



Termination Of Party Wall Between Dwellings

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

9.10.11.2. Firewalls Not Required

(1) A party wall on a property line of a building of residential occupancy need not be constructed as a firewall, provided it is constructed as a fire separation having not less than 1 h fire-resistance rating, where the party wall separates

- (a) two dwelling units where there is no dwelling unit above another dwelling unit,
- (b) a dwelling unit and a house with a secondary suite including their common spaces, or
- (c) two houses with a secondary suite including their common spaces.

(2) Reserved.

(3) The wall described in Sentence (1) shall provide continuous protection from the top of the footings to the underside of the roof deck.

(4) Any space between the top of the wall described in Sentence (1) and the roof deck shall be tightly filled with mineral wool or non-combustible material.

OBJECTIVE

Party walls erected between dwelling units and providing the fire separation of one hour fire resistance rating, must be built as a continuous element from the top of the footings to the underside of the roof sheathing. The illustration to the right shows the termination of a concrete block wall which must provide a tight seal using typical construction material such as caulking, drywall tape and mud, roxul insulation, etc.

