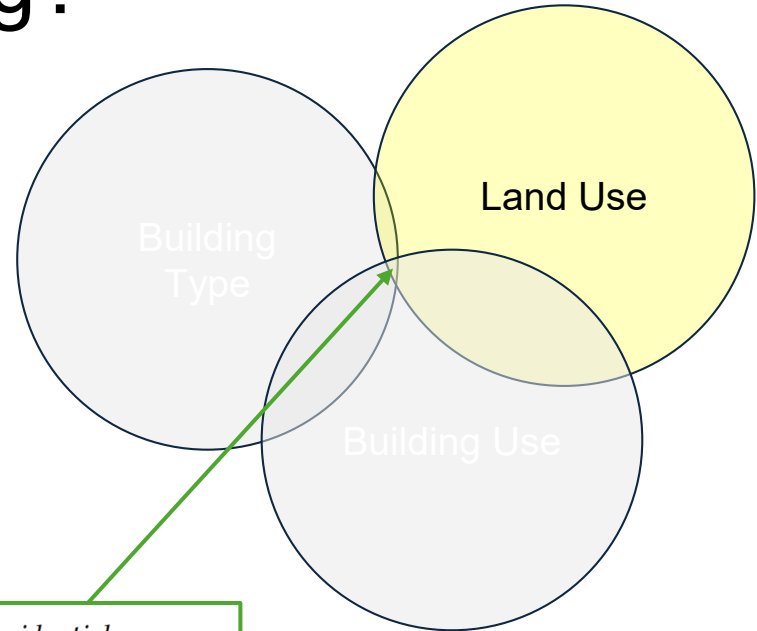
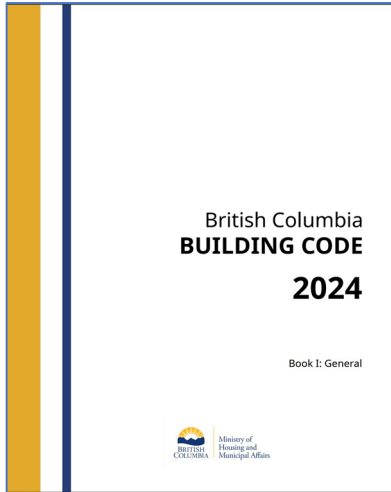


What is a Farm Building?



Farm building means a *building* or part thereof that does not contain a *residential occupancy* and that is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or production, storage or processing of agricultural and horticultural produce or feeds. (See Note A-1.4.1.2.(1).)

What is a Farm Building?



Farm building means a *building* or part thereof that does not contain a *residential occupancy* and that is associated with and located on land devoted to the practice of *farming*, and used essentially for the housing of equipment or livestock, or production, storage or processing of agricultural and horticultural produce or feeds. (See Note A-1.4.1.2.(1).)

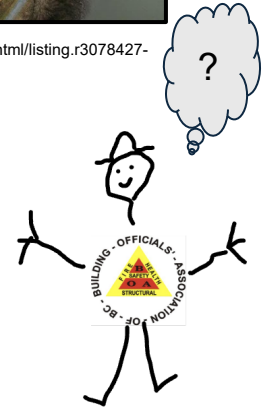
What is a Farm Building?



<https://fraservalleyfarm.ca/abbotsford-house-with-acreage.html>



<https://fraservalleyfarm.ca/abbotsford-house-with-acreage.html/listing.r3078427-33861-sim-road-abbotsford-v3g-1n2.107634007>

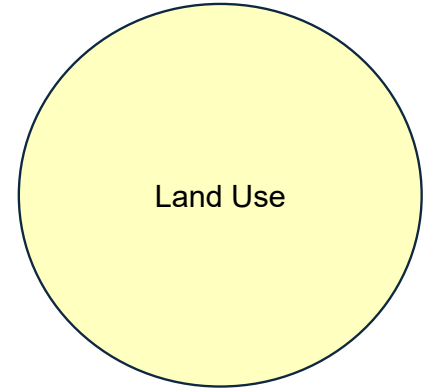


What is a Farm Building?

How to determine that a building is

“...associated with and located on land devoted to the practice of farming”

- Agricultural Land Reserve
- BC Assessment “Farm Status”
- Local Bylaws



<https://retail-insider.com/retail-insider/2022/07/canadian-furniture-retailer-urban-barn-opening-new-stores-including-flagship-this-fall-interview/>

What is a Farm Building?

Land
Use

Agricultural Land Reserve (and Commission)

- Provincial land use zone
- Created 1973 to protect farmland
- ~5% of BC land base
- Preserves agricultural capability
- Limits non-farm development
- Local bylaws must align
- Administered by ALC

ALR regulates the land – not the building



**Provincial Agricultural
Land Commission**

<https://www.alc.gov.bc.ca/>

Copyright © King's Printer,
Victoria, British Columbia, Canada

[Licence
Disclaimer](#)

This Act is current to April 14, 2026

See the [Tables of Legislative Changes](#) for this Act's legislative history, including any changes not in force.

