Need More Info? Have Questions? Come See Us or Contact Us:



City of Miramichi Location



Greater Miramichi Regional Service Commission – Planning Services

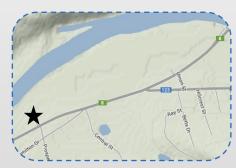
1773 Water St., 2nd Fl., Miramichi, NB, E1N 1B2

Telephone: (506) 778-5359 Toll Free: 1-855-647-5359

> Fax: (506) 778–5360 Email: info@rsc5.ca

Business Hours: 8:00am to 4:00pm, excluding stat holidays

Village of Doaktown Location (Seasonal)



Doaktown Village Office

8 Miramichi St. Doaktown, NB, E9C 1C8

Telephone: (506) 365-7331

Fax: (506) 365-7111 Email: info@rsc5.ca

Business Hours: 9:00am to 3:00pm, every Tuesday beginning early May to late September, excluding stat holidays (call for exact opening date)

Please Note: This brochure is for informational purposes only. Where there is conflict between this brochure and current municipal by-laws and/or provincial legislation, the latter prevails.

www.greatermiramichirsc.ca



Spatial Separation for Fire Protection

June 22, 2015

www.greatermiramichirsc.ca

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What is Spatial Separation?

with Spatial Separation?

The location of your building may influence the type of construction required as per the NBC. Buildings should be sufficiently spaced apart in order to prevent and mitigate the spread and severity of fire; this is the main premise behind spatial separation. In general, this means that buildings that are close together are more at risk for the spread and severity of fire compared to buildings that are far apart.



What Locational Factors are Taken into Consideration?

Although the main premise of spatial separation is that buildings should be sufficiently separated in order to prevent and mitigate the spread and severity of fire, the Building Inspector must take other locational factors into consideration when assessing your building application.

Spatial separation must also consider future site implications and adjacent properties. For example, building close to a neighbouring lot line may put the building, or a future neighbouring building, at increased risk. Thus, the distance from the building to other lot lines are an integral part of assessing fire s eparation.

The following are considered by the Building Inspector when assessing spatial separation, but not limited to:

Terms

Please note that terms used in these info booklets are not legal definitions. Please contact us directly if you need assistance understanding jargon.

Meeting Notes	

- Size/area of the exposed wall (e.g. wall facing existing building, lot line, or street);
- Number of unprotected openings on the exposed wall (e.g. windows, doors, duct work);
- Wall construction, fire rating; and/ or
- External cladding.

Alternatively, it may be more cost effective to explore other locational options in order to avoid potentially expensive construction requirements associated with the above.

What Sections of the NBC Deal with Spatial Separation?

Communities of the GMRSC, including unincorporated areas, have officially adopted the 2005 version of