

Information Bulletin

Mixed Occupancy – Building Classification

Mixed occupancy refers to a building with multiple major occupancy classifications, enabling flexible use of the building as a single or multiple-tenant building for different uses – typically Assembly (Group A), Business and Personal Services (Group D), Mercantile (Group E), and Industrial (Group F).

The Manitoba Building Code (MBC) Subsection 3.2.2. – Building Size and Construction Relative to Occupancy – regulates the structural fire protection requirements for buildings, based on major occupancy, footprint area, and number of storeys in building height.

The City recognizes that in a speculative market the tenant may not be known at the time of construction, so in order to permit flexible commercial tenant spaces, it's in the owner's/developer's best interest to design the building for all intended and potential major occupancies. Permit applications should identify all relevant Articles from 3.2.2.20. to 3.2.2.88. applicable to the proposed major occupancies, with the most restrictive Article governing the construction requirements for the base-building (except as otherwise permitted by MBC 3.2.2.7). This Article dictates combustible or non-combustible construction; floor, mezzanine and roof fire resistance ratings; and provisions for sprinkler protection. Major occupancy is also used in determining requirements for, but not limited to, spatial separation, egress/exits, and fire separations, etc. All established major occupancies and corresponding Articles from Subsection 3.2.2. are indicated on the Building Permit and Occupancy Permit for the base-building.

Future Tenant Improvement work will determine which established major occupancy is applicable to the subject tenant space, and may involve additional mechanical and electrical work, e.g. HVAC requirements for commercial kitchens, clinics, etc.

The major occupancies and structural fire protection provisions originally established for the building remain relevant unless an additional major occupancy is proposed that applies a more restrictive Article from Subsection 3.2.2. or a horizontal or vertical addition is proposed.