



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

***Protecting adjacent properties during construction
Single Attached and Detached Homes***

The options listed for consideration are based on the assumption that the site supervisor has implemented fire prevention initiatives to reduce the risk of fire and has acceptable fire safety plan. A Fire Safety Codes Officer may visit the construction site to evaluate the method of protection of adjacent properties.

An acceptable methods of protection can be achieved by using one of the following methods:

1. Install sheathing with a factory applied fire resistant coating on the exterior surface of all side yard walls and gables located adjacent to properties that have potential of hosting a structure. The sheathing criteria is as follows;

- The 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 wall assembly with 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.

-OR-

2. Install fire resistant panels/sheathing that meet the CAN/ULC standards as above on all vertical surfaces adjacent to a side yard property line.

-OR-

3. **For redevelopment or infill projects** where a building is removed and replaced by a new structure the fire resistant treatment shall **face inside** the building or be inherently fire resistant as indicated in item 2.

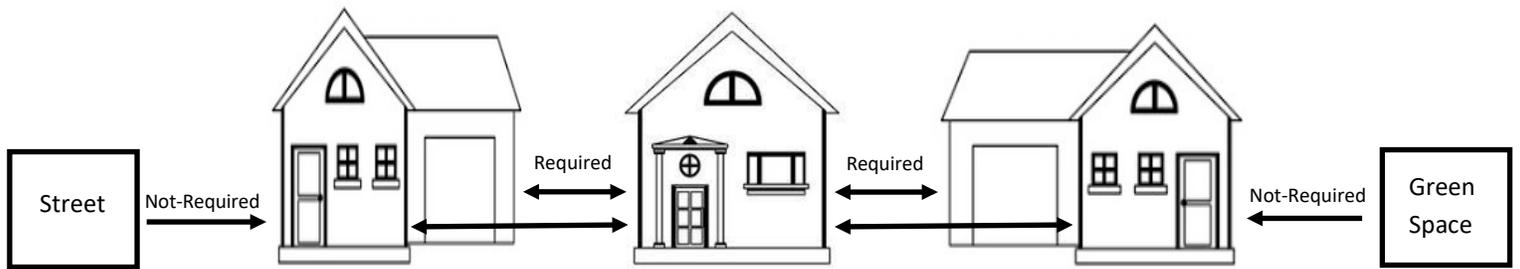
Note; All products or methods used to achieve the adjacent property protection must not contradict requirements of the Alberta Building Code.

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 Marshal at 780-980-8475 e-mail; 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.

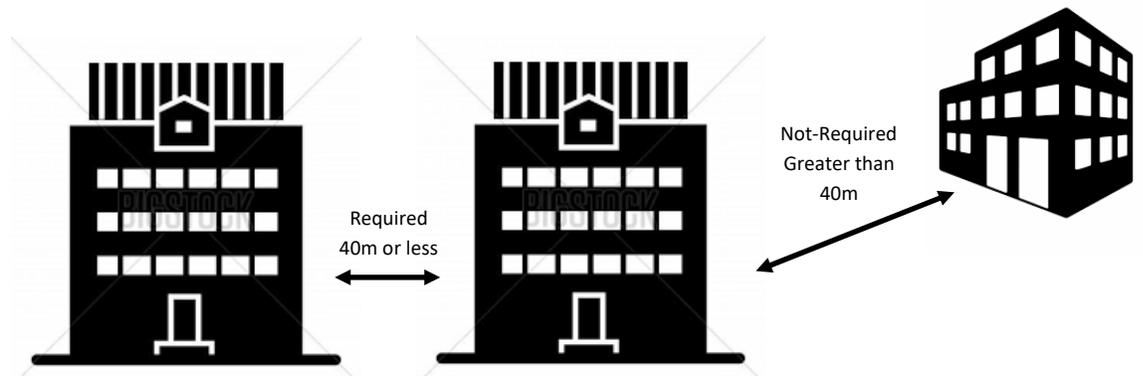
The only time Adjacent Property Protection is not required is if there is a street or green space on that side of the structure



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