



Fire safety plan guidelines

Protection of adjacent properties during construction

(Single attached or detached homes)

Appendix D

Planning and Development
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To meet the requirements of the National Fire Code – Alberta Edition, protection of adjacent properties during construction must be considered. The options listed below are based on the assumption that the site supervisor has implemented fire prevention initiatives to reduce the risk of fire. Further requirements are referenced in the Fire/Building Code Interpretation Standata dated March 2020 19-FCI-005/19-BCI-016. A 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 applying any of the following measures:

1. Install sheathing with the 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 manufacturer must have the authority to mark indicating that the material complies with CAN/ULC S102 having a flame spread rating of < 25. *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.
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.
3. For development 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.

This information is being provided for the construction industry as an effort to reduce the risk of fire exposure to buildings adjacent to new construction. It is the sole responsibility of the owner or representative of the owner to be aware of all the 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 Leduc County Fire Services at 780-955-7099.

Note:

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

This guideline is subject to periodic revision, thus ensure that you have the most current version.