



RB14-032

SPATIAL SEPARATION TO BUILDING SPACES WITH NO OCCUPANCY

Reference: Alberta Building Code 2014 Subsection 3.2.3. and Article 3.2.3.9.

Subsection 3.2.3. "Spatial Separation and Exposure Protection"

Article 3.2.3.9. "Protection of Structural Members"

Question:

When a building has an unoccupied space extending to the property line, how should the spatial separation requirements be determined? One possible situation is shown on page 2.

Commentary | Relevant Facts | Conclusion:

The above Subsection contains numerous Sentences regarding spatial separation requirements. The intent of these is to guard against fire spread from the subject building to its neighbor across the property line. However, if a space in a building next to the property line has no other use or no occupancy, then the term "exposing building face" becomes irrelevant for that space.

Spatial separation in such situations should be based on the limiting distance to the nearest wall from the property line. Consequently, the floor assembly above this space must have a fire resistance rating in accordance with Subsection 3.2.2. and this rating must be applied to the entire floor assembly.

Exposed structural members such as beams, columns and arches shall be protected as required in 3.2.3.9.

Chief Building Inspector

Regulation Bulletin General Policy Statement

Unless stated otherwise, the Code references in this Regulations Bulletin are to Division B of the Alberta Building Code 2014 (ABC 2014). Regulation Bulletins do not overrule the ABC 2014 nor constitute a relaxation of the Code. They serve to clarify the Code in areas where the latter is ambiguous or does not cover a specific topic. Regulation Bulletins are City of Calgary clarifications for staff use to enable consistency in the application of the Code. Regulation Bulletins should always be read in the context of the appropriate requirements of the Code.