AGRICULTURAL LAND COMMISSION ACT

[SBC 2002] CHAPTER 36

Assented to May 30, 2002

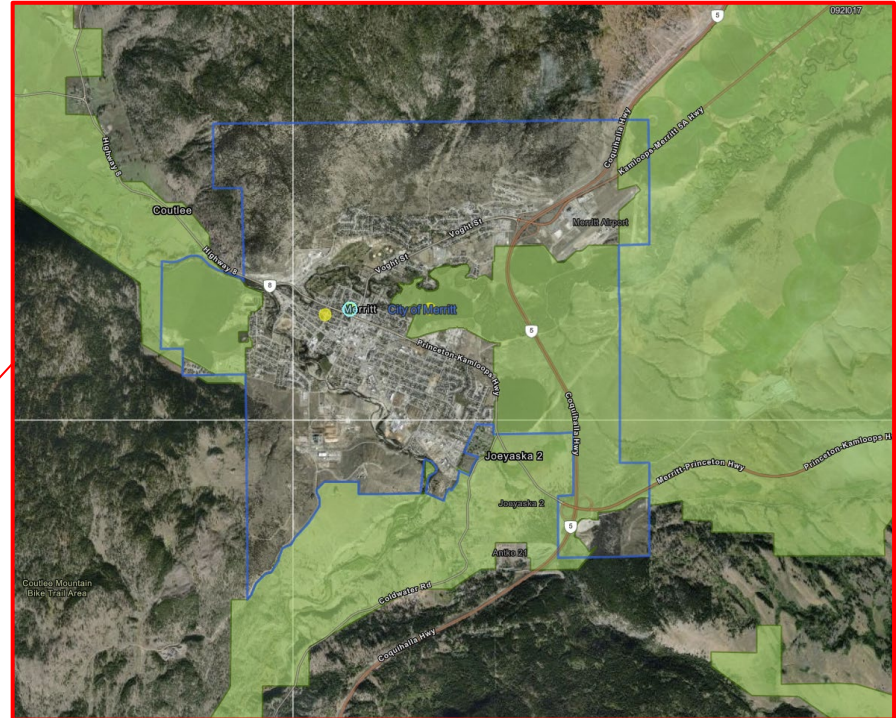
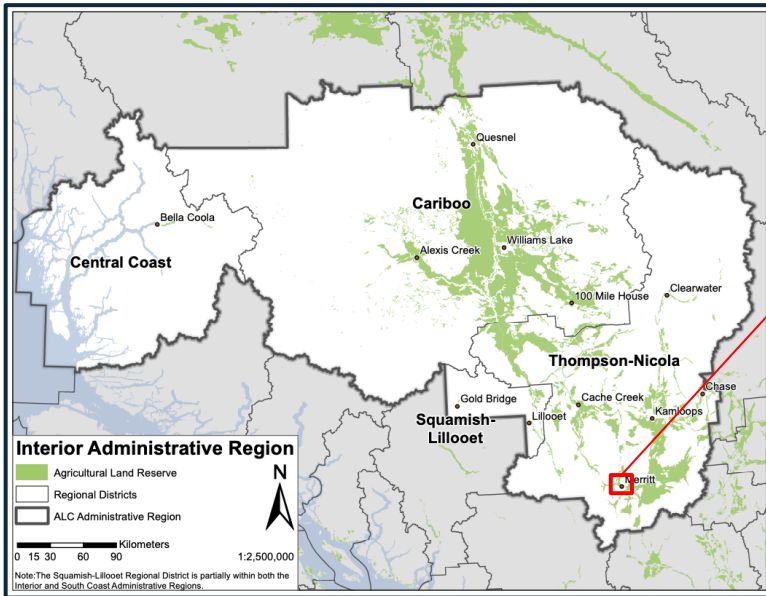
Contents

- 1 Definitions
- 2 Application of other Acts
- 3 Power under other Acts
- 4 Commission established
 - 4.1 Administrative regions
 - 4.2-4.3 Repealed
 - 5 Commission members
 - 5.1 Application of *Administrative Tribunals Act* to commission generally
 - 6 Purposes of the commission
 - 7 Commission as agent of the government
 - 8 Staff of the commission
 - 9 Operation of the commission
 - 10 Executive committee
 - 11 Establishment of panels
 - 11.1 What panels may do
 - 12 Repealed
 - 12 Financial and corporate matters

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02036_01

What is a Farm Building?

Agricultural Land Reserve



What is a Farm Building?

BC Assessment Farm Classification

- Classifies land for property tax purposes
- Requires qualifying farm activity and income thresholds
- Administered by BC Assessment
- General land use indicator

Farm Classification regulates property taxation

– not building code classification



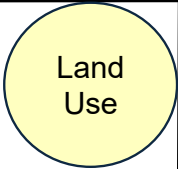
<https://info.bccassessment.ca/>

“*Bona Fide Agricultural Operation*” means an operation classified as a farm by the Assessor under the Assessment Act.

<https://www.cariboord.ca/media/l3cphgs/bylaw-no-4997.pdf>

Land
Use

What is a Farm Building?



Local Land Use Bylaws

- May use additional zoning to identify agricultural lands
- Must align with ALR
- Bylaws may also impact permit requirements and exemptions for farm buildings



