



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

Protection of adjacent properties during construction Row housing and Semi Detached

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 implemented 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 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 is 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 by October 1, 2012)
(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. 0in. x 4ft. 0in. 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.

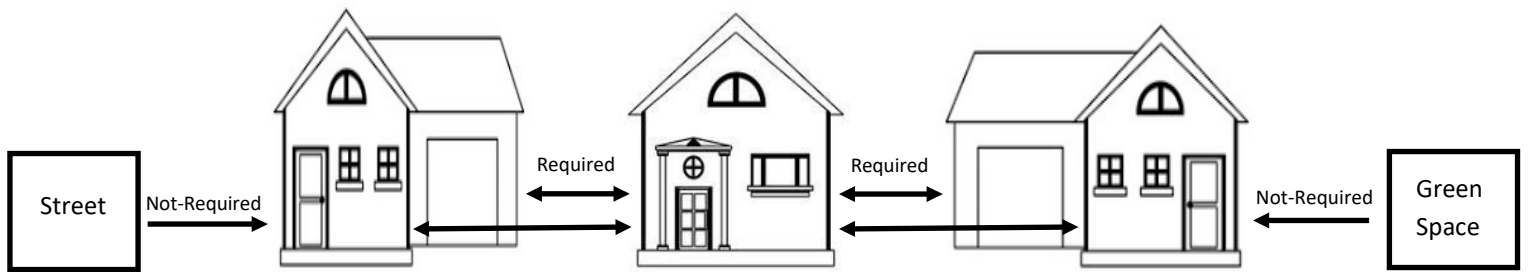
Note; All products or methods used to achieve the adjacent property protection must not contradict requirements of the Alberta Building Code.

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,
Fire Services at 780-980-8475

**** Note this guideline is subject to periodic revision, thus 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.

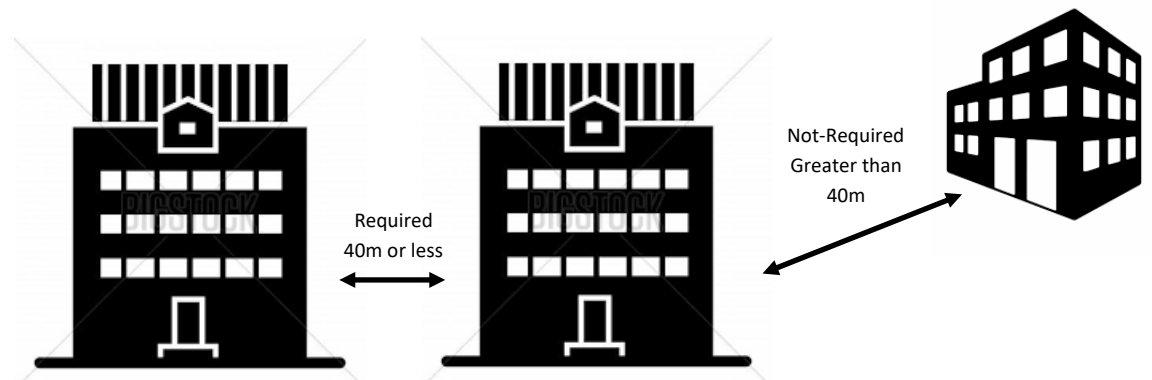
The only time Adjacent Property Protection is not required is if there is a street or green space on that side of the structure



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