

FABRIC COVERED BUILDINGS

Fabric covered shelter type buildings may be accepted for construction in the City of Saskatoon provided that they meet the requirements of the *Uniform Building and Accessibility Standards Act (UBASA) and Regulations* and the requirements of the *National Building Code (NBC)*. The NBC defines a building as “any structure used or intended for supporting or sheltering any use or occupancy”. A fabric covered building is neither a tent nor an air-supported structure; therefore, all requirements of the NBC apply just as they would for a pre-engineered metal building.

Building Code Requirements

Some items of specific importance for fabric covered buildings include the following:

- Fabric covered buildings must be designed to withstand the wind loads, snow loads, and other requirements of Part 4 of the NBC. These requirements must be confirmed on the structural drawings. Foundation design must accommodate the reactions of structural members and **must be designed for the soil conditions of the construction site**.
- Where building components are required to be of non-combustible construction, the material must meet the acceptance criteria of CAN4-S114, *Determination of Non-Combustibility in Building Materials*. This will apply to the fabric cover where non-combustibility is required. Some factors that affect the requirement for non-combustibility are the size of the building, the proximity to property lines or other buildings, and the intended use of the building.
- Spatial separation requirements of the NBC must be addressed. Fire-resistance ratings, non-combustible construction and non-combustible cladding must be provided where required. The building fabric will not meet these requirements alone. Please note that the NBC considers a roof pitched at an angle of 60° or more to the horizontal as a wall (Article 3.2.1.3).
- As per Article 3.1.15.2., “every roof covering shall have a Class A, B, or C classification as determined in accordance with Article 3.1.15.1.” Fabric roof and wall coverings may be accepted if they conform to CAN/ULC-S109-M, *Standard for Flame Tests of Flame-Resistant Fabrics and Films*.
- Exit signs, emergency lighting, fire alarm systems, sprinklers, standpipe and hose system, exiting, etc. must be addressed on the drawings.
- Barrier-free accessibility and washroom facilities are required.

Requirement for a Design Professional

The structure and foundation of these shelter type buildings are designed under Part 4 of the NBC, therefore, all structural and foundation drawings must bear the seal and signature of an engineer licensed to practice in the province of Saskatchewan. **The structural drawings submitted must be for the actual building being constructed and are not to be for a “generic” installation.** A Commitment for Field Review letter will be required with the building permit application.

Buildings designed within the scope of Part 9 of the NBC must have a competent person complete the design or design review of the building and all building systems. This includes but is not limited to the site plan, architectural elevations, floor plan(s), mechanical systems, electrical systems, etc.

All other buildings are defined by the NBC to be Part 3 buildings, and Part 3 buildings are required by UBASA to have an architect or engineer licensed to practice in the province of Saskatchewan complete the design or design review of the building and all building systems. Refer to Requirement for a Design Professional handout for more details.