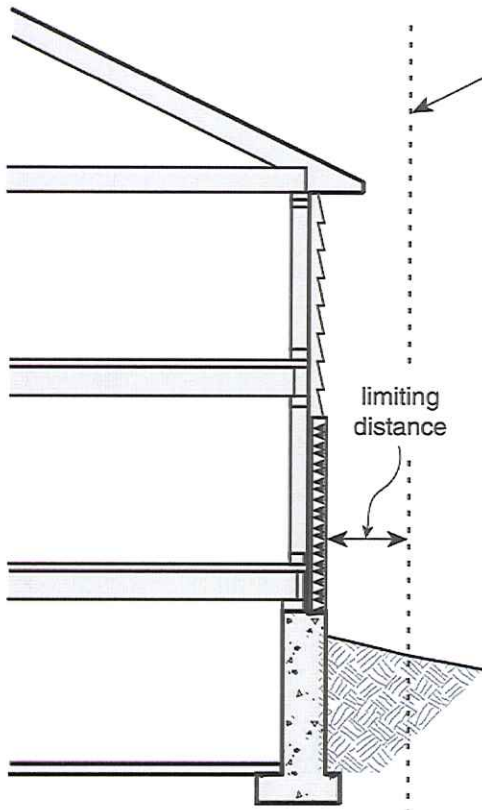


Spatial Separation - Houses & Accessory Structures

Fire Department Response Time: Over 10-minutes

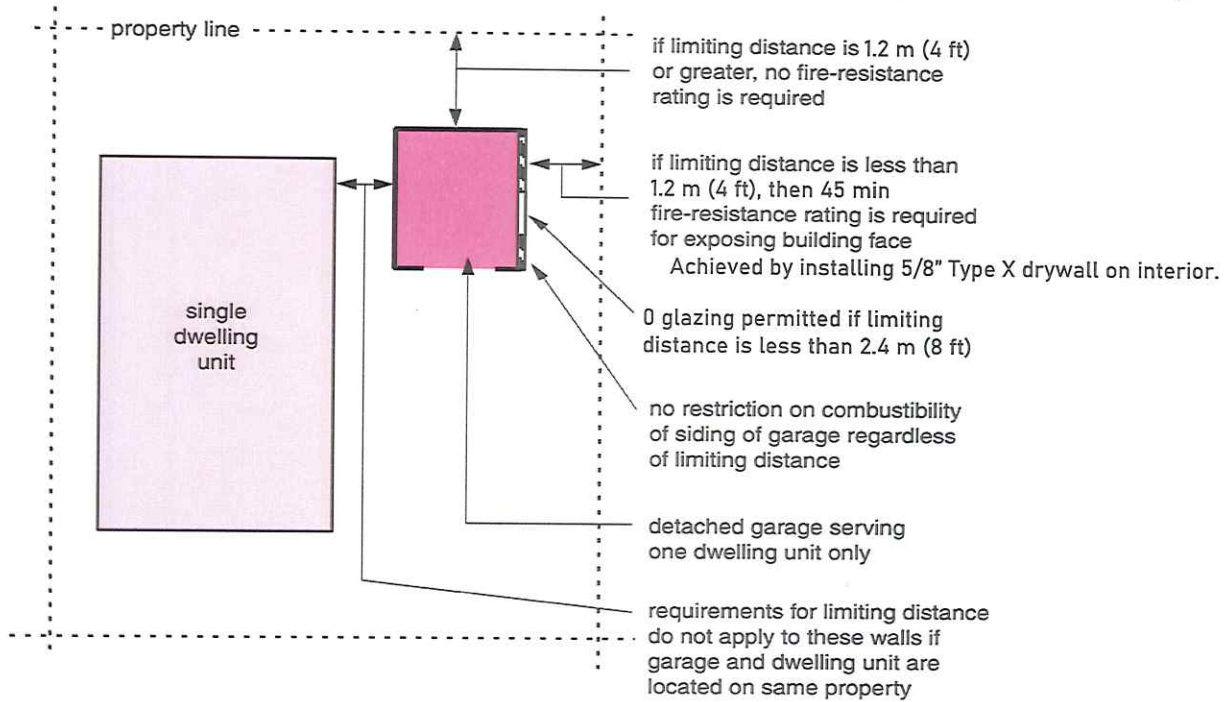
Where the local fire department response time cannot meet a 10-minute response time in 90% of their calls, additional fire protection measures are taken to reduce the spread of fire to neighboring properties. This does not affect the permitted setbacks set out in the municipal zoning bylaw, it simply means the construction techniques change to provide better fire protection as buildings get closer to property lines. When the property is adjacent to a road, lane, or other public thoroughfare, exceptions will apply.

Exposing Building Face Requirements - Houses



Limiting Distance	Required Fire Rating	Cladding Permitted	Glazed Areas
less than 1.2m (4 ft)	Highly unlikely that any municipal zoning bylaw would permit construction of a dwelling within 1.2m of a property line; If permitted, construction of the EBF is the same as below, except no Combustible cladding is permitted		
1.2m (4ft) up to 2.4m (8ft)	45 min	<ul style="list-style-type: none"> • 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
2.4m (8ft) 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 (18") setback, max truss overhang = 300mm (12")

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

