



TOWN & COUNTRY BUILDING INSPECTION SERVICES

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COMPLETE INDEPENDENT BUILDING & CONSTRUCTION INSPECTIONS

INSPECTION REPORT ON BEHALF OF: DISTRICT OF KATEPWA

PROJECT: BUILDING DEMOLITION RENOVATION DATE JANUARY 2014
 ADDITION RELOCATION MOBILE HOME
 FILE # _____ PERMIT # _____

JOB DESCRIPTION REVISED PROPERTY SETBACK REQUIREMENTS

TYPE: PLAN REVIEW EXISTING BUILDING
 FOUNDATION FRAMING INSULATION SEASONAL FINAL
 RE-INSPECTION OTHER GENERAL INFO FINAL

OWNER: DISTRICT OF KATEPWA RESIDENTS.

PROJECT ADDRESS: ANYWHERE IN THE DISTRICT.

CONTRACTOR: PROSPECTIVE NEW HOME BUILDERS

PROCEED UPON RE-INSPECTION UPON CORRECTION OF DEFICIENCIES NOTED

COMMENTS: THE 2010 NATIONAL BUILDING CODE HAVING BEEN ADOPTED BY THE PROVINCE OF SASK. IN 2013 INCLUDES NEW MINIMUM STANDARDS FOR RESIDENTIAL BUILDINGS, IN PARTICULAR WITH REGARD TO PROTECTION FROM EXPOSURE AND LIMITING THE SPREAD OF FIRE BETWEEN RESIDENTIAL BUILDINGS.

THIS NEWLY ADOPTED N.B.C. REQUIRES THAT NEW RESIDENCES CONSTRUCTED IN AREAS WHERE "FIRE DEPARTMENT RESPONSE TIME" FROM THE INITIAL NOTIFICATION TO THE FIRST FIRE TRUCK ARRIVAL AT THE BUILDING SITE EXCEEDS 10 MINUTES. ADDITIONAL SEPARATION BETWEEN BUILDINGS AND/OR THE USE OF CONSTRUCTION METHODS AND MATERIALS THAT PROVIDE ADDITIONAL FIRE RESISTANCE AND PROTECTION TO OCCUPANTS AND ADJACENT BUILDINGS.

UNFORTUNATELY WE IN THE DISTRICT OF KATEPWA ARE WELL OUTSIDE OF THE 10 MINUTE RESPONSE AND ARE IN MOST INSTANCES REQUIRED TO PROVIDE THE ADDITIONAL DOUBLE SIDEYARD, MORE COSTLY FIRE RESISTANT CONSTRUCTION OR AN APPROVED SPRINKLER SYSTEM FOR DETAILS REFER TO N.B.C. 9.10.11, 9.10.14 & 9.10.15. SEE SHEET 5 OF 6 FOR ADDITIONAL REQUIREMENTS.

