

Requirements for Chemical Warehouse Upgrading

As of April 1, 1995, all new and existing chemical storage facilities must comply with The Hazardous Substances and Waste Dangerous Goods Regulations. If an existing structure doesn't meet these requirements, needed upgrading must be completed by this date.

Before You Begin

Before construction or upgrading begins, an application, including site plans and drawings, must be submitted to Saskatchewan Environment for approval. . If your facility is intended to store agricultural chemicals, you may also need to adhere to the Crop Protection Institute's industry-based product stewardship program known as "Warehousing Standards".

Key Requirements

- Facilities storing more than 2,000 kilograms of hazardous substances must be at least 100 metres from residences, hospitals, senior citizen care homes, schools, day care centres, group homes, special care homes, health care facilities or prisons. Construction requirements for chemical warehouses depend on the distance from these sensitive land uses. These are summarized in the table below.
- In an area where hazardous substances are stored, there must be no drains connecting, directly or indirectly, to a storm or sanitary sewer system, water supply or body of water.
- The warehouse must have some means of containing any potential product spills or any contaminated fire fighting water. Non-combustible sills, curbs, ramps or dikes, at least 15 cm above the surrounding floor or grade, may be used to accomplish this. In some cases, the surrounding property may be graded to divert liquids to a safe location. The size and nature of the facility, as well as its proximity to sensitive features or habitat must all be taken into account when considering containment options.
- The warehouse must be posted with at least one sign, warning of stored hazardous products, with an emergency telephone number.
- Chemicals may not be stored in conjunction with food or feed unless they are separated by a physical barrier from floor to ceiling and have separate containment. Chemicals must be separated according to their compatibility.



Table 1: Hazardous Substances and Waste Dangerous Goods Regulations Construction Requirements for Single Storey Chemical Warehouses Facilities storing more than 2000 kg.

Distance	Non-combustible Construction	Combustible Construction
100 Metres from Residences, 100 to less than 500 Metres from Schools, Hospitals, Senior Citizen Homes etc.	1 hour fire rating on exterior walls, roof assembly (ceiling), load bearing walls, columns and arches. Monitored fire alarm required. Please Note: If total floor area is less than 100 square metres, no fire ratings on the structure are necessary, however a monitored fire alarm is still required.	1 hour fire rating on exterior walls, roof assembly (ceiling), load bearing walls, columns and arches. Monitored fire alarm required.
100 Metres from Residences and 500 Metres from Schools, Hospitals, Senior Citizen Homes etc.	No fire rating required. Monitor fire alarm required.	1 hour fire rating on exterior walls. Monitored fire alarm required.

Note: The requirements of the National Building code of Canada will prevail in instances where fire ratings of the exterior walls are more stringent because of spatial separation from other buildings and property.