

Planning & Building Safety Department

Standard Operating Procedure (SOP)

SOP For: Occupancy Classification for Small Assembly Occupancies

* Supplementary document to the City of Brandon Building By-Law No 6018

Date Created: November 1, 2017

Date Implemented: April 1, 2019

Assembly Occupancies Serving 50 or Fewer People and Smaller than 600m²

Some assembly occupancies such as restaurants, churches and other spaces used for the public are very small in nature and represent limited life and fire safety risk to the occupants they serve. These spaces tend not to be occupied for extended periods of time and are under 600m² in floor area. The determination of occupancy should be made on the basis of use, size and occupant load.

1 Application

a) This procedure applies to occupancies that would normally be classified as Assembly Occupancy (Group A) under the Manitoba Building Code.

1.1. Occupant Load

a) Restaurants with a seating capacity of 50 people or fewer may be classified as a Retail (Group E) occupancy.

b) Churches and other similar places of worship with an occupant load of 50 people or fewer may be classified as a Personal Service (Group D) occupancy.

1.2. Occupancy Area

a) Spaces of assembly occupancy that are less than 600m² in area may be classified as a Retail (Group E) or Personal Service (Group D) occupancy.

1.3. Barrier Free Washrooms

a) Spaces of assembly occupancy that are less than 600m² and with an occupant load of 50 or fewer persons may be served by a single Universal Toilet room that complies with Article 3.8.3.12. of the Manitoba Building Code and a second washroom containing a water closet stall that complies with Article 3.8.3.8. of the Manitoba Building Code.

1.4. Design Requirements

a) Notwithstanding the requirements of Part 2 of Division C of the Manitoba Building Code, design carried out in accordance with this procedure shall be carried out by a professional engineer licensed to practice in the province of Manitoba and be skilled in the work concerned.

1.5. Review and Approvals

a) The determination of occupancy type will be made on an individual, case-by-case basis. The determination of occupancy class will be measured by life safety, occupant load, area of the space effected and other considerations such as fire protection measures, HVAC requirements and other factors effecting the building complexity.

Authorized by: Murray Fischer, Acting Building Safety Manager
Planning and Buildings Department