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# STANDATA variance 19-BCV-021

## Building

### Off-site review of buildings

Date Issued: January 2022

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### Purpose

To clarify the intent of off-site review as applicable to off-site construction of buildings.

### Discussion

Off-site construction of buildings is a process of maximizing the delivery of building products as much as possible as one module/building. Currently it has become a well-suited solution to control project schedules and budgets while controlling quality and reducing environmental impact.

Regulatory compliance of off-site construction is currently addressed under Division C Sentence 2.4.5.1.(2) of National Building Code-2019 Alberta Edition (NBC(AE)) by seeking certification from an accredited third party in accordance with the CSA A277 standard. Alberta recognizes the standard as confirming the building complies with the technical requirements, or objectives and functional statements, of the NBC(AE).

Method of off-site review by registered professionals and/or inspections by the Authority Having Jurisdiction (AHJ) achieves a minimum level of performance as required by the NBC(AE) in areas defined by the code objectives. Additionally, functional statements on the applicable acceptable solution may be considered as an alternative to achieving code compliance.

CSA-A660 “Certification of manufacturers of steel building systems” may be recognized for completed steel building modules. An additional letter of assurance by a registered professional or permit service report by an AHJ will be required for any installation of building services. (such as electrical, plumbing, HVAC, building envelope).

Unless stated otherwise, all Code references in this STANDATA are to Division B of the National Building Code-2019 Alberta Edition

Issued by the Provincial Building Administrator

*[Original Signed]*  
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## Code References

### Division C, Article 2.4.5.1. states:

#### 2.4.5.1. Factory-Built Assemblies

- 1) Where a component of a *building* is assembled off the *building* site in such a manner that it cannot be reviewed on site, off-site reviews shall be carried out to determine compliance with this Code.
- 2) Except as provided in Sentence (3), factory-constructed and other off-site-constructed *buildings* that are constructed after 01 April 2019 shall be certified in accordance with CSA A277, "Procedure for Certification of Prefabricated Buildings, Modules, and Panels," by an organization accredited for this purpose by the Standards Council of Canada, to confirm that the *building* complies with the technical requirements, or objectives and functional statements, of this Code.
- 3) Every relocatable industrial camp *building* that is constructed after 01 April 2019 shall be certified by an organization approved for this purpose by the *Provincial Building Administrator*, to confirm that the *building* complies with the objectives and functional statements of this Code.

### Division A, Article 1.2.1.1. states:

#### 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 Note A-1.2.1.1.(1)(a)), or
  - b) using alternative solutions that 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 (see Note A-1.2.1.1.(1)(b)).
- 2) For the purposes of compliance with this Code as required in Clause 1.2.1.1.(1)(b), the objectives and functional statements attributed to the acceptable solutions in Division B shall be the objectives and functional statements referred to in Subsection 1.1.2. of Division B.

## APPLICATION

This variance applies to off-site constructed buildings (except relocatable industrial camp buildings).

## VARIANCE

This variance provides approximately equivalent or greater safety performance with respect to persons and property as provided for by the *Safety Codes Act*.

The following alternative methods as applicable are deemed acceptable to ensure compliance with NBC(AE) for off-site constructed buildings:

1. Certified in accordance with CSA A660 by an accredited organization with an A660 Certificate of Design and Manufacturing Conformance for completed steel building modules. <sup>(i)</sup>
2. Verified by registered architectural/engineering professionals in accordance with Division C, Subsections 2.4.3., 2.4.4., and 2.4.5. of the NBC(AE). <sup>(i)</sup>
3. Verified through off-site inspections by the (AHJ) at the location of the work being undertaken. <sup>(ii)</sup>

### Notes:

- (i) Design drawings, specifications, and letter of conformance imprinted with the seals or stamps of a registered professional are required for this method.
- (ii) If off-site inspection by the local authority where construction is carried out is not feasible, on-site inspection may be performed for critical items mutually agreed upon by the AHJ and permit applicant during the plan examination stage. This may be listed as a condition at the time of the permit is issued.

This VARIANCE is applicable throughout the province of Alberta