PART 8 - AGRICULTURE RURAL RESIDENTIAL

8.1 DESCRIPTION OF ZONES

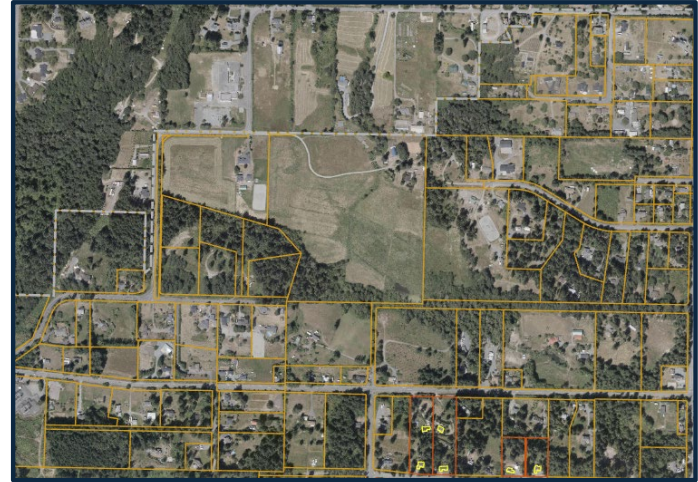
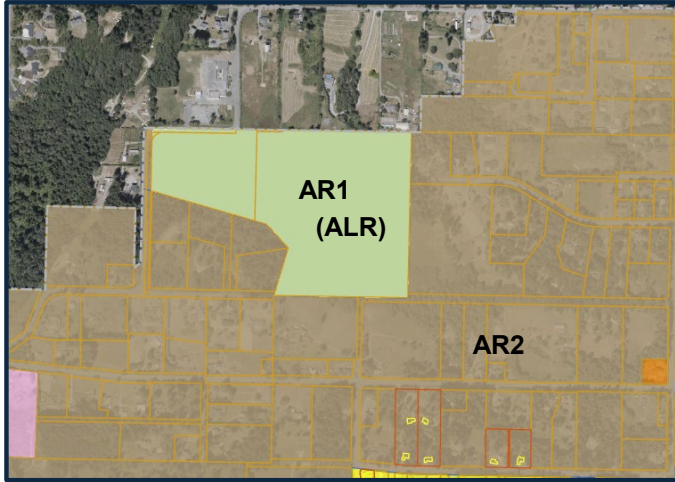
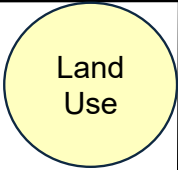
Zone	Abbreviation	Intent of Zone
Rural Resource	AR1	This zone provides agriculture and rural uses on larger lots without urban services.
Semi-Rural	AR2	This zone provides for agriculture and residential uses on large rural lots, with limited urban services and provides for the preservation of land for future development.

(4500.219; 2024-MAR-04)

AGRICULTURE - means the use of land or buildings for the growing, rearing, producing and harvesting of agricultural products, or the raising of livestock, but specifically excludes the processing of livestock. Agriculture includes the processing of crops grown on the land, the storage and repair of farm equipment used on the land, horticulture, nurseries and commercial greenhouses, and sale on the land of agricultural products produced on the land. In the context of this bylaw, agriculture also means aquaculture, horticulture, and silviculture. (4500.039; 2013-JUL-08) (4500.073; 2015-MAR-16)

<https://www.nanaimo.ca/bylaws/ViewBylaw/4500.pdf>

What is a Farm Building?



<https://nanmap.nanaimo.ca/>

PART 8 - AGRICULTURE RURAL RESIDENTIAL

8.1 DESCRIPTION OF ZONES

Zone	Abbreviation	Intent of Zone
Rural Resource	AR1	This zone provides agriculture and rural uses on larger lots without urban services.
Semi-Rural	AR2	This zone provides for agriculture and residential uses on large rural lots, with limited urban services and provides for the preservation of land for future development.

(4500.219; 2024-MAR-04)

<https://www.nanaimo.ca/bylaws/ViewBylaw/4500.pdf>

What is a Farm Building?

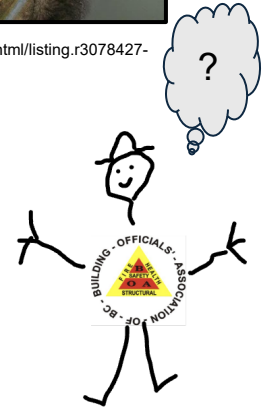
What about the building???



<https://fraservalleyfarm.ca/abbotsford-house-with-acreage.html>



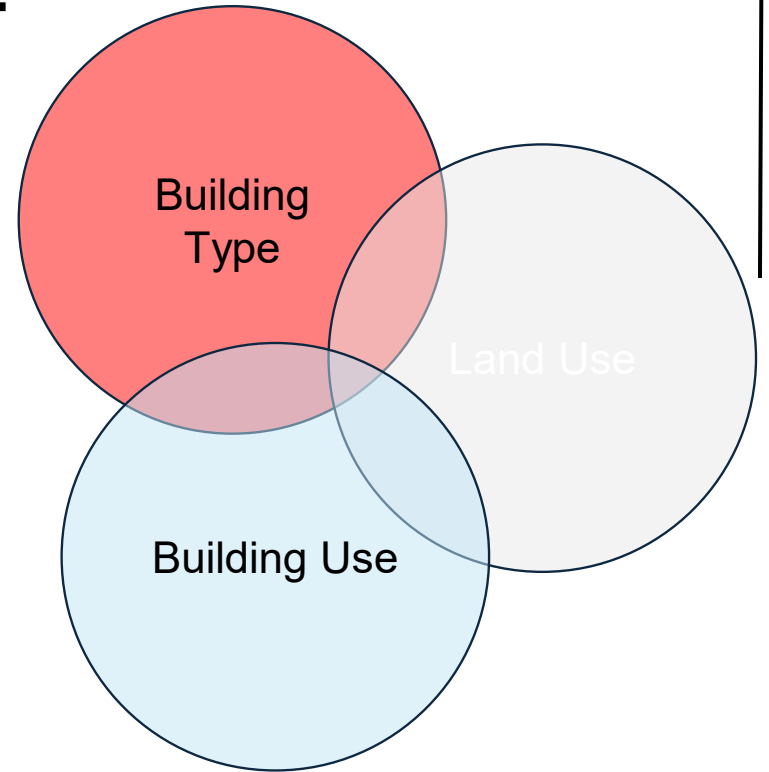
<https://fraservalleyfarm.ca/abbotsford-house-with-acreage.html/listing.r3078427-33861-sim-road-abbotsford-v3g-1n2.107634007>



