



April 1, 2017

Construction Industry, Designers, Contractors and Suppliers providing services in Yukon

Advisory #6 – Classification of Care Facilities

The National Building Code of Canada 2015, (NBC) which is adopted in Yukon, under the Yukon Building Standards Act, contains several provisions that apply to Family Dayhomes, Day Cares and Group Homes and the Classification of these types of Care Facilities. We are alerting you to the need for building owners, as well as their designers, builders and material suppliers on their behalf, to comply with the requirements of the 2015 NBC regarding the Classification of these types of Care Facilities and that the classification of the building is to be taken into account when designing, constructing and renovating these types of Care Facilities.

Although the Territory adopts the National Building Code (NBC), it is administered within Whitehorse by the City of Whitehorse, Building Officials and in all other parts of Yukon; the Yukon Government, Building Officials administer it. This enclosed Advisory #6 includes a summary of the significant 2015 NBC provisions and a brief description on the Classification of these Facilities.

These Care Facilities are Classified into four Major Occupancy categories;

- 1. Residential Occupancies (Group “C”) – Family Dayhomes, in Part 9 Buildings,**
- 2. Assembly Occupancies (Group “A2”) – Daycares are considered Part 3 Buildings,**
- 3. Care Occupancies (Group “B3”) – Care Facilities are considered Part 3 Buildings, and**
- 4. Treatment Occupancies (Group “B2”) – Group Homes are also Part 3 Buildings.**

We hope that this advisory will help eliminate confusion about the Classification of these types of Care Facilities and will encourage uniform application of the 2015 NBC requirements throughout Yukon. Please feel free to make copies of this advisory available to your customers as you see fit. Your assistance in achieving these goals is greatly appreciated.

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Compliance with the Building Standards Act and Regulations are addressed in this advisory. The National Building Code of Canada 2015 (NBC) is adopted by the Building Standards Act. Words in *italics* are defined in the 2015 NBC.

Note: This advisory applies to the requirements of the 2015 NBC regarding the Classification of Care Facilities:

2015 NBC - Division A, Article 1.4.1.2. Defined Terms

Assembly occupancy means the *occupancy* or the use of a *building*, or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink.

Care means the provision of services other than *treatment* by or through care facility management to residents who require these services because of cognitive, physical or behavioural limitations.

Care occupancy means the *occupancy* or use of a *building* or part thereof where *care* is provided to residents. (See Note A-1.4.1.2.(1).)

A-1.4.1.2.(1) Defined Terms.

Care Occupancy Support services rendered by or through care facility management refer to services provided by the organization that is responsible for the care for a period exceeding 24 consecutive hours. They do not refer to services provided by residents of dwelling units or suites, or to services arranged directly by residents of the dwelling units or suites with outside agencies.

In the context of care occupancies, these services may include a daily assessment of the resident's functioning, awareness of their whereabouts, the making of appointments for residents and reminding them of those appointments, the ability and readiness to intervene if a crisis arises for a resident, supervision in areas of nutrition or medication, and provision of transient medical services. Services may also include activities of daily living such as bathing, dressing, feeding, and assistance in the use of washroom facilities, etc. No actual treatment is provided by or through care facility management.

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 for the purpose of receiving *care* or *treatment* and are not involuntarily detained.

Treatment means the provision of medical or other health-related intervention to persons, where the administration or lack of administration of these interventions may render them incapable of evacuating to a safe location without the assistance of another person. (See Note A-1.4.1.2.(1).)

A-1.4.1.2.(1) Defined Terms.

Treatment The ability to evacuate unassisted implies that a person is capable of recognizing and responding to an emergency given their physical, cognitive and behavioural abilities, and able to move to a safe location without the assistance of another person. For example, such persons must be able to arise and walk, or transfer from a bed or chair to a means of mobility, and leave the building or move to a safe location on their own.



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Treatment occupancy means the *occupancy* or use of a *building* or part thereof for the provision of *treatment*, and where overnight accommodation is available to facilitate the *treatment*.

(See Note A-1.4.1.2.(1).)

A-1.4.1.2.(1) Defined Terms.

Treatment Occupancy “Treatments” may include such things as surgery, intensive care, and emergency medical intervention. Treatment services differ from the services provided by care occupancies like personal care assistance or the administration of medication, and from those provided by business and personal services occupancies like dentistry or day procedures.

