

YOUTH INTERVENTION FACILITIES

DISCUSSION

A Youth Intervention Facility (YIF) is part of an Alberta Alcohol and Drug Abuse Commission (AADAC) outreach program established under the “*Protection of Children Abusing Drugs Act*” (PChAD). These facilities are established in existing residential or institutional buildings and are intended to provide youths with a safe and secure location to receive intervention treatment. Youths are placed at these facilities under a court order executed by their parents and are kept under constant supervision for approximately five days.

Security measures at these facilities may include the locking of doors and windows to prevent the youths from leaving either their rooms or the facility. The presence of these locks changes the occupancy classification of the building from a Group C Residential Occupancy to a Group B Division 1 Care or Detention Occupancy. As such, a typical residential home would not meet the Alberta Building Code (ABC) construction requirements (e.g. noncombustible construction, sprinklered with a fire alarm system).

A joint Building Technical Council (BTC) and Fire Technical Council (FTC) committee was created to review and clarify the Code requirements applicable to the use of these facilities. The committee determined that, due to the structure of the program and the short duration of the children’s stay at the facility, a YIF could be placed into one of the following facilities, subject to zoning approval from the authority having jurisdiction:

1. *An existing institutional facility*

If the building met the Code that was in force at the time of construction for a B1 occupancy, no change is necessary. A safety codes officer may request the input of an independent code consultant to determine the level of compliance for an existing facility.

2. *A new institutional facility*

The new facility would have to be constructed as a B1 occupancy with full professional involvement.

3. *A residential facility (new or existing)*

Since the YIFs are part of a provincial social program, placing a YIF into a residential facility will have the effect of requiring the building to be provided with barrier-free features in accordance with Section 3.8. Additionally, YIFs located in

Unless stated otherwise, all Code references in this STANDATA are to Division B of the Alberta Building Code 2006.

Issue of this STANDATA is authorized by
the Chief Building Administrator



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SAFETY CODES COUNCIL

residential facilities need to be further classified as to whether or not the facility operator intends to provide locking devices on the doors or windows.

a. Facilities with no locks

Provided the facility has been designed to accommodate no more than 10 children and was in compliance with the Code that was in force at the time of construction, the facility would be permitted to continue to operate as a residential occupancy, as per Sentence 3.1.2.5.(2), with the following recommendations or requirements:

1. Unless a relaxation of barrier-free requirements has been granted by the Chief Building Administrator pursuant to Article 2.2.1.4. of Division C, the first storey of the dwelling unit shall be provided with barrier-free features in conformance with Section 3.8. including, but not limited to
 - a. access to and from the dwelling unit,
 - b. access to and circulation within all common areas and corridors on the first storey,
 - c. access to and circulation within all supervisory staff areas on the first storey, and
 - d. access to and circulation within all washroom facilities on the first storey.
2. Smoke alarms conforming to CAN/ULC-S531, "Smoke Alarms," shall be installed in each dwelling unit in accordance with Article 9.10.19.1. of Division B of the Alberta Building Code 2006 and Article 2.1.3.3.(1) of Division B of the Alberta Fire Code 2006.
3. Carbon monoxide alarms conforming to CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices" should be installed in each dwelling unit in accordance with Article 9.32.3.9. of Division B of the Alberta Building Code 2006.
4. Portable fire extinguishers should be selected and installed on each floor level in accordance with NFPA 10, "Portable Fire Extinguishers."
5. A fire safety plan should be prepared in conformance with Section 2.8. of Division B of the Alberta Fire Code 2006.

b. Facilities with locks

This involves a change of use from a Group C to a Group B Division 1 occupancy. However, it would be impossible for an existing residential facility to meet the construction requirements for a B1 occupancy. Therefore, this STANDATA was developed to address the allowable variance from the construction requirements for a B1 occupancy in a residential single-family house or a duplex.