PLEASE ADVISE WHEN READY FOR NEXT INSPECTION

FOUNDATION - PRIOR TO BACKFILLING

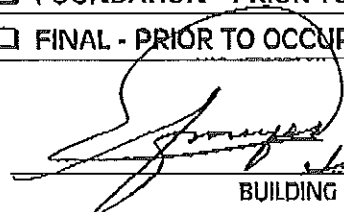
FRAMING ETC. - PRIOR TO BOARDING

FINAL - PRIOR TO OCCUPANCY

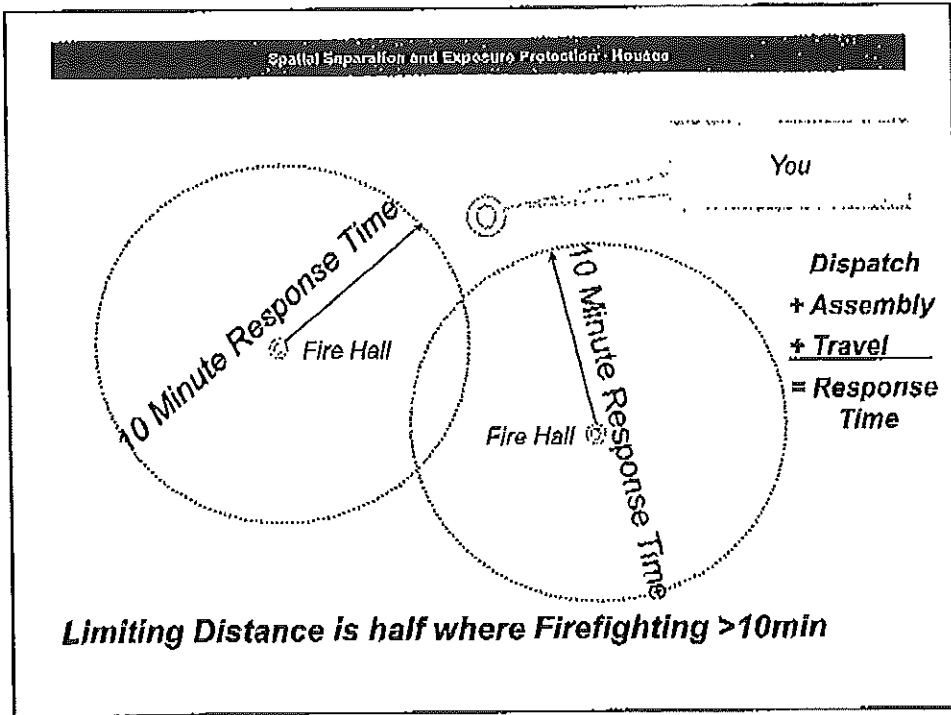
OWNERS COPY (ORIGINAL)

MUNICIPAL OFFICE COPY (YELLOW)

FILE COPY (PINK)


JAKE MEYER
 BUILDING INSPECTOR

RESPONSE TIME FOR THE DISTRICT MIN. 30 MINUTES.
(ON A GOOD DAY)



Spatial Separation and Exposure Protection - Houses

Terminology

Defined term

- **Exposing building face**
 - means that part of the exterior wall of a *building* that faces one direction and is located between ground level and the ceiling of its top storey or, where a *building* is divided into *fire compartments*, the exterior wall of a *fire compartment* that faces one direction.

Spatial Separation and Exposure Protection - Houses**Spatial Separation**

- No definition for the term, spatial separation other than it implies a safe distance between structures in order to minimize the spread of fire.
- NBC 2010 requires that no building shall put an adjacent building at risk due to fire and consideration must be given to providing a minimum separation between buildings.
- Consideration must be given to limiting the area of *unprotected openings* in walls between buildings to minimize spread of fire by radiation.
- NBC 2010 makes assumptions of a reasonable response time for fire fighting.
- Other consideration to be given to buildings in remote locations.

Spatial Separation and Exposure Protection - Houses**Spatial Separation**

- Spatial separations prevent the spread of fire across open spaces from building to building.
- Spatial separations prevent the spread of fire from one part of a building to another part of the same building which is fire-separated.
- As the distance between a wall of a building and a property line decreases, the spatial separation requirements for the same wall become more restrictive.

- Such as...

Spatial Separation and Exposure Protection - Houses**Spatial Separation**

- Wall construction changes from *combustible* to *noncombustible*.
- Percentage of acceptable *unprotected openings* decreases.
- Exterior cladding of the walls changes from *combustible* to *noncombustible*.
- The *fire-resistance rating* of the wall increases to a 2 h rating.
- If the wall is designed with a 0 *limiting distance*, the wall must be constructed as a *firewall*.

Spatial Separation and Exposure Protection - Houses**Spatial Separation****9.10.14. Spatial Separations Between Buildings**

- Applies to all Part 9 buildings other than those to which 9.10.15. applies.

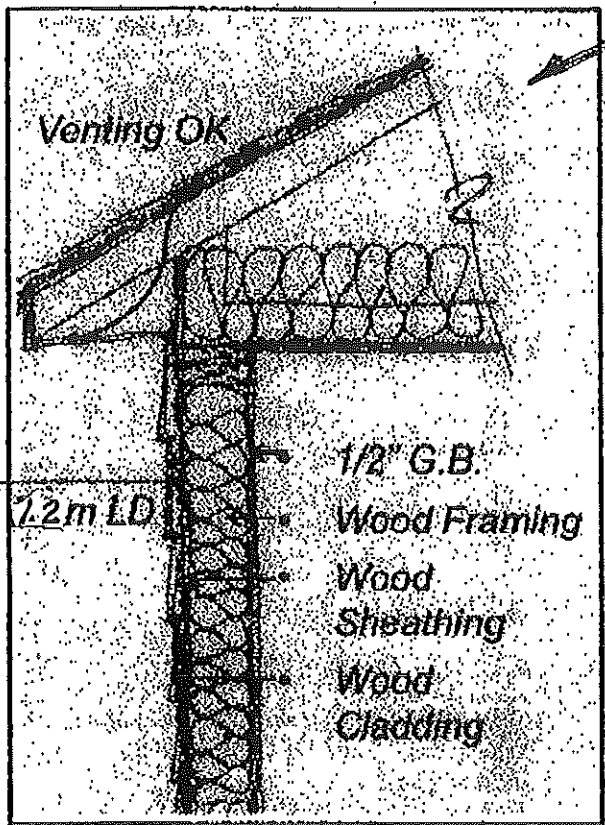
9.10.15. Spatial Separations Between Houses

