



**City of Leduc Fire Services
Fire Safety Codes Branch
October 1, 2012 Guideline**

***Protection of adjacent properties during construction
Buildings 4 stories or less***

To meet the requirements of the Alberta Fire Code 2006, Sentence 5.6.1.2., protection of adjacent properties during construction must be considered. The options listed are based on the assumption that the site supervisor has an approved fire safety plan implementing fire prevention initiatives to reduce the risk of fire. A Fire Safety Codes Officer may visit the construction site to evaluate the method of protection of adjacent properties. Acceptable methods of protection are required for new buildings constructed at distances of < 40 meters (131ft) from adjacent properties.

1. Security including fencing and an application of fire resistant coatings to all combustible members of individual suites or rooms located on the exposing wall within 40 meters distance,
 - a. meeting a minimum CAN/ULC S102 flame spread rating < 25,
 - b. applied as per manufacture's recommendations
 - c. applied within 72 hours of the assembly being erected.

-OR-

2. Site security with constant patrols for all hours that the general contractor is absent from the site.

-OR-

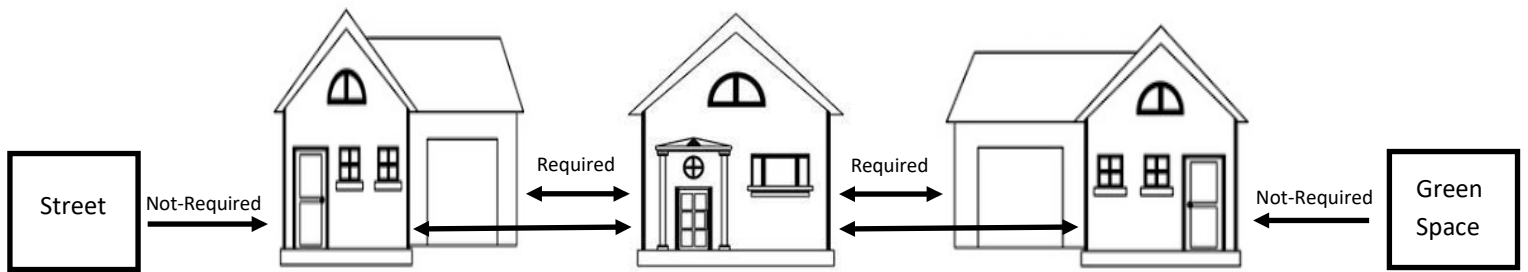
3. Secured site with fencing and an accepted fire detection system designed to detect and notify an accepted monitoring company for early detection and notification to fire department.

This information is being provided for the construction industry as 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,
Fire Prevention at 780-980-8475 or email fireservices@leduc.ca

******Note: this guideline is subject to periodic revision; ensure that you have the most current version******

Adjacent Property Protection Guidelines



Single Attached & Detached Homes

Always require Adjacent Property Protection on all walls and gables that face another structure or potential future structure even if that wall is a jut in from the main exterior wall, APP is required, see diagram above.

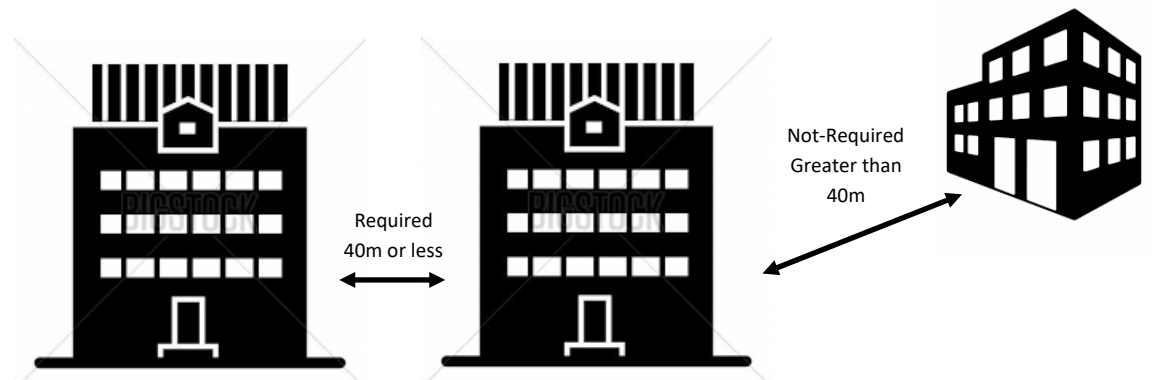
The only time Adjacent Property Protection is not required is if there is a street or green space on that side of the structure



Row Housing & Semi-Detached Homes

Always require Adjacent Property Protection if any structure or potential future structure is within 20 meters

This includes any walls or gables on the side of the structure that are within the 20 meter distance of another structure



Structures less than 4 stories

Always require Adjacent Property Protection if any other structure or potential future structure is within 40 meters

This includes any walls or gables on the side of the structure that are within the 40 meter distance of another structure