CODE REFERENCES

1. Article 3.1.2.5. states:

3.1.2.5. Convalescent and Children's Custodial Homes

- 1) Convalescent homes and children's custodial homes are permitted to be classified as *residential occupancies* provided that occupants are ambulatory and live as a single housekeeping unit in a *dwelling unit* with sleeping accommodation for not more than 10 persons.
- 2) A care facility accepted for residential use pursuant to provincial legislation is permitted to be classified as a *residential occupancy* provided
 - a) the occupants live in a *dwelling unit* used as a single housekeeping unit with sleeping accommodation for not more than 10 persons,
 - b) interconnected *smoke alarms* are installed in each sleeping room in addition to the requirements of Article 3.2.4.20.,
 - c) emergency lighting is provided in conformance with Subsection 3.2.7., and
 - d) the *building* is *sprinklered* throughout.

2. Sentence 3.8.1.1.(1) states:

3.8.1.1.Application

- 1) The requirements of this Section apply to all buildings except
 - a) houses, including semi-detached houses, duplexes, triplexes, town houses, row houses and boarding houses, that are not used in social programmes such as group homes, halfway houses and shelters,

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VARIANCE

A Youth Intervention Facility that is part of the Alberta Alcohol and Drug Abuse Commission (AADAC) outreach program established under the "*Protection of Children Abusing Drugs Act*" is permitted to operate in a single-family dwelling unit or duplex of combustible construction and be classified as a residential occupancy in accordance with Article 3.1.2.5. providing locks on the doors and/or windows, provided:

1. The occupants shall live in a dwelling unit used as a single housekeeping unit with sleeping accommodation for not more than 10 persons.
2. Unless a relaxation of barrier-free requirements has been granted by the Chief Building Administrator pursuant to Article 2.2.1.4. of Division C, the first storey of the dwelling unit shall be provided with barrier-free features in conformance with Section 3.8. including, but not limited to
 - a. access to and from the dwelling unit,
 - b. access to and circulation within all common areas and corridors on the first storey,
 - c. access to and circulation within all supervisory staff areas on the first storey, and
 - d. access to and circulation within all washroom facilities on the first storey.
3. Unless provided with an automatic sprinkler system that has been designed, constructed, installed and tested in conformance with NFPA 13R, "Installation of

Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height," the dwelling unit shall be provided with the following features:

- a. All sleeping rooms shall have not less than one outside window that complies with Sentence 9.7.1.2.(2) or exterior door that are equipped with electromagnetic locking mechanisms in conformance with Item (8).
 - b. Each storey of the building, including basements, shall be separated from the storey next above it by not less than one layer of 12.7 mm thick gypsum wallboard conforming to Subsection 9.29.5. or equivalent material on the ceiling, and
 - c. Any stairwell interconnecting one storey to another storey shall
 - i. be separated from the remainder of the dwelling unit by not less than one layer of 12.7 mm thick gypsum wallboard conforming to Subsection 9.29.5. or equivalent material on each side of the walls and on the underside of the ceiling, and
 - ii. have a door at the top or bottom of the stair that has a self-closing device and a latch.
4. The dwelling unit shall be provided with a single-stage fire alarm system that has been installed in conformance with Subsection 3.2.4.
 5. Each sleeping room and corridor shall be protected with a smoke detector as required by Article 3.2.4.11.
 6. Each room or space other than those described in (5) shall be protected with a fire detector as required by Article 3.2.4.10.
 7. All corridors in the means of egress shall be equipped to provide illumination and emergency lighting in conformance with Subsection 3.2.7.
 8. Doors and windows that are locked shall be provided with electromagnetic locks that do not incorporate latches, pins or other similar devices to keep the door or window in the closed position, provided
 - a. the locking device releases upon actuation of the fire alarm signal,
 - b. the locking device releases immediately upon loss of power controlling the electromagnetic locking mechanism and its associated auxiliary controls,
 - c. the locking device releases within 30 s upon actuation of a manually operated switch readily accessible only to authorised personnel, and
 - d. upon release, the locking device must be reset manually by the actuation of the switch referred to in (c).
 9. Portable fire extinguishers shall be selected and installed on each storey in accordance with NFPA 10, "Portable Fire Extinguishers."
 10. A fire safety plan shall be prepared in conformance with Section 2.8. of Division B of the Alberta Fire Code 2006.

This VARIANCE applies throughout the province of Alberta.