These Care Facilities are Classified into four Major Occupancy categories;

- 1. Residential Occupancies (Group “C”) – Family Dayhomes, in Part 9 Buildings,**
- 2. Assembly Occupancies (Group “A2”) – Daycares are considered Part 3 Buildings,**
- 3. Care Occupancies (Group “B3”) – Care Facilities are considered Part 3 Buildings, and**
- 4. Treatment Occupancies (Group “B2”) – Group Homes are also Part 3 Buildings.**

Occupancy Group “C”

- 1. Residential Occupancies (Group “C”) – Family Dayhomes, in Part 9 Buildings**

2015 NBC – 9.10.2. Occupancy Classification

Article 9.10.2.2. Custodial and Convalescent Homes

1) Children’s custodial homes and convalescent homes (also known as Family Dayhome Facilities) for ambulatory occupants living as a single housekeeping unit in a dwelling unit with sleeping accommodation for not more than 10 persons are permitted to be classified as residential occupancies (Group C).

A Family Dayhome Facility may be classified as a Residential Occupancy (Group “C”) if:

- the operator lives within, and operates the *dwelling unit* as a single housekeeping unit,
- all occupants shall be ambulatory and live as a single housekeeping unit, not exceed 10 persons, within the Family Dayhome Facility,
- the maximum number of sleeping accommodations shall not exceed 10 persons, and
- the Dayhome shall only operate during the day and does not operate during the night, therefore no overnight care is provided,

The *dwelling unit* shall comply with the applicable requirements of the NBC, notably:

- ◆ interconnected and hard-wired *smoke alarms* are required on every floor level and in every room intended for sleeping,
- ◆ Carbon monoxide alarms are required in every dwelling that contains a fuel-fired appliance, or a storage garage,
- ◆ guards and handrails are required on all stairs, landings and around all openings,
- ◆ at least one means of egress, except when more are required due to the height of the dwelling unit, travel distances, or if there is shared egress,
- ◆ at least one openable, egress window in all rooms that are intended for sleeping,
- ◆ furnaces, wood stoves, space heaters and similar appliances are to be screened off, to ensure that people cannot come in direct contact with them, and
- ◆ emergency lighting in principal routes of exit and fire extinguishers are required,



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Occupancy Group “C”

1. Residential Occupancies (Group “C”) – Family Dayhomes, in Part 9 Buildings (Continued) **In most cases:**

- * floors do not need to be constructed as a *fire separation*, with a *fire-resistance rating*,
- * furnace rooms do not need a *fire separation* with a *fire-resistance rating*,
- * stairs do not need to be enclosed with a *fire separation*, with a *fire-resistance rating*,
- * the *dwelling unit* does not need a fire alarm system,
- * the *dwelling unit* does not need to be *sprinklered*.

Requirements that may apply include:

- ? furnaces and similar heating appliances may have to be within *service rooms*, and may have to be enclosed by a *fire separation* with *fire-resistance ratings*,
- ? two means of escape from any floor level where people receive care or supervision,
- ? *barrier-free* accessibility, if required to accommodate the needs of the people receiving care or supervision in the facility?

Occupancy Group “A2”

2. Assembly Occupancies (Group “A2”) – Daycares are considered Part 3 Buildings **A Daycare Facility may be classified as an Assembly Occupancy (Group “A2”) if:**

- The facility is intended to operate as a Daycare Centre,
- The facility is not a Family Dayhome, Care or Treatment Facility, or a Group Home, and
- The Day Care shall operate only during the day time with no overnight care,

The Day Care facility shall comply with all the applicable requirements of the NBC, notably:

- ◆ *fire separations* with *fire-resistance ratings* are required between *storeys* and between other *suites* or *occupancies* in the same *building*,
- ◆ required *exits* and travel distances,
- ◆ a fire alarm system if the *occupant load* exceeds 40 people,
- ◆ interconnected and hard-wired *smoke alarms* in all sleeping rooms where people sleep, and on every floor level if a fire alarm system is not required,
- ◆ Carbon monoxide alarms are required in every care occupancy that contains a fuel-fired appliance, or a storage garage,
- ◆ restricted *flame-spread ratings* on interior finishes,
- ◆ emergency lighting in principal routes of exit and fire extinguishers are required,
- ◆ fire department access,
- ◆ required ventilation,
- ◆ required barrier-free washrooms,
- ◆ guards & handrails are required on all stairs, landings & around all openings,
- ◆ furnaces and similar heating appliances are to be within *service rooms*, and are to be enclosed by a *fire separation* with *fire-resistance ratings*, and
- ◆ *barrier-free* access shall be provided,

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Occupancy Group “A2”

