



Fire Sprinkler Of Furnace Rooms In Houses With Two Dwelling Units

The Building Standards Department issues Builder Tips as part of our customer service program. They are designed to provide an improved understanding of the Building Code and to reduce the costs associated with correcting infractions. Please contact your area building inspector for further information or call the Building Standards Department at 905.475.4848 extension 2189

Building Code Act

Role of chief building officials

- (6) It is the role of a chief building official,
- (a) to establish operational policies for the enforcement of this Act and the building code within the applicable jurisdiction.

Role of builders

- (3) It is the role of a builder,
- (a) to ensure that construction does not proceed unless any permit required under this Act has been issued by the chief building official.
 - (b) to construct the building in accordance with the permit.
 - (c) to use appropriate building techniques to achieve compliance with this Act and the building code; and
 - (d) when site conditions affect compliance with the building code, to notify the designer and an inspector or the registered code agency, as appropriate. 2002., c. 9, s. 3.

ONTARIO BUILDING CODE

9.10.9.16. Separation of Residential Suites

(4) Walls and floor-ceiling framing in a house with a secondary suite that separate dwelling units from each other or dwelling units from ancillary spaces and common spaces need not comply with Sentence (1), where the walls and floor-ceiling framing are protected by a continuous smoke-tight barrier of not less than 15.9 mm thick Type X gypsum board installed on

- (a) both sides of walls, and
 - (b) the underside of floor-ceiling framing.
- (See Sentence 9.10.9.3.(2) for closures)



7.6.1.3. Control and Shut-Off Valves

(5) In buildings of residential occupancy that contain more than one dwelling unit, a shut-off valve shall be installed where the water supply enters each dwelling unit, so that, when the water supply to one suite is shut off, the water the supply to the remainder of the building is not interrupted.

(6) In a building of other than residential occupancy, shut-off valves shall be provided on the water supply to

- (a) every fixture, or
- (b) any group of fixtures in the same room, except as provided in Sentence (4).

Ontario Fire Code

9.8.2.3. Alternative protection for ceilings

The fire resistance rating of the fire separation above a room containing a fuel fired appliance is not required where the room is sprinklered providing a minimum average density of 6.5 L/min./m².

NFPA 13D- 2016 8.3.5.1.2. Location of sprinklers.

Where fuel fired equipment is located beneath the occupied area of the dwelling unit, at least one quick response intermediate temperature sprinkler shall be installed above the equipment.

OBJECTIVE

The objective of this Builder Tip is to:

Provide an alternative method of fire protection to the furnace room by adding sprinkler protection in lieu of fire rating the ceiling.

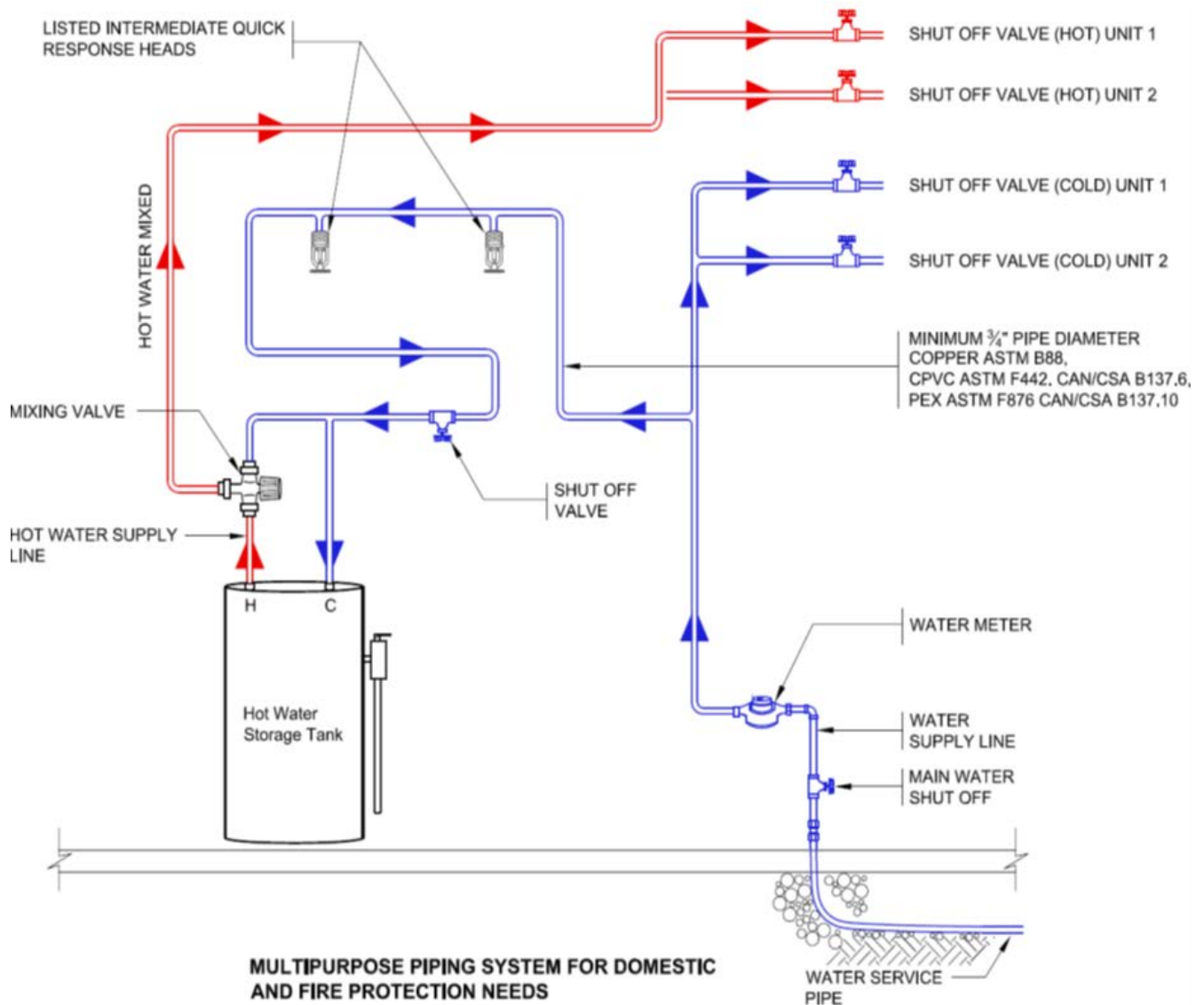
Provide guidance for the design and installation of the incoming water service, distribution piping and dwelling isolation valves.

The property owner and builder are required to construct a building in accordance with the Building Code and the approved Building Permit Documents. It is the responsibility of the Building Standards Department to enforcement this requirement.



This Builder Tip has been developed to establish an operational policy for the enforcement of the Building Code Act and Building Code with respect to the inspection of furnace rooms and plumbing systems in two dwelling houses.

A furnace room of less than of 50 ft² may be protected with a single sprinkler at the highest ceiling space without regard to obstructions.



MULTIPURPOSE PIPING SYSTEM FOR DOMESTIC AND FIRE PROTECTION NEEDS

NOTE: SHUT-OFF VALVES SHALL BE INSTALLED ON THE WATER SUPPLY TO EACH UNIT TO ENSURE THAT WHEN THE SUPPLY TO ONE UNIT IS SHUT OFF, THE SUPPLY TO THE OTHER UNIT IS NOT INTERRUPTED.