

Policy B23-01 FIRE SEPARATION BETWEEN ROW HOUSES WITH MORE THAN TWO SECONDARY SUITES

POLICY

For a row house being constructed per NBC2023(AE):B:9.10.15. containing more than two adjacent houses with a secondary suite:

A party wall on a property line of a building of residential occupancy that separates any 2 adjacent houses with a secondary suite from the rest of the building need not be constructed as a firewall, provided it is constructed as a fire separation having not less than a 1 h fire-resistance rating, is deemed to perform at least as well as buildings conforming to NBC2023(AE):Div B: 9.10.11.2.(2).

PURPOSE

All references are to NBC2023(AE) Division B unless otherwise noted. It is not the intention that this policy limit design choices or preclude other solutions, as other options are available to permit applicants.

The policy describes an acceptable party wall construction option deemed to provide a level of safety and performance at least equal to that of prescriptive solutions found in NBC2023(AE):Div B: 9.10.11.2.(2), for Part 9 row houses with more than two adjacent secondary suites, applicable to freehold or condominium lots. This policy is supported by City of Edmonton report: [Life Safety and Property Protection: Alternative Solution for Secondary Suites in Row Houses](#), issue date July 26 2024.

This policy permits the the construction of a party wall having not less than a 1h fire-resistance rating in houses with a secondary suite in lieu of the firewall prescribed in Sentence (2) of Article 9.10.11.2., provided the houses conform with all other NBC(AE) requirements for construction of houses with a secondary suite.

PROCEDURE

- 1. PROVIDE SUFFICIENT INFORMATION ON THE DRAWINGS** to demonstrate conformance with this policy.
- Submit the **LETTER OF CONSTRUCTION INTENTION**, provided below, with the permit application.



Robert McAdam, Director
Safety Codes, Permits, and Inspections
Development Services



The Letter of Construction Intention and related detail drawings are to be submitted with the building permit application and will be maintained as part of the building permit records. In exceptional circumstances, a safety codes officer may refuse to issue a building permit that incorporates the policy; the permit applicant will be notified of the reason for refusal. When utilized, non-compliance with requirements of this policy is an offence.

PRINT, READ, SIGN AND SUBMIT THIS LETTER WITH THE BUILDING PERMIT APPLICATION

Letter of Construction Intention re: Policy B23-01
Fire Separation Between Row Houses with More Than Two Secondary Suites

TO: City of Edmonton
Safety Codes Permits and Inspections
3rd Floor, 10111 – 104 AVE NW
Edmonton, AB T5J 0J4

RE: Project City File # or Project Address _____

Letter of Construction Intention re: Policy B23-01

Pre-construction Declaration, to be submitted with building permit application:

I, (PRINT NAME) _____ affirm this _____ day of _____ 202__

that:

- I am the owner or owner’s authorized agent of the above-noted property;
- by providing this letter, I confirm I have reviewed this ‘Fire Separation Between Row Houses with More Than Two Secondary Suites’ Policy B23-01 document;
- I give assurance that the proposed fire separation at party walls between row houses with more than two secondary suites at the above project address will be constructed in accordance with this policy in lieu of requesting an alternative solution; and
- I confirm that the policy document together with submitted plans, documents and details contain sufficient details to demonstrate conformance with NBC2023(AE):Division C:2.2.5.2., and I will notify the City of Edmonton if the approved construction intention is modified during the project.

THIS IS NOT A BUILDING PERMIT
OWNER/AUTHORIZED AGENT SIGNATURE: _____ Type name to sign OR print form and sign

Disclaimer: The information in this letter is not intended to provide professional design advice, and may not address all conditions on a project. If professional expertise is required with respect to an issue or circumstance, the services of a professional should be sought.