

Buildings Incorporating Steel Building Systems: Responsibilities of the Parties Involved

CSSBI B8-95
April, 1995



CANADIAN
SHEET STEEL
BUILDING INSTITUTE

BUILDINGS INCORPORATING STEEL BUILDING SYSTEMS: RESPONSIBILITIES OF THE PARTIES INVOLVED

1. INTRODUCTION

This Bulletin outlines responsibilities prescribed by the National Building Code of Canada (NBCC) for various parties involved in the design and construction of buildings incorporating Steel Building Systems (SBS).

An SBS is a building system in which steel structural and cladding components plus applicable appurtenances are engineered to facilitate mass production and to permit assembly in various combinations. SBS are intended primarily for buildings with commercial, industrial or institutional occupancies.

This Bulletin is written solely for general guidance. Due to the variability of contractual arrangements and statutory requirements, it is recommended that legal advice be obtained in actual situations.

2. THE PARTIES DEFINED

For the purposes of this Bulletin, the parties involved in the design and construction of buildings incorporating SBS are considered to be (a) the *Owner*, (b) the *Constructor*, (c) the *Designer (of the Structure)*, and (d) the *SBS Manufacturer*.

3. RESPONSIBILITIES AS PRESCRIBED BY NBCC

The Administrative Requirements for use with the National Building Code of Canada delineate the duties and responsibilities of the *Owner* and of the *Constructor*. In NBCC Part 2, General Requirements, the *Designer (of the Structure)* and the *SBS Manufacturer* are charged with certain responsibilities. Those of the *SBS Manufacturer* are inferred from various statements contained in the NBCC and its associated documents, since the specific term "*SBS Manufacturer*" does not appear in the NBCC.

In brief, the *Owner* is responsible for obtaining all required permits and approvals to build; for giving any required notice to the building official; for providing all required information such as test data, inspection reports, etc. to the appropriate authority; and generally for complying with all the terms and conditions under which the building permit or any other required permit or approval is obtained.

The *Constructor* is responsible for observing all construction safety requirements; for not intruding on public property without permission; and is responsible jointly and severally with the *Owner* for any work actually undertaken.

The *Designer (of the Structure)* is *professionally* responsible, on behalf of the *Owner*, for the structural design of the building. He, or another suitably qualified person, is also responsible for review of the construction to determine conformance with the design. (For some buildings

covered by NBCC Part 9 the designer need not be a professional engineer or architect.)

The *SBS Manufacturer* is responsible for the design and fabrication of the components which he furnishes. The designer of the SBS structural components is *professionally* responsible on behalf of the *SBS Manufacturer*.

4. ROLES AND RELATIONSHIPS

Buildings incorporating Steel Building Systems represent a departure from traditional building methods. Thus it is natural that the roles and relationships based on the use of traditional building methods may require some modification in order to be workable under different circumstances. This is particularly true in respect of the relationships between the *SBS Manufacturer*, the *Designer (of the Structure)*, and the *Constructor*. And, where the roles of the *Designer* and *Constructor* are assumed by a single entity, known as a *Design-Builder*, the relationship is a further departure from the traditional.

The following will clarify some of the inter-related activities and obligations.

1. The *Owner* has two basic options. He may retain a professional engineer or architect to accept professional responsibility for the design and review of construction as *Designer (of the Structure)*. In this case, the *Owner* will also retain a *Constructor* to undertake the actual construction. Alternatively, the *Owner* may retain a *Design-Builder* who undertakes to provide both professional design and construction services. With either option the products of an *SBS Manufacturer* may be used.
2. Where a building incorporates a Steel Building System, the *SBS Manufacturer* designs and fabricates the structural components and connections, the cladding, and certain accessories such as doors, vents and windows. **The *SBS Manufacturer* is responsible for ensuring that the components he supplies are designed in accordance with the building regulations and other specified criteria.**
3. The *SBS Manufacturer* provides erection drawings designating the components of the Steel Building System and showing how the system is to be assembled. **In general, however, the *SBS Manufacturer* does not assume the role of erector and therefore is not involved with the inspection of erected components.**
4. The *SBS Manufacturer* does not design any part of the building he does not supply such as footings, foundation walls, earthwork and interiors.



**CANADIAN
SHEET STEEL
BUILDING INSTITUTE**

The *CANADIAN SHEET STEEL BUILDING INSTITUTE*, the national association of the structural sheet steel industry, promotes the use of sheet steel in building construction through engineered design and standards of quality and performance. Activities focus on sheet steel building products, lightweight steel cladding, lightweight steel framing and steel building systems for commercial, industrial and institutional applications as well as similar products and systems for residential and farm applications.

The Institute provides information regarding the standards of design, fabrication and erection, and offers technical assistance in the use of cold formed and pre-engineered steel products. The CSSBI also represents its members in technical matters connected with government, and provides liaison with organizations such as the Canadian Standards Association and the National Research Council.

CSSBI Member Companies are voluntarily committed to maintaining high industry standards in the design, manufacture and installation of cold formed steel building products and systems. Specifying requirements to CSSBI Standards and dealing with CSSBI Member Companies, can provide added assurance of quality construction. Only CSSBI Member Companies are authorized to display the CSSBI logo on drawings, stationary, company literature and advertising.

