



# Residential Sidewall Protection

## City of Meadow Lake

The following requirements apply to all new construction, or substantial renovation, of houses and semi-detached houses in Meadow Lake, effective May 1, 2013. This guide is intended as a reference only. For complete information, please refer to the 2010 National Building Code and Saskatchewan amendments.

“*Limiting Distance*” is a term used for calculating fire protection requirements for building exteriors. Section 9.10.15.3 of NBC 2010 requires that the *limiting distance* used to calculate spatial separation requirements be one-half of the actual distance to the property line, in cases where the fire department response time will exceed 10 minutes in 10 percent or more of all calls and the building is not sprinklered throughout. This applies in Meadow Lake, as in most communities protected by a Volunteer Fire Department.

Simply put: The distance from the side wall to the property line, divided by two, is the *limiting distance* used in applying Code requirements. The following explains the Code requirements in practical terms.

**Note: Each building face is to be evaluated separately.**

### ***If the house is not sprinklered throughout:***

#### **Where the Actual Distance to Property Line is between 1.2 and 2.39 meters**

- *Limiting distance* is considered to be “less than 1.2 meters”
- No glazed openings permitted (i.e. no windows or glass block) (Table 9.10.15.4)
- 45 minute minimum fire rating is required on wall, exposed basement, gable end and other surfaces (2 layers of 12.7mm regular gypsum board or 1 layer of 12.7mm type X gypsum board on the interior surface) (9.10.15.5.3 and wall type EW1)
- Doors to be 20-minute fire rated (9.10.13.1), with no glazing
- Cladding to be one of:
  - Metal (steel or aluminum)
  - Stucco
  - Any of the following, installed over gypsum board: Wood, Plywood, Hardboard, or OSB with maximum Flame Spread Rating of 25
  - Vinyl, with maximum Flame Spread Rating of 25, minimum 2mm thickness, installed over gypsum board

**Where the Actual Distance to Property Line is 2.4 meters up to 2.99 meters:**

- *Limiting distance* is considered to be “1.2 meters”
- Total area of glazed openings can be up to 7 percent of the total wall area (Table 9.10.15.4)
  - Any one window can be no more than 50% of the total allowable glazed area, except that:
    - Bedroom egress windows can be greater than 50%, but not more than 100%, of the total allowed glazed area, (9.10.15.4.3)
- *Note: Windows or groups of windows must be separated by 2 meters horizontally or vertically to be considered separate windows in the above calculation*

***If the house is sprinklered (equipped with an NFPA 13D-compliant automatic sprinkler system) on every floor***

**Where the Actual Distance to Property Line is between 1.2 and 2.49 meters**

- Total area of glazed openings can be up to 7 to 12 percent of the total wall area (See Table 9.10.15.4)
- No extra fire protection requirements

***Projections***

- ***Chimney chases*** and other wall projections within 1.2 meters of the property line must be protected in the same manner required for the rest of the wall, and cannot project within 0.45 meters of the property line
- The *underside* of ***decks, landings and cantilevers*** that extend within 1.2 meters of the property line and where the underside is more than 0.6 meters above the ground must be completely enclosed by unvented metal or 11mm thick solid material

***Soffits***

- Can not project within 0.45 meters of the property line
- Where soffits project within 1.2 meters of the property line, they must be non-vented and completely enclosed by unvented metal (0.38mm sheet steel or aluminum conforming to CAN/CGSB-93.2-M), 12.7m gypsum, 12.5mm OSB, 11mm plywood or 11mm lumber.

This information sheet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. The City of Meadow Lake accepts no responsibility for any consequences resulting from persons relying solely on this information.