



Fire Protection Requirements

A Guide to Building in Edmonton

The information below serves as an outline to better understand the building and fire codes as they pertain to the City of Edmonton. A thorough reading of the Alberta Edition of the National Fire Code and National Building Code is recommended before making an application for a building permit.

1.2m minimum side yards

Single Family Homes and Semi-Detached Homes:

Inside the area created by 9.10.15.3. Limiting Distance and Fire Department Response

1. Protect the adjacent property from fire from your property during the construction time frame (National Fire Code (Alberta Edition) 5.6.1.2)
 - a. An acceptable solution in the City of Edmonton is the use of OSB sheathing as per the attached [City of Edmonton guidelines](#).
2. Protect the roof soffits (9.10.15.5 – sentence 11) that are within 1.2m from the property line with one of the following:
 - a. unvented aluminum;
 - b. exterior gypsum wall board;
 - c. OSB; or
 - d. lumber.
3. Comply with table 9.10.15.4 as it relates to maximum area of glazed openings.
 - a. Glazed openings do not need to be protected if they comply with table 9.10.15.4

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 - a. An acceptable solution in the city of Edmonton is the use of OSB sheathing as per the attached [City of Edmonton guidelines](#).
2. Protect the roof soffits (9.10.15.5 – sentence 11) that are within 1.2m from the property line) with one of the following:
 - a. unvented aluminum;
 - b. exterior gypsum wall board;
 - c. OSB; or
 - d. lumber.
3. Comply with table 9.10.15.4 as it relates to maximum area of glazed openings.
 - a. Glazed openings need to be maximum 48" wide x 40" high mulled casement windows, triple glazed, lowE filled in a wood frame with metal cladding above grade and maximum 60" wide x 24" high casement or awning window below grade.
 - b. Gypsum wall board on the interior of the side walls to be 5/8" type X gypsum board to achieve a 45 minute fire-rating from the top of foundation to the uppermost ceiling.
 - c. Exterior sheathing may be OSB as outlined in the variance document.
4. Purchase [Intertek Final Test Report](#) from CHBA-ER that will support the variance that you request from the City of Edmonton.
5. Request a variance from the City of Edmonton to be allowed to build the above [Fire Test Study Results](#).



**Zero Lot Lines
Single Family Homes**

Inside the area created by 9.10.15.3. Limiting Distance and Fire Department Response

1. Protect the adjacent property from fire from your property during the construction time frame (National Fire Code (Alberta Edition) 5.6.1.2)
2. Construction to comply with either item 3 or 4 or 5.
3. Construction Option A - City of Edmonton - [Policy B14-01 Reduced or Zero Lot Line](#)
 - a. Gypsum wall board on the interior of the side walls to be 5/8" type X gypsum board to the underside of the uppermost ceiling.
 - b. Exterior sheathing to be 1/2" exterior gypsum wall board (No unprotected glazed openings allowed in the side yards).
 - c. One door (with no glazing) allowed in the side yard.
 - d. Attics need to be protected
 - i. Unvented aluminum soffits.
 - ii. Gables ends must be protected
4. Construction Option B - Code Compliant Construction - build the wall on the zero side with non-combustible cladding and no projecting eaves and the wall on the 1.5m side conforming to the requirements of 9.10.15.3.
5. Construction Option C - request a site-specific variance from the City of Edmonton in a standard format including supporting documentation demonstrating equal or better performance and safety to the prescriptive solutions of code.

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Single Family Homes**

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1. Protect the adjacent property from fire from your property during the construction time frame (National Fire Code (Alberta Edition) 5.6.1.2)
2. Construction to comply with either item 3 or 4 or 5.
3. Construction Option A - City of Edmonton - [Policy B14-01 Reduced or Zero Lot Line](#)
 - a. Gypsum wall board on the interior of the side walls to be 5/8" type X gypsum board to the underside of the uppermost ceiling.
 - b. Exterior sheathing to be 1/2" exterior gypsum wall board (No unprotected glazed openings allowed in the side yards).
 - c. One door, with no glazing, allowed in the side yard
 - d. Attics need to be protected
 - i. Unvented aluminum soffits.
 - ii. Gables ends must be protected.
4. Construction Option B - Code Compliant Construction - build the wall on the zero side with non-combustible cladding and no projecting eaves and the wall on the 1.5m side conforming to the requirements of 9.10.15.3 (**using ½ the limiting distance applied**).
5. Construction Option C - request a site-specific variance from the City of Edmonton in a standard format including supporting documentation demonstrating equal or better performance and safety to the prescriptive solutions of code.

Last updated: December 11, 2020

Please visit chbaedmonton.ca for the most up to date version of this guide.