2. Assembly Occupancies (Group “A2”) – Daycares are considered Part 3 Buildings
(Continued)

Requirements that may apply include:

- ? if the *occupant load* exceeds 40 people or if a sprinkler system is installed then a fire alarm system will also have to be installed,
- ? if a fire alarm system is installed, visual signal devices are required to be installed in addition to audible devices,
- ? if the *occupant load* exceeds 300 people or if a sprinkler system is installed or if a 2-stage fire alarm system is installed then the fire alarm system is required to be monitored by a ULC Certified Company and the monitoring company is required to provide a ULC Certificate indicating that their services met the requirements of ULC-S561, “Installation and Services for Fire Signal Receiving Centres and Systems”, and
- ? two means of escape may have to be provided from every floor level where people receive care or supervision,

Occupancy Group “B3”

3. Care Occupancies (Group “B3”) – Care Facilities are considered Part 3 Buildings

A Care Facility may be classified as a Care Occupancies (Group “B3”) if:

- The Care Facility operates as a Care Centre and may operate for 24 hour per day,
- The facility is not a Family Dayhome, Daycare, Treatment Facility, or a Group Home, and
- The Care Centre operates as a care facility only and no actual treatment is provided.

The Care Facility shall comply with all the applicable requirements of the NBC, notably:

- ◆ *fire separations with fire-resistance ratings* are required between *storeys* and between other *suites* or *occupancies* in the same *building*,
- ◆ required *exits* and travel distances,
- ◆ a sprinkler system is required to be installed therefore a fire alarm system will also be required to be installed,
- ◆ with a fire alarm system installed, visual signal devices are required to be installed in addition to audible devices,
- ◆ with a sprinkler system installed the fire alarm system is required to be monitored by a ULC Certified Company and the monitoring company is required to provide a ULC Certificate indicating that their services met the requirements of ULC-S561, “Installation and Services for Fire Signal Receiving Centres and Systems”,



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Occupancy Group “B3”

3. Care Occupancies (Group “B3”) – Care Facilities are considered Part 3 Buildings (Continued)

The Care Facility shall comply with all the applicable requirements of the NBC, notably:
(Continued)

- ◆ Carbon monoxide alarms are required in every care occupancy that contains a fuel-fired appliance, or a storage garage,
- ◆ restricted *flame-spread ratings* on interior finishes,
- ◆ emergency lighting in principal routes of exit and fire extinguishers are required,
- ◆ fire department access,
- ◆ required ventilation,
- ◆ required barrier-free washrooms,
- ◆ guards & handrails are required on all stairs, landings & around all openings,
- ◆ furnaces and similar heating appliances are to be within *service rooms*, and are to be enclosed by a *fire separation* with *fire-resistance ratings*, and
- ◆ *barrier-free* access shall be provided,

Requirements that may apply include:

- ? two means of escape may have to be provided from every floor level where people receive care or supervision,

Occupancy Group “B2”

4. Treatment Occupancies (Group “B2”) – Group Homes are also Part 3 Buildings

**A Group Home or Treatment Facility, (may operated for 24 hours per day)
may be classified as a *Treatment Occupancies* (Group “B2”) if:**

- The facility is intended to operate as a Group Home Facility or a Treatment Facility for 24 hours per day,
- The facility is not a Family Dayhome, Daycare, or a Care Facility and
- Treatment is permitted to be provided at a Group Home or Treatment Facility.



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Occupancy Group “B2”

**4. *Treatment Occupancies* (Group “B2”) – Group Homes are also Part 3 Buildings s
(Continued)**

**A Group Home or Treatment Facility, (may operated for 24 hours per day)
may be classified as a *Treatment Occupancies* (Group “B2”) if:
(Continued)**

The facility shall comply with all the applicable requirements of the current NBC, notably:

- ◆ *fire separations with fire-resistance ratings* are required between *storeys* and between other *suites or occupancies* in the same *building*, and
- ◆ required *exits* and travel distances, and
- ◆ a sprinkler system conforming to NFPA 13, and
- ◆ a fire alarm system, and
- ◆ restricted *flame-spread ratings* on interior finishes, and
- ◆ emergency lighting, and
- ◆ fire department access, and
- ◆ required ventilation, and
- ◆ required washrooms, and
- ◆ guards & handrails are required on all stairs, landings & around all openings, and
- ◆ furnaces and similar heating appliances are to be within *service rooms*, and are to be enclosed by a *fire separation with fire-resistance ratings*, and
- ◆ *barrier-free* access shall be provided.