



Construction Of Gable Ends In Housing With A Limiting Distance Less Than 1.2m

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

Division A – Part 1 – Section 1.4. Terms and Abbreviations

Article 1.4.1.2. Defined Terms - *Exposing Building Face* means that part of the exterior wall of a building that faces one direction and is located between ground level and the ceiling of its' top storey, or, where the building is divided into fire compartments, the exterior wall of a fire compartment that faces one direction.

9.10.15.5. Construction of Exposing Building Face of Houses

(1) Except as provided in sentences (1.1), (2), (4) and (6), each exposing building face and any exterior wall located above an exposing building face that encloses an attic or roof space shall be constructed in conformance with Subsection 9.10.8.,

- (a) for the exposing building face as a whole, or
- (b) for any number of separate portions of the exposing building face.

(1.1) Sentence (1) does not apply where

- (a) the limiting distance is not less than 1.2 m,
- (b) the limiting distance is less than 1.2 m but not less than 0.6 m, provided that the exposing building face has a fire-resistance rating of not less than 45 min, or
- (c) the limiting distance is less than 0.6 m, provided that the exposing building face has a fire-resistance rating of not less than 45 min and is clad with noncombustible material.

(2) Except as provided by Sentences (4) and (5) where the limiting distance is less than 0.6 m, the exposing building face and exterior walls located above the exposing building face that enclose an attic or roof space shall have a fire-resistance rating of not less than 45 min, and



- (a) the cladding shall be metal or noncombustible cladding installed in accordance with Section 9.20, 9.27, or 9.28., (See Note A-9.10.14.5.(1)),
- (b) the cladding shall
 - (i) conform to Subsection 9.27.12.,
 - (ii) be installed without furring members over gypsum sheathing at least 12.7 mm thick or over masonry,
 - (iii) has a flame-spread rating not more than 25 when tested in accordance with Sentence 3.1.12.1.(2), and
 - (iv) not exceed 2 mm in thickness exclusive of fasteners, joints and local reinforcements, or
- (c) the wall assembly shall comply with Clause 3.1.5.5.(1)(b) when tested in conformance with CAN/ULC-S134, “Standard Method of Fire Test of Exterior Wall Assemblies”.

OBJECTIVE

Housing buildings are exempt from the requirements for a fire-resistance rating and non-combustible cladding for the walls (gable end) above the exposing building face, which enclose a roof or attic space, as long as the exposing building face of the house complies with Sentences 9.10.15.5.(1.1)(2). The Building Code has provided this exemption for housing (where there is no dwelling unit above another dwelling unit) on the basis of tradition and past performance, and the fact that the life risk component of this Building Code requirement is minor.

