

Information Bulletin No. IB23-009

March 24, 2023

INTERPRETATION
Power Engineers Regulation Subsections 4(3)(b) and 4(4)
Heating Plant Supervision

This Information Bulletin replaces IB17-006 which has been withdrawn.

Introduction

Subsection 4(3)(b) of the *Power Engineers Regulation* (AR 85/2003) states that if a heating plant is required to be under general supervision, the power engineer in charge of the plant must conduct checks of the heating plant's equipment, twice within each 24-hour period and at least 7 hours apart, while the heating plant is in operation.

Subsection 4(4) of the *Power Engineers Regulation* provides for suspension of general supervision of a heating plant by the owner for a period not exceeding 96 consecutive hours if

- (a) the period is only on weekends or statutory holidays,
- (b) the heating plant is in good working order, and
- (c) the buildings served by the heating plant are unoccupied.

Subsection 4.1 of the *Power Engineers Regulations* provides for reduced supervision outside normal Monday to Friday under certain conditions.

Interpretation

The following interpretations may be applied to Subsections 4(3)(b) and 4(4) of the *Power Engineers Regulation*:

1. A building served by a heating plant is considered occupied if a person is present in the building for more than one (1) hour. General supervision may therefore be suspended for any weekend day or statutory holiday if the building is not occupied for more than one hour on that day.
2. When a building served by the heating plant is occupied for more than one hour on weekends and holidays, but not more than seven hours per day, general supervision may be modified to a minimum of one check per day provided that:
 - the check is done not more than one hour before the occupancy period commences, and
 - the occupied period does not exceed seven (7) hours from the time the check is performed.

3. When a building served by the heating plant is occupied for more than seven hours per day on a weekend or holiday, general supervision must consist of two checks per day at least 7 hours apart.

ABSA document AB-528 *Requirements for Reduced Supervision of Power Plants, Thermal Liquid Heating Systems, and Heating Plants* describes the technical and supervision requirements to operate a heating plant under reduced supervision in accordance with Subsection 4.1 of the *Power Engineer Regulation*.

Background

One of the essential requirements for suspension of general supervision of a heating plant on weekends and holiday periods is that the buildings served by the heating plant are unoccupied. However, many facilities such as schools and office buildings are not utilized to their full capabilities over weekends and holiday periods and are often occupied less than seven hours in a day.

ABSA has been contacted by owners asking about:

- when they may apply the suspension of general supervision,
- interpretation as to when the building may be considered unoccupied, and
- interpretation of the suspension of general supervision when the building is occupied for just part of the day on weekends.

This interpretation provides for the safety of persons property in schools and office buildings during weekends and holiday periods.

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