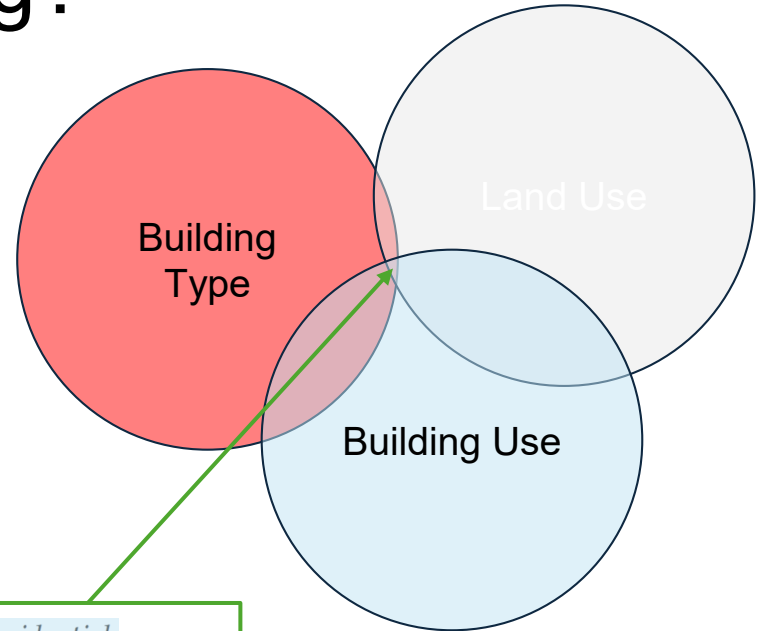
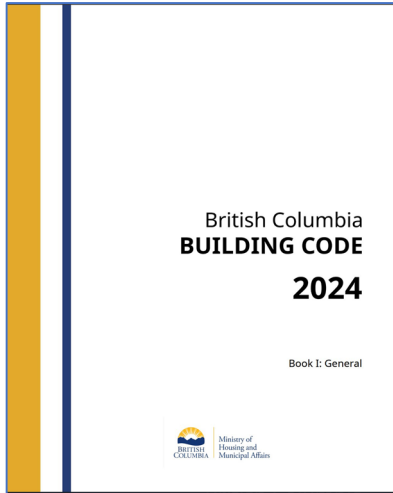
What is a Farm Building?

The building code is a risk-based relationship between:

- Building Type
(how a building is constructed)
- Building Use
(how a building is occupied)



What is a Farm Building?



Farm building means a *building* or part thereof that does not contain a *residential occupancy* and that is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or production, storage or processing of agricultural and horticultural produce or feeds. (See Note A-1.4.1.2.(1).)

What is a Farm Building?

Farm Building

Farm buildings as defined in Article 1.4.1.2. 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 classified as low or high human occupancy, depending on the occupant load.

Examples of farm buildings that may be classified as low human occupancy 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 farm buildings that may be classified 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.

How does the BCBC apply to Farm Buildings?

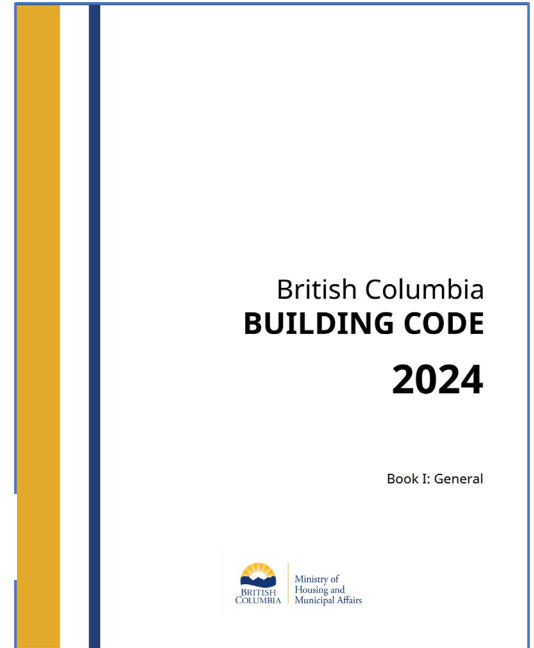
Part 1 Compliance

Section 1.1. General

1.1.1. Application of this Code

1.1.1.1. Application of this Code

4) *Farm buildings* shall conform to the requirements in the National *Farm Building* Code of Canada 1995.



BCBC2024 points us to NFBC1995

How does the BCBC apply to Farm Buildings?

NFBC provides **relaxations** to the requirements of the NBC (or BCBC) for low human occupancy farm buildings:

The National Farm Building Code of Canada (NFBC) 1995 provides relaxations of the requirements in the National Building Code (NBC) to address the particular needs of farm buildings. It applies to farm buildings of low human occupancy and contains minimum requirements on matters affecting human health, fire safety and structural sufficiency. All dwelling units on a farm, as well as farm buildings that do not qualify as a "low human occupancy" (i.e. an occupant load of not more than one person for each 40 m²) must comply with the NBC or the applicable provincial code.



How does the BCBC apply to Farm Buildings?

NFBC preface provides clarity on the rationale, and when the relaxations do not apply:

The rationale for having special requirements for farm buildings, as distinct from other buildings, is based on the low human occupancy load, the remote location of typical farm structures or the special nature of the occupancies involved. Farm buildings that do not qualify as having “low human occupancy,” that is, an occupant load of not more than one person for each 40 m², are required to conform to the National Building Code in all respects. Dwelling units located on a farm are also required to conform to the National Building Code.

