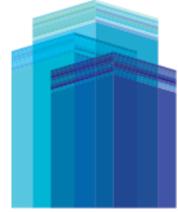


PLANNING & DEVELOPMENT SERVICES

ADVISORY



Subsidiary Occupancies

Purpose

The purpose of this advisory is to help identify when a use is a “subsidiary *occupancy*”, and to clarify how this impacts the design in relation to National Building Code (NBC) requirements.

Discussion

NBC defines *major occupancy* as follows (note that italicized words are defined in NBC):

“*Major occupancy* means the principal *occupancy* for which a *building* or part thereof is used or intended to be used, and shall be deemed to include the subsidiary *occupancies* that are an integral part of the principal *occupancy*...”

Code does not provide additional guidance for differentiating between *major occupancies* and subsidiary *occupancies*. Therefore, the City of Regina has adopted the following guidelines, in alignment with guidelines from other jurisdictions in Canada. These guidelines are used to demonstrate that a subsidiary *occupancy* is, in fact, an integral part of the principal *occupancy*. The guidelines are as follows:

1. The subsidiary *occupancy* serves only the *major occupancy*, and the subsidiary *occupancy* would not exist if the *major occupancy* did not exist.
2. The *major occupancy* would not function as effectively if the subsidiary *occupancy* were removed or moved to a different location.
3. The *major occupancy* and subsidiary *occupancy* are under the same control/management and usually open and close for business at the same time.
4. There is free movement between the *major occupancy* and subsidiary *occupancy* at all times.

If a design includes subsidiary *occupancies*, the City may request clarification/discussion based on the guidelines above to confirm the subsidiary nature of the *occupancy*. In some cases, it may be challenging to answer all questions affirmatively. However, in all cases, subsidiary *occupancies* must be shown to be an integral part of the principal *occupancy*.

Code Implications

If it is demonstrated that an *occupancy* is a subsidiary *occupancy*, then it is not required to be fire-separated from the *major occupancy* based on Table 3.1.3.1. Also, as it is subsidiary to the *major occupancy*, it does not need to be considered for purposes of building classification (Article 3.2.2.4 through Article 3.2.2.8). However, requirements from Section 3.3 would still apply to the subsidiary *occupancy* based on its intended use.

For more information on Building Permits, Building Safety or Zoning Information, please visit Regina.ca or contact [Service Regina](#).