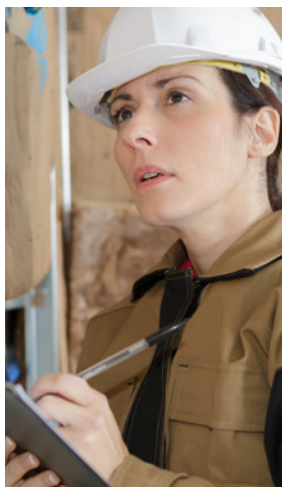


FIRE SEPARATION GUIDE

REDUCING DAMAGE
CAUSED BY THE SPREAD OF FIRE



While the Zoning Bylaws of the RDEK permit a variety of setbacks from buildings and property lines the Building Code also has setback requirements. The Building Code addresses structures in close proximity to property lines through a series of construction conditions related to fire safety. This is to protect structures on adjacent properties from damage by the spread of fire.

There is no one-size-fits-all approach to determining what your requirements will be. Most areas of the RDEK are not serviced by a fire department with a 10 minute or less response time. If your fire department can respond to a call and be at your property within 10 minutes, the *BC Building Code* requirements may be less restrictive. Proposed buildings and locations are reviewed for Building Code compliance at the building permit application stage by the Building Inspector reviewing the plans.

This handout is intended to give you a heads-up on some requirements to help you determine if proposing your new building close to a property line is worth the extra cost and restrictions. The closer you get to the property line and whether or not you are serviced by a Fire Department and have a 10 minute response time or less will dictate what level of restrictions are applicable.

Examples of possible restrictions at 5 m from a property line:

- A large number of windows not permitted

Examples of possible restrictions at 2.4 m or closer to a property line:

- Very few or no windows on the side facing the property line
- Use of non-combustible siding
(*e.g. cement-fibre products or metal siding*)
- Use of 5/8" fire-rated drywall on the interior
- Only non-vented soffits permitted

Examples of additional options for Building Code compliance when within 2.4 m of a property line:

- All of the above plus;
- Interior sprinkler system
- Installation of fusible-link roll down fire shutters on windows

For more information, please contact a Building Inspector:

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