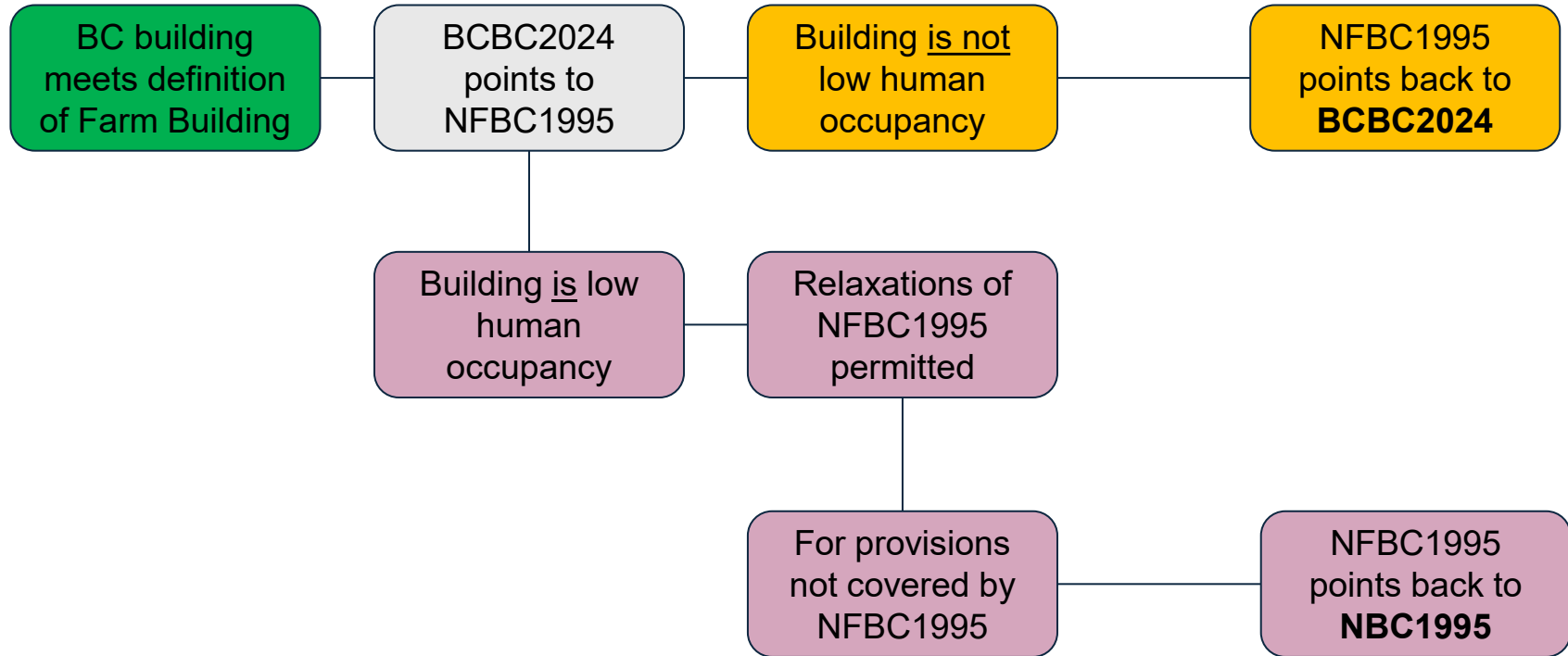
How does the BCBC apply to Farm Buildings?

However, the NFBC is only a selection of relaxations. When the NFBC does apply, what code are the remaining aspects of the building to follow?

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.)

How does the BCBC apply to Farm Buildings?



How does the BCBC apply to Farm Buildings?



Search

Menu

[Sources and industry](#) / [Construction industry](#) / [Construction standards](#) / [Building Code Appeal Board](#) / [Decisions](#) / [Decision 1964](#)

BCAB 1964 - Accessibility requirements for a fruit processing, retail, and storage building on a farm

✦ Publication date: May 2, 2025

Accessibility requirements for a fruit processing, retail, and storage building on a farm

Project Description

The project is the design and construction of a new building, approximately 40 m² in building area. The building will be used to store, sort, weigh, and sell fruit in season, and to store supplies and equipment for the rest of the year.

The building will be located on land that is located within the Agricultural Land Reserve and is zoned for agricultural uses. The land is adjacent to a highway that does not contain a public or municipal water main. It is proposed that the building will not have a plumbing system. Portable toilets and hand-wash stations will be provided in season for "u-pick" customers. Farm employees will have access to a washroom in another building on the property.

Applicable Code requirements (BCBC 2024)

Sentence 1.1.1.1.(4), Division A, Application of this Code

4) *Farm buildings* shall conform to the requirements in the National *Farm Building Code* of Canada 1995.

How does the BCBC apply to Farm Buildings?

Appeal Board Decision #1964

The Board varies the decision of the local authority.

It is the determination of the Board that the floor area of the building is required to be barrier-free as described in Section 3.8. of the National Building Code of Canada 1995. The required barrier-free entrance does not require a power door operator. A plumbing system is not required and a barrier-free washroom is not required. A sanitary privy, chemical closet, or other means for the disposal of human waste is required.

Reason for decision

The building meets the definition of a farm building and the BC Building Code 2024 (the "Code") stipulates that farm buildings must comply with the National Farm Building Code of Canada 1995 (the "NFBC 1995").

The NFBC 1995 contains no requirements related to the matters that are the subject of this appeal, those being barrier-free (accessible) design, power door operators, plumbing systems, or washrooms. Therefore, the NFBC 1995 directs that requirements related to those matters are found within the National Building Code of Canada 1995 (the "NBCC 1995"). (Requirements related to administrative matters, such as those located within Part 2 of Division C in the BC codes, are found in the provincial regulation (i.e., the BC Building Code).)

