

IMPORTANT NOTICE

MANITOBA BUILDING CODE AMENDMENTS

IN FORCE AS OF OCTOBER 1ST, 2008



CITY OF BRANDON BUILDING DEPARTMENT

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BRANDON & AREA PLANNING DISTRICT

421 - 9th Street • Brandon, Manitoba • R7A 4A9
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9.10.9.16 Separation of Storage Garages

- 3) A storage garage that serves only the dwelling unit to which it is attached or in which it is built shall be considered as part of that dwelling unit and
- a) shall be separated from other occupancies by a vertical assembly with a fire-resistance rating of not less than **45 min.** and
 - b) where there is an occupancy above the storage garage, that occupancy shall be separated from the storage garage by an assembly with a fire resistance rating of not less than **1 h.**

Objective Fire Safety and Fire Protection of the Building

Intent To limit the probability that fire will spread from a storage garage to other parts of the dwelling unit, which could lead to harm to persons in the other parts of the dwelling unit.

Acceptable Solutions

a) No occupancy above the Storage Garage

45 min. FRR

1. **Wall assembly between garage and dwelling (45-min FRR):**
 - i). One layer of 5/8" type X gypsum board, on the garage side of wall, fastened to a minimum 2x4 wood studs spaced at a maximum 24 inches on centre. OR
 - ii). One layer of 1/2" type X gypsum board, on the garage side of wall, fastened to a minimum 2x4 wood studs spaced at a maximum 16 inches on centre.
2. **Ceiling assembly (Note: applies only if the wall assembly is terminated at rated ceiling membrane) (45-min FRR):**
 - i). One layer of 5/8" type X gypsum fastened to underside of roof framing spaced at a maximum 24 inches on centre.
3. **Attic hatch construction in a fire rated assembly (45-min FRR):**
 - i). In a Vertical Fire Rated Wall - Minimum 2x4 framing spaced at maximum 24 inches on centre with one layer 5/8" type X gypsum board fastened to the garage side of the hatch or alternately minimum 2x4 framing spaced at maximum 16 inches on centre with one layer 1/2" type X gypsum board fastened to the garage side of the hatch. Hatch edges to be continuously supported on minimum 2x4 stops.
 - ii). In a Horizontal Fire Rated Ceiling - Minimum 2x4 framing spaced at a maximum 24 inches on centre with one layer 5/8" type X gypsum board fastened to the garage side of the hatch. Hatch edges to be continuously supported on minimum 2x4 stops.

Acceptable Solutions

b) Occupancy above the Storage Garage.

1 hour FRR

1. **Assembly between garage and upper floor occupancy (1-hr FRR):**
 - i). One layer 1/2" type X gypsum board and one layer 5/8" type X gypsum board fastened to underside of I-joists or wood joists spaced at a maximum 24 inches on centre, OR
 - ii). Two layers of 5/8" type X gypsum board fastened to underside of I-joists or wood joists spaced at a maximum 24 inches on centre.
2. **Attic hatch construction in a fire rated ceiling assembly (1-hr FRR):**
 - i). Minimum 2x4 framing spaced at a maximum 24 inches on centre with one layer of 1/2" type X gypsum and one layer 5/8" type X gypsum board fastened to the garage side of the hatch, OR
 - ii). Minimum 2x4 framing spaced at a maximum 24 inches on centre with two layers of 5/8" type X gypsum board fastened to the garage side of the hatch. Hatch edges to be continuously supported on 2x4 stops.

Clarification

1. Fire separation – Sentence 9.10.3.3.(3) does not apply.
2. Closures, including door – Article 9.10.13.1 does not apply.
3. Taping of joints – CSA A82.31-M1980, "Gypsum Board Application" does not apply.
4. Continuity – The vertical fire rated wall shall terminate at the underside of the roof sheathing or at a rated ceiling membrane, where a rated ceiling is provided. Where an attic hatch penetrates either the vertical wall or ceiling membrane, the attic hatch shall be substantially constructed to maintain the integrity of the fire rated assembly.
5. Load bearing walls – Article 9.10.8.3 does not apply.
6. Taping of joints – CSA A82.31-M1980, "Gypsum Board Application" does not apply.
7. A cab-over which does not cover the entire garage area shall have the entire garage ceiling rated or alternatively, the side walls of the occupied space of the cab-over shall be rated to the top of the wall.
8. Continuity – Where an attic hatch penetrates either the vertical wall or ceiling membrane, the attic hatch shall be substantially constructed to maintain the integrity of the fire rated assembly.

9.10.19A Heat Sensors in Storage Garages	
9.10.19A.1 Heat Sensors required in Storage Garages	
<ol style="list-style-type: none"> 1) A fixed temperature heat sensor shall be installed in each <i>storage garage</i> that is within, part of or attached to, a <i>dwelling unit</i>. 2) A fixed temperature heat sensor required under Sentence (1) shall <ol style="list-style-type: none"> a) be installed on the ceiling of the <i>storage garage</i> or, if the <i>storage garage</i> has no ceiling, on the bottom of a ceiling joist within the <i>storage garage</i>. b) be installed by permanent connections to an electrical circuit and have no disconnect switch between the overcurrent device and sensor, and c) be wired so that the activation of the sensor will cause all <i>smoke alarms</i> required to be within the <i>dwelling unit</i> under Articles 9.10.19.1 and 9.10.19.2 to sound. 	
Objective	Fire Safety
Intent	<ol style="list-style-type: none"> 1) To limit the probability that fire will not be quickly detected in a storage garage attached to the dwelling, which could lead to persons not being promptly notified of the fire, which could lead to delays in the evacuation or movement of persons to a safe place, which could lead to harm of persons. 2) To limit the probability that electrical connections and circuits for heat sensors will be disconnected, which could lead to the heat sensor not operating in a fire situation, which could lead to persons not being promptly notified of the fire, which could lead to delays in the evacuation or movement of persons to a safe place, which could lead to harm of persons 3) To limit the probability that persons in one part of the dwelling unit will not be promptly notified of a fire in a storage garage attached to the dwelling unit, which could lead to delays in the evacuation or movement of persons to a safe place, which could lead to harm of persons
Clarifications	<ol style="list-style-type: none"> a) Location of a fixed temperature heat sensor, located as centrally as practical on the ceiling, in a <i>storage garage</i> attached to a <i>dwelling unit</i>. b) Actuation of a fixed temperature heat sensor in a <i>storage garage</i> attached to <i>dwelling units</i>, which cause sounding of all <i>smoke alarms</i> installed in a <i>dwelling unit</i>.

9.25.5 Areas to be insulated:
2(11) Subsection 2(20) is amended by replacing the first row of Table 9.25.5.2. with the following:
Interior and Exterior Foundation Walls (3) (4)
RSI-3.5 (R-20) or RSI-2.1 (R-12) on the inside wall with RSI-0.88 (R-5) on the outside wall