

ALBERTA BUILDING CODE

PROVINCE HAS GRANTED MUNICIPALITIES JURISDICTION TO ENFORCE

PART 3 BUILDINGS

ABC2014 Division B

Article 4.2.5.1 Design of Excavations

- 1) The design of excavations and of supports for the sides of excavations (shoring) shall conform with Subsection 4.2.4 and with this Subsection (see Appendix A)

Article 4.2.5.2. Excavation Construction

- 1) Every excavation shall be undertaken in such a manner as to
 - a. prevent movement that would cause damage to adjacent buildings at all phases of construction, and
 - b. comply with the appropriate requirements of Part 8 (below).
- 1) Material shall not be placed nor shall equipment be operated or placed in or adjacent to an excavation in a manner that may endanger the integrity of the excavation or its supports.

Article 4.2.5.6 Loss of Ground

- 1) At all phases of the excavation and construction, loss of ground due to water or any other cause shall be prevented.

Article 4.2.5.7. Protection and Maintenance at Excavations

- 1) All sides of an excavation, supported and unsupported, shall be continuously maintained and protected from possible deterioration by construction activity or by the action of frost, rain and wind.

PART 9 Buildings (including infill development projects)

ABC 2014 Division B:

Article 8.2.2.2. Protection of Adjoining Property states:

- 1) If the stability of adjoining buildings may be endangered by the work of excavating, adequate underpinning, shoring and bracing shall be provided to prevent
 - a. damage to, or movement of, any part of the adjoining building, and the creation of a hazard to the public.

ABC 2014 Division C:

Article 2.2.2.1 General Information Required

- 1) Sufficient information shall be provided to show the proposed work will conform with this Code and whether or not it may affect adjacent property.

Article 2.2.10.9 Responsibility for Compliance

- 1) Neither the issuance of a permit nor inspections made by the authority having jurisdiction shall in anyway relieve the owner of a building from full responsibility for carrying out the construction or having the construction carried out in accordance with the requirements of

the Safety Codes Act and regulations made pursuant to that Act, this Code or the permit, including compliance with any special conditions required by the *authority having jurisdiction*.

- 2) The *owner* shall ensure that all activities that take place on the site meet the requirements of the Code.
- 3) The *constructor* shall ensure that
 - a) Precautions are taken to safeguard the public and protect adjacent properties,
 - b) The methods used in demolition or erection are safe, and
 - c) The material and equipment used on the site meet the requirements of this Code.

2.2.12.1 Prohibited Actions

- 1) No person shall
 - a) fail to complete construction or demolition that is regulated by this Code and is shown on the plans, specifications and documents before occupying a *building* without first having obtained the permission of the *authority having jurisdiction* in accordance with this Section,
 - b) being responsible for the use, occupancy, relocation, construction, alteration, demolition of, or addition to a building, cause, allow or maintain an unsafe condition,

2.2.14.2 Responsibility for Damage

- 1) The *owner* is responsible for the repair of any damage to public property or works located thereon that may occur as a result of the undertaking *work* regulated by this Code.
- 2) The *owner* shall ensure that *work* undertaken does not damage or create a hazard to adjacent properties.

SAFETY CODES ACT – Owners, care and control

5 The *owner* of any thing, process or activity to which this Act applies shall ensure that it meets the requirements of this Act, that the thing is maintained as required by the regulations and that when the process or activity is undertaken it is done in a safe manner.