<https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/building-code-appeal-board/building-code-appeal-board-decisions/bcab-1964>

Where is the Code headed?

Table of Contents

BCBC2024

Volume 1

Preface

Division A Compliance, Objectives and Functional Statements

- Part 1 Compliance
- Part 2 Objectives
- Part 3 Functional Statements

Division B Acceptable Solutions

- Part 1 General
- Part 2 Reserved
- Part 3 Fire Protection, Occupant Safety and Accessibility
- Part 4 Structural Design
- Part 5 Environmental Separation
- Part 6 Heating, Ventilating and Air-conditioning
- Part 7 Plumbing Services
- Part 8 Safety Measures at Construction and Demolition Sites
- Part 10 Energy Efficiency
- Appendix C Climatic and Seismic Information for Building Design in Canada
- Appendix D Fire-Performance Ratings

Division C Administrative Provisions

- Part 1 General
- Part 2 Administrative Provisions

Index

Conversion Factors

Volume 2

Division B Acceptable Solutions

- Part 9 Housing and Small Buildings

Index

Conversion Factors

Table of Contents

NBCC2025

Volume 1

Preface

Relationship of the NBC to Standards Development and Conformity Assessment
Canadian Commission on Building and Fire Codes and Standing Committees

Division A Compliance, Objectives and Functional Statements

- Part 1 Compliance
- Part 2 Objectives
- Part 3 Functional Statements

Division B Acceptable Solutions

- Part 1 General
- Part 2 Farm Buildings
- Part 3 Fire Protection, Occupant Safety and Accessibility
- Part 4 Structural Design
- Part 5 Environmental Separation
- Part 6 Heating, Ventilating and Air-conditioning
- Part 7 Plumbing Services
- Part 8 Safety Measures at Construction and Demolition Sites
- Appendix C Climatic and Seismic Information
- Appendix D Fire-Performance Ratings

Division C Administrative Provisions

- Part 1 General
- Part 2 Administrative Provisions

Index

Volume 2

Division B Acceptable Solutions

- Part 9 Housing and Small Buildings
- Part 10 Alteration of Existing Buildings

Index

Where is the Code headed?

BCBC2024

Farm building means a *building* or part thereof that does not contain a *residential occupancy* and that is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or production, storage or processing of agricultural and horticultural produce or feeds. (See Note A-1.4.1.2.(1).)

NBCC2025

Farm building means a *building* or part thereof that contains an *agricultural occupancy*. (See Note A-1.4.1.2.(1).)

Agricultural occupancy (Group G) means the *occupancy* of a *building* or part thereof that is located on land that is associated with and devoted to the practice of farming, and is used for the purpose of producing crops, raising farm animals, or preparing, marketing, storing or processing agricultural products. (See Note A-1.4.1.2.(1).)

Agricultural occupancy with no human occupants (Group G, Division 4) means an *agricultural occupancy* that is not intended to be occupied by persons under normal use and is generally used for the storage of agricultural materials and by-products. (See Note A-1.4.1.2.(1).)

Where is the Code headed?

BCBC2024

NBCC2025

None.

2.1.4. Classification of Farm Buildings by Major Occupancy

(See Note A-3.1.2.)

2.1.4.1. Classification

1) Every *farm building* or part of a *farm building* shall be classified according to its *major occupancy* as belonging to one of the Divisions of Group G described in Table 2.1.4.1. (See Note A-2.1.4.1.(1).) (See also Note A-2.2.8.3.)

Table 2.1.4.1.
Classification of Agricultural Major Occupancies
Forming Part of Sentence 2.1.4.1.(1)

Group	Division	Description of <i>Agricultural Major Occupancies</i>
G	1	<i>High-hazard agricultural occupancies</i>
G	2	<i>Agricultural occupancies not elsewhere classified in Group G</i>
G	3	<i>Greenhouse agricultural occupancies</i>
G	4	<i>Agricultural occupancies with no human occupants</i>

Where is the Code headed?

BCBC2024

NBCC2025

Table 3.1.2.1.
Major Occupancy Classification
Forming Part of Sentences 3.1.2.1.(1) and 3.1.2.2.(1)

Group	Division	Description of Major Occupancies
A	1	Assembly occupancies intended for the production and viewing of the performing arts
A	2	Assembly occupancies not elsewhere classified in Group A
A	3	Assembly occupancies of the arena type
A	4	Assembly occupancies in which occupants are gathered in the open air
B	1	Detention occupancies
B	2	Treatment occupancies
B	3	Care occupancies
C	-	Residential occupancies
D	-	Business and personal services occupancies
E	-	Mercantile occupancies
F	1	High-hazard industrial occupancies
F	2	Medium-hazard industrial occupancies
F	3	Low-hazard industrial occupancies

3.1.2.2. **Division B**

Table 3.1.2.1.
Major Occupancy Classification
Forming Part of Sentences 3.1.2.1.(1) and 3.1.2.2.(1)

Group	Division	Description of Major Occupancies
A	1	Assembly occupancies intended for the production and viewing of the performing arts
A	2	Assembly occupancies not elsewhere classified in Group A
A	3	Assembly occupancies of the arena type
A	4	Assembly occupancies in which occupants are gathered in the open air
B	1	Detention occupancies
B	2	Treatment occupancies
B	3	Care occupancies
C	—	Residential occupancies
D	—	Business and personal services occupancies
E	—	Mercantile occupancies
F	1	High-hazard industrial occupancies
F	2	Medium-hazard industrial occupancies
F	3	Low-hazard industrial occupancies

Table 2.1.4.1.
Classification of Agricultural Major Occupancies
Forming Part of Sentence 2.1.4.1.(1)

Group	Division	Description of Agricultural Major Occupancies
G	1	High-hazard agricultural occupancies
G	2	Agricultural occupancies not elsewhere classified in Group G
G	3	Greenhouse agricultural occupancies
G	4	Agricultural occupancies with no human occupants

Where is the Code headed?

