

SINGLE STOREY SELF STORAGE WAREHOUSES

These guidelines apply to multiple tenant self storage warehouses which do not exceed one storey in building height and do not have a basement. The following items are considered to meet the intent of the *National Building Code* (NBC) 2005. All other requirements of the NBC 2005 apply to these types of buildings.

1. **Occupancy Classification:** Self storage warehouses are classified as Medium Hazard Industrial (Group F, Division 2) occupancies.
2. **Building Area** (for classification purposes only): A group of self storage warehouses on the same property may be considered as one building. Multiple groupings may be considered for a site. Where the open space between the grouped buildings is at least 9 m wide, then the building area of the grouping does not include the open space between the buildings. Where the open space between the grouped buildings is less than 9 m wide, then the building area of the grouping must include the open space between the buildings in addition to the area of the buildings grouped. A building grouping must be classified under Subsection 3.2.2 or Part 9 and all applicable construction requirements, fire-resistance ratings and sprinkler requirements will apply to each building in the group as if this was one large building.
3. **Spatial Separations:** The construction of any exposing building face and the area of unprotected openings facing a property line or other buildings on the same property are to conform to the spatial separation requirements of Subsection 3.2.3 or 9.10.14, whichever is applicable based on the building classification.

EXCEPTION: If a group of self storage warehouses on the same property is to be considered as one building under item 2, spatial separation requirements need not apply to those building faces within the group that face each other, provided that:

The exposing building faces are at least 9 m apart where the space between the buildings is not included in the building area, and

The exposing building faces are at least 6 m apart where the space between the buildings is included in the building area.

Spatial separation requirements apply between separate groupings of buildings.

4. **Drawings** submitted in support of a building permit application must be signed and sealed by an architect or engineer licensed to practice in the province of Saskatchewan for buildings that are greater than 600 m² in building area or where a “grouped” building is greater than 600 m² in building area.
5. **Exits:** An overhead door can be accepted as an exit provided:
 - a. It serves only one individual tenant space,
 - b. The space it serves does not exceed 50 m² in area, and
 - c. The travel distance within that space does not exceed 10 m.

Where two exits are required, one of the exits may be an overhead door provided they are spaced as required by the NBC.

6. **Washrooms:** Washroom facilities need only be provided for employees, not for tenants.
7. **Fire Department Access Routes** within the site and access to the site must:
 - a. Be designed in accordance with the requirements of Articles 3.2.5.5 and 3.2.5.6.
 - b. Where gates are installed in the access to the site, the gate opening is to have a clear width opening of not less than 6 metres.
 - c. Be provided with fire hydrants as prescribed by the NBC.