

FIRE SAFETY PLAN - PROTECTION OF ADJACENT PROPERTIES – ROW HOUSING

The National Fire Code – 2023 Alberta Edition states measures shall be taken to mitigate fire spread to adjacent buildings from buildings undergoing construction, alteration or demolition operations.

Reference: National Fire Code - 2023 Alberta Edition Division B 5.6.1.2.

5.6.1.2. Measures to Mitigate Fire Spread to Adjacent Buildings

1) Measures shall be taken to mitigate fire spread to adjacent buildings and facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations. (See Note A-5.6.1.2.(1).)

To achieve this, one of the following options shall be applied to projects where occupied buildings are within 20m of construction. Prior to construction, select which option you will be using; date, sign and return this form to prevention@reddeer.ca.

Option 1:

Restrict site access via perimeter fencing and 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.*

Option 2:

Restrict site access via perimeter fencing and install a 24/7 monitored security system that covers the entire site. This system must be equipped with thermal imaging and site lighting that is activated via motion sensors.

Note: All products or methods used to achieve the adjacent property protection must not contradict requirements of the National Building Code – 2023 Alberta Edition

This information is being provided for the construction industry 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.

Date:

Signature:

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

Red Deer Emergency Services – Fire Safety Codes Officer

Email: prevention@reddeer.ca Office: 403.346.5511