BCBC2024

Part 1 Compliance

Section 1.1. General

1.1.1. Application of this Code

1.1.1.1. Application of this Code

4) *Farm buildings* shall conform to the requirements in the National *Farm Building Code of Canada 1995*.

NBCC2025

Part 1 Compliance

Section 1.1. General

1.1.1. Application of this Code

1.1.1.1. Application of this Code

1) Except as provided in Sentence (3), this Code applies to the design, construction and *occupancy* of all new *buildings*, and the *alteration*, reconstruction, demolition, removal, relocation and *occupancy* of all existing *buildings*. (See Note A-1.1.1.1.(1).)

2) Except as provided in Sentence (3), this Code applies to both site-built and factory-constructed *buildings*. (See Note A-1.1.1.1.(2).)

3) *Farm buildings* not more than 3 storeys in *building height* and not more than 600 m² in *building area* used for *major occupancies* classified as Group G, Division 1, 2, or 3 *agricultural occupancies* shall conform to the requirements of the National Farm Building Code of Canada 1995.

Where is the Code headed?

BCBC2024

NBCC2025

None.

1.3.3.6. Application of Part 2

- 1) Part 2 of Division B applies to all *buildings* that are
 - a) more than 600 m² in *building area* or more than 3 *storeys* in *building height* used for *major occupancies* classified as Group G, Division 1, 2 or 3 *agricultural occupancies*, or
 - b) used for *major occupancies* classified as Group G, Division 4, *agricultural occupancies with no human occupants*.

1.3.3.7. Classification of Buildings Containing Agricultural Occupancies

- 1) *Buildings* or parts of *buildings* containing an *agricultural occupancy* that has an *occupant load* of not more than one person per 40 m² shall be classified according to their *major occupancy* as belonging to Group G, Division 1, 2, 3 or 4.

National Building Code of Canada 2025 Volume 1

Division A 1-3

3.4.1.

Division A

- 2) *Buildings* or parts of *buildings* containing an *agricultural occupancy* that has an *occupant load* of more than one person per 40 m² shall be classified according to their *major occupancy* as belonging to one of the Groups and Divisions listed in Table 3.1.2.1. of Division B.
- 3) For the purposes of Sentences (1) and (2), the *occupant load* shall be determined based on the *floor area* or the part of the *floor area* that contains the *agricultural occupancy*.
- 4) A *building* intended for use by more than one *major occupancy* shall be classified according to all the *major occupancies* for which it is used or intended to be used.

Why aren't we there?



Notification

BC Building and Fire Code 2023

Notification regarding the adoption of the National Model Codes 2020

Topic: Large Farm Buildings and Farm Building Equipment

Code change number: BCBC2023-N-V-01-FB

Code reference: National Model Codes 2020 – Part 2 of Division B of the National Building Code and Section 2.14. of Division B of the National Fire Code

Description

The Province of B.C. has determined that further analysis is required prior to adoption of the National Building Code (NBC) 2020 and the National Fire Code (NFC) 2020 requirements for large farm buildings (Group G occupancies) and farm building equipment.

Justification

The Province of B.C. reviewed the technical changes to the National Model Codes. Significant changes in the NBC include technical requirements for large farm buildings that address fire protection, occupant safety, structural design, heating, ventilating, and air-conditioning. Significant changes to the NFC include technical requirements that now apply to the installation of new fuel storage tanks for farm use, inspection, testing, and maintenance for all farm building equipment including existing fuel storage tanks, and restrictions on the use of farm buildings for purposes other than farming. These code changes were developed to reflect the evolving agricultural sector in Canada.

Consultation to complete an impact analysis with interested parties is expected to begin in 2024 after the 2023 Codes come into effect.

Description

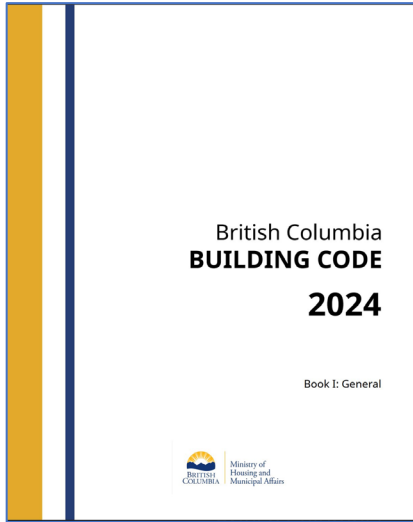
The Province of B.C. has determined that further analysis is required prior to adoption of the National Building Code (NBC) 2020 and the National Fire Code (NFC) 2020 requirements for large farm buildings (Group G occupancies) and farm building equipment.

