New Westminster

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Continuity of Fire Separations

Intent:
To inform owners, designers and contractors of the requirements pertaining to the integrity of fire separations as required by the 2018 BC Building Code, Division B Subsections 3.1.8 and 3.1.9. .

Purpose:
To ensure that fire stopping details are determined well in advance of actual construction and to have clear procedures in place on-site prior to the commencement of framing and installation of building services. In accordance with Subsection 3.1.8 a fire separation shall be constructed as a continuous element. To comply with Subsection 3.1.9 building services located in required fire separations must be installed such that they maintain the required fire resistance rating and sound rating.

Detail Drawing Requirements:
As part of a Building Permit Application, the applicant is required to submit detail drawings showing how the integrity of fire separations will be maintained throughout the building. These details should also indicate how the required sound separation will be achieved.

Specific areas of concern include:

- Intersections of two or more fire separations (vertical and/or horizontal). Detail should include method of firestopping all penetrations from one area to another.
- Penetrations through fire separations for building services (piping, electrical, cable/telephone, etc.)
- Protection of steel columns and beams
- Tub and shower diverter valves, pot lights, water boxes (refrigerator/laundry) and electrical devices in fire rated assemblies shall be located in a 5 sided drywall box or provided with the appropriate fire stopping when located in fire rated assemblies.
- Combustible outlet boxes shall be fire stopped or provided with a 5 drywall box inside the wall regardless of size*. Non-combustible outlet boxes are permitted without fire stopping provided the opening is not more than 0.016m^2.
- Back to back electrical receptacles (outlet boxes, vanity fixtures, etc) (see detail on reverse)
- Lining joist cavity with drywall for ductwork
- Drop ceilings
- Bathtubs – firestopping of traps and installing drywall behind the tub.
- Other similar situations.

On-Site Requirements:
A fire-stopping manual shall be prepared and kept at the construction site office as a reference document. This manual shall contain the following:

- Shop drawing details as above
- Fire stop materials specifications from product manufacturer for each product to be used
- Sample tube/container of each product

*Note: See Interpretation 18-0093

"This information is provided for convenience only and is not in substitution of applicable City Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws."

Contact Us

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