

# Shipping Container Advisory

Shipping containers or “sea cans” have recently become a popular alternative to constructing traditional structures for storage and human habitation on a temporary or permanent basis.

The City of Yorkton has worked to find the balance between what's reasonable and maintaining the character of the community.

**Shipping containers or “sea cans”** are used for the transport of goods from one place to another. These containers are designed to be packed with goods and lifted, stacked, handled, and moved by one mode of transportation or another.

When a shipping container is no longer used for its original purpose of shipping and storage of freight, and placed on a property for use in the support or shelter of any use or *occupancy*, the structure must be considered a *building*.

With the change of use, the shipping container is now required to comply with provisions of *The Uniform Building and Accessibility Standards Act* (the UBAS Act), *the Fire Prevention Act, 1992*, their associated regulations, the National Building Code (NBC), the National Fire Code, (NFC) and City of Yorkton Zoning bylaw.

## Temporary Shipping containers or “sea cans”:

- Require a Building Permit and payment of applicable Fees;
- Total floor area shall not exceed 59.94m<sup>2</sup> (645f<sup>2</sup>);
- Shall not be stacked;
- Shall not create a hazard;
- Shall not block or obstruct any exits, windows or access to public utilities and/or rights-of-way;
- Shall be kept clean and well maintained, and placed in an orderly manner.

## Documents required for a permit application:

- Site plans;
- Engineering review (if requested);
- Foundation design (if requested);
- Anchorage to the *foundation*;
- Mechanical systems and ventilation;
- Building envelope and exterior finish.

## Regulations Regarding Permanent Shipping containers or “sea cans”:

- Permanent shipping containers are **NOT** permitted in residential zones;
- All shipping containers will require a Building Permit application. A development permit may be required;
- Existing shipping containers shall comply with the National Building and Fire Codes;
- New and existing shipping containers exceeding 9.92m<sup>2</sup> (100f<sup>2</sup>) will be assessed for taxes;
- Shipping containers may not be stacked;
- Shipping containers shall not create a hazard;
- Multiple shipping containers placed together will be considered a building with multiple suites;
- Multiple shipping containers placed together and exceeding 600m<sup>2</sup> (6458f<sup>2</sup>) will require an architects / engineers design and/or evaluation;
- Multiple shipping containers placed together not exceeding 600m<sup>2</sup> (6458f<sup>2</sup>) may be placed as follows:
  - a) require a foundation or ground anchors
  - b) be placed on a compacted surface
  - c) meet the required setbacks of a building
- Shipping containers shall not block or obstruct any exits, windows, required off-street parking spaces, driveways or access to public utilities and/or rights-of-way;
- Shipping containers shall not be placed for the sole purpose of display or advertising;
- Shipping containers shall not be used for the purpose of screening or fencing;
- Shipping containers shall be kept clean and well maintained, and placed in an orderly manner;
- Shipping containers are prohibited for the storage of junk, trash, or other forms of refuse or hazardous materials;
- Shipping containers shall comply with the regulation of the zoning bylaw and/or other bylaw, policy or statute as required.

Regarding use and *occupancy*, any storage of *dangerous goods* as defined and regulated by the NFC should be disclosed to the local authority. *Dangerous goods* means those products or substances that are regulated by TC SOR/2008-34, "Transportation of Dangerous Goods Regulations.