- Applies to buildings that contain only dwelling units and have no dwelling unit above another, and
- Houses with a secondary suite.

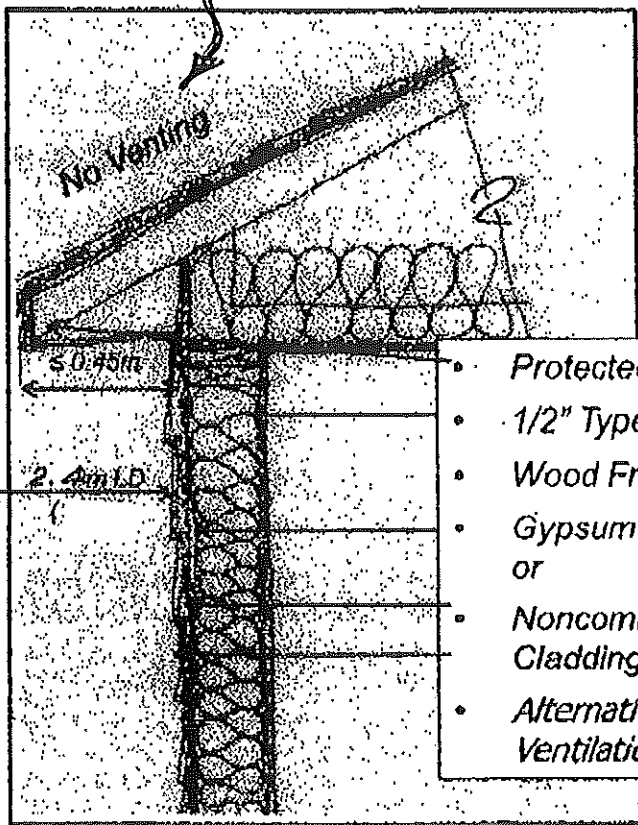
Shella Sopa at 07:30:00 Explosive Protection - Houses

"FIRE DEPARTMENT RESPONSE TIME"

Example wall construction < 10min, > 10min FDRT



(FDRT < 10min)



(FDRT > 10 min)

- Protected soffits
- 1/2" Type "X" G.B.
- Wood Framing
- Gypsum Sheathing or
- Noncombustible Cladding
- Alternative Ventilation

CONVENTIONAL CONSTRUCTION
RESPONSE LESS THAN 10 MIN.

MIN. DISTANCE TO PROP. 4'-0"

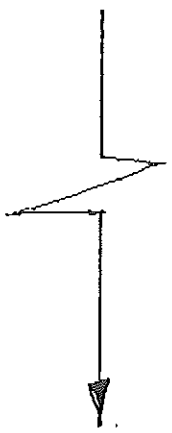
SAME AS EXISTING
REQUIREMENTS.

45 MINUTE FIRE RATED CONSTRUCTION.
RESPONSE MORE THAN 10 MIN.

BETWEEN 4'-0" & 8'-0" TO PROPERTY LINE

ADDITIONAL REQUIREMENTS

- CHANGE TO TYPE "X" DRYWALL INSIDE
- CHANGE TO GYPSUM EXT. SHEATHING
- CHANGE TO NONCOMBUSTIBLE CLADDING (HARDIE BOARD, STEEL OR STUCCO.)
- NO SOFFIT VENTING
- SOFFIT & FASCIA NEED GYPSUM PROTECTION.
- CHANGE ATTIC VENTILATION.



NOTE: THE "LD" SHOWN IN ABOVE ILLUSTRATIONS ARE FOR NO WINDOWS AND WILL INCREASE IN PROPORTION TO THE GLAZED OPENINGS IN THE WALL.

