

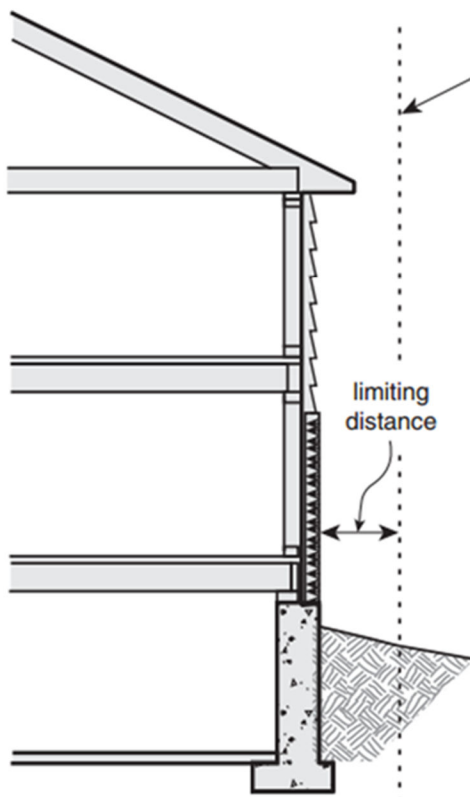
Spatial Separation - Houses & Accessory Structures

Fire Department Response Time: 10-minutes or less

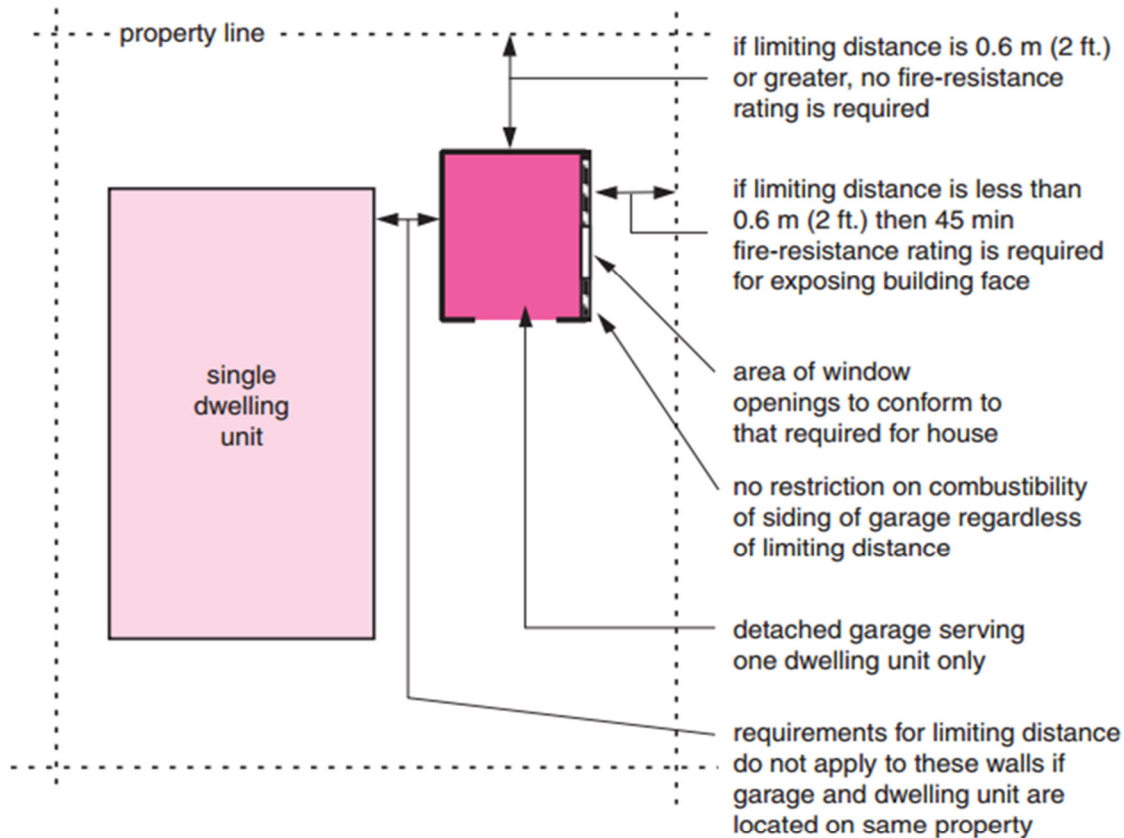
This Bulletin applies to municipalities where the fire department response time can be demonstrated to meet 10-minutes or less in 90% of their calls. This typically would be found in cities and some large towns. Many towns and municipalities where this response time cannot be met have more stringent construction of exposing building face requirements for fire protection. Please see, “BCB-005-B—Spatial Separation—Houses & Accessory Structures; Fire Department Response Time: Over 10-minutes”.

The construction techniques used for building faces that are exposed to adjacent properties start to include fire protection requirements when buildings get within certain distances from neighboring property lines as outlined below. When the property is adjacent to a road, lane, or other public thoroughfare, exceptions apply and likely no fire protection requirements exist.

Exposing Building Face Requirements - Houses



Limiting Distance	Required Fire Rating	Cladding Permitted	Glazed Areas
less than 0.6 m (2 ft.)	45 min	• Metal or noncombustible • Vinyl over gypsum sheathing or masonry • Wall to comply with CAN/ULC-S134 (See NBC Sentence 9.10.15.5.(2))	None Permitted
0.6 m (2 ft.) or greater but less than 1.2 m (3 ft. 11 in.)	45 min	• Metal or noncombustible • Combustible over gypsum board or masonry • Vinyl over gypsum sheathing or masonry • Wall to comply with CAN/ULC-S134 (See NBC Sentence 9.10.15.5.(3))	None Permitted
1.2 m (3 ft. 11 in.) or greater	None Required	Combustible (No limit)	As in NBC Table 9.10.15.4.

**Exposing Building Face Requirements - Accessory Structures****Protection of Soffits - ALL BUILDINGS**

Where a soffit projects at any point within 1.2m of a property line, then the soffit shall have no openings, be constructed with non-vented metal soffit, or have solid wood blocking installed.

And... no soffit is permitted within 450mm (18") of a property line – this will affect the truss overhang for many detached garages.

⇒ If garage wall is at 750mm (30") setback, max truss overhang = 300mm (12")

⇒ If garage wall is at 600mm (24") setback, max truss overhang = 150mm (6")