Justification

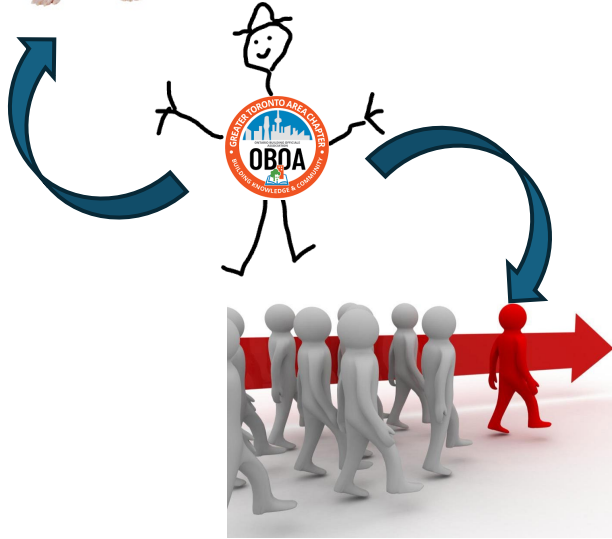
The Province of B.C. reviewed the technical changes to the National Model Codes. Significant changes in the NBC include technical requirements for large farm buildings that address fire protection, occupant safety, structural design, heating, ventilating, and air-conditioning. Significant changes to the NFC include technical requirements that now apply to the installation of new fuel storage tanks for farm use, inspection, testing, and maintenance for all farm building equipment including existing fuel storage tanks, and restrictions on the use of farm buildings for purposes other than farming. These code changes were developed to reflect the evolving agricultural sector in Canada.

Consultation to complete an impact analysis with interested parties is expected to begin in 2024 after the 2023 Codes come into effect.

Why is our Building Code changing?



Why is our Building Code changing?



Why is our Building Code changing?

FARM BUILDINGS IN THE ONTARIO BUILDING CODE

A **Farm Building** means a building or part thereof that contains an agricultural occupancy.

Small Farm Buildings are less than 600m² (6400sqft) and do not contain a G4 occupancy. These buildings are permitted to conform to the National Farm Code of Canada 1995.

Large Farm Buildings are greater than 600m², or more than 3 storeys in height, and contains not more than one person per 40m² of floor area and include any G4 occupancy.

Agricultural occupancy (Group G) means the occupancy of a building or part thereof that is located on land that is associated with and devoted to the practice of farming and is used for the purpose of producing crops, raising farm animals or preparing, marketing, storing or processing agricultural products.

Agricultural Occupancies (Group G):

- G1** High-hazard agricultural occupancies (i.e. containing sufficient quantities of highly combustible and flammable or explosive materials, Feed Mills, Bulk storage of goods, Farm buildings with liquid manure storage below floor)
- G2** Agricultural Occupancies (i.e. Horse Barns, Livestock Facilities, Milking Facilities, Fruit and vegetable storage, farm equipment storage)
- G3** Greenhouse agricultural occupancies (i.e. Greenhouses)
- G4** Agricultural occupancies with no human occupants (i.e. Silo vertical and tower, Biomass facilities and Digesters, Grain Bins, Manure Storage)



OBOA

ONTARIO BUILDING OFFICIALS ASSOCIATION

www.oboa.on.ca

Large Farm Buildings May Require....

FLAME SPREAD RATINGS:

- Maximum FSR of 150 for interior wall and ceiling finishes
- Maximum FSR of 25 in Exits

SPRINKLERS:

If it contains a G1 occupancy:

- and is more than 3 storeys in building height
- the building area exceeds 4800 m² for a single storey, 2400 m² for a 2 storey or 1600 for a 3 storey
- Single storey barns with below floor manure storage are exempt from requiring sprinklers and the maximum area requirements.
- Single story G1 farm buildings are exempt from sprinklers if they don't exceed 2400 m² in building area

If it contains a G2 occupancy and is more than 3 storeys in building height.

FIRE ALARMS:

If it contains a G1 Occupancy:

- Occupant load exceeding 25

If it contains a G2 Occupancy:

- Occupant load exceeding 150
- More than 1 storey in building height, OR
- Contains a basement used for something other than service equipment

If it contains a G3 Occupancy:

- Occupancy Load exceeding 150
- More than 1 storey in building height, OR
- Contains a basement used for something other than service equipment

FARM BUILDINGS IN THE ONTARIO BUILDING CODE

Large Farm Buildings May Require....

FIRE ACCESS:

- Access for fire department equipment shall be provided for all farm buildings.
- The access is provided by a roadway or yard, and shall take into consideration connection with public roads, weight of firefighting equipment, width of roadways, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking

EMERGENCY LIGHTING:

- This applies to all G Occupancies when they are provided with electrical power.
- To be provided at all required exits, and
- Principal Routes to the exits
- To be powered by batteries or a generator

FIRE SEPARATIONS:

- All floors and supporting elements in a sprinklered G1 farm building
- All floors and supporting elements in a sprinklered G2 farm building
- Fire Separation requirements between certain major occupancies, including certain G occupancy and another G occupancy

ADDITIONAL EXIT DOORS (REFER TO 2.2.6.2 AND 2.2.6.3):

- Less options for single exits from floor area and buildings
- Changes in measurement calculations on egress/exit door separations
- Clarification what can be considered an Egress Door and an Exit Door
- Door Release hardware clarified – operable by a single hand, one unlatching operation, and no use of tools or keys

NON-GROUP G OCCUPANCIES NOW PERMITTED:

- Group C (dwellings) can be attached to farm buildings using fire separations or firewalls.
- Group D and E (office and mercantile) uses are permitted to be attached or within farm buildings with fire separations.

PART 4 STRUCTURAL REQUIREMENTS:

- Increased snow and wind loads to farm buildings.
- Trusses may need to comply with stricter requirements similar to nonfarm buildings

Note: This is a non-exhaustive list of changes to the Building Code for Farm Buildings. You should always review the requirements in Part 2 of the Ontario Building Code as they relate to Farm Buildings and consult with a qualified designer for specific requirements. You should also reach out to your municipal Building Department and the Authority Having Jurisdiction (AHJ) for any site-specific requirements. This document is not meant as legal or design advice and should not be relied upon as such.

www.oboa.on.ca

End/Questions?



Tim Warner

Email:
twarner@boabc.org