Division B

A-3.2.3.4.(1)

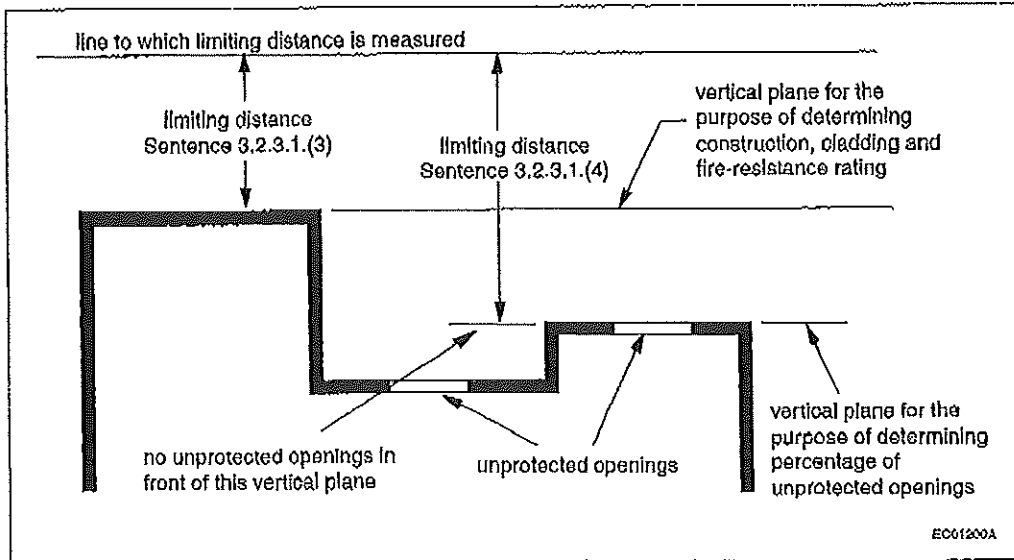


Figure A-3.2.3.1.(4)
Spatial separation design

A-3.2.3.1.(8) Intervention Time and Limiting Distance. The total time from the start of a fire until fire suppression by the fire department depends on the time taken for a series of actions. Sentence 3.2.3.1.(8) is only concerned with the time from receipt of notification of a fire by the fire department until the arrival of the first fire department vehicle at the building. It specifies a 10-min time limit which must be met in more than 90% of the calls to the building served by the fire department. This reliability level and provision for flexibility is essentially consistent with NFPA 1710, "Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments."

Clause 4.1.2.1 of NFPA 1710 establishes "time objectives" for fire incidents as follows:

- 1 min (60 s) for turn-out of responders after receipt of notification of a fire, and
- 4 min (240 s) or less for arrival of the first arriving engine company at a fire suppression incident and/or 8 min (480 s) or less for the deployment of a full first alarm assignment at a fire suppression incident.

The standard requires that the fire department establish a "performance objective" of not less than 90% for each response time objective. This reliability level is referred to in NFPA 1710 as a "performance objective."

Where the 10-min limit cannot be met by the fire department at least 90% of the time, Sentence 3.2.3.1.(8) specifies that a value corresponding to half the actual limiting distance be used in requirements that depend on limiting distance to define other criteria.

For new subdivisions, legal agreements may be made for the construction of fire stations to serve those areas. The fire department response time in those subdivisions may temporarily exceed 10 min until the fire station is constructed.

See also Sentences 9.10.14.3.(1) and 9.10.15.3.(1).

A-3.2.3.4.(1) Party Walls. By definition, a party wall is a wall jointly owned and used by two parties under easement agreement or by right in law, and is erected at or upon a line that separates two parcels of land that are, or are capable of being, separate real estate entities. With the exception of some Part 9 residential occupancies, both Part 3 and Part 9 of the Code require that, where party walls are constructed on property lines, they be constructed as a 2- or 4-hour firewall (see also Article 9.10.11.1.). Buildings on each side of a party wall that is constructed as a firewall are considered as separate buildings (see Article 1.3.3.4. of Division A).

In a Part 9 residential building that has no dwelling unit above another, a party wall constructed on a property line between two dwelling units need not be constructed as a firewall, but must be constructed as a continuous fire separation that extends from the top of the footings to the underside of the roof, with a fire-resistance rating of at least 1 hour (see Article 9.10.11.2.). These party walls do not create separate buildings.