

Protection of Adjacent Buildings During Construction Row Housing and Semi Detached

To meet the requirements of the Alberta Fire Code 2014, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered. The options listed are based on the assumption that the site supervisor has implemented fire prevention initiatives to reduce the risk of fire. A Safety Codes Officer may visit the construction site to evaluate the method of protection of adjacent properties.

Acceptable methods of protection may be achieved by application of the following measures:

1. Install fire resistant sheathing or sheathing treated with a factory applied fire resistant coating on the exterior surface of all side yard walls and gables located less than 20m from adjacent buildings. The minimum sheathing criteria are as follows;
 - The treated sheathing must be listed, or the manufacturer must have the authority to mark indicating that the material complies with CAN/ULC S102 having a flame spread rating of < 25.
(Confirmation of listing or authority to mark is required.)
(Listed or authority to mark means the mark of a third-party certified body accredited by the Standards Council of Canada)
 - The sheathing must also have a fire resistance rating, minimum of 15 minutes tested to a CAN/ULC S 101 standard.
The Pilot Scale test (6ft x 4ft sample) is acceptable for meeting this requirement. The Pilot Scale test shall also have an ongoing follow up program to ensure continued consistency with the test sample. The AHJ recognizes the Pilot Scale test will not qualify for the authorization to mark or listing as required with CAN/ULC-S102 test.

AND

2a Install fire resistant sheathing or sheathing that meets the criteria detailed in item #1, on the adjoining walls of row housing suites limiting the fire compartments to less than 350 m².

OR

2b Restrict site access via perimeter fencing or other accepted security method.



Note: All products or methods used to achieve the adjacent property protection must not contradict requirements of the Alberta Building Code.

This information is being provided for the construction industry in an effort to reduce the risk of fire exposure to buildings adjacent to new construction. It is the sole responsibility of the owner or representatives of the owner to be aware of all regulations within the jurisdiction and to carry out or make provisions to adhere to the various codes and standards applicable to their project or business.

For further information, assistance or to arrange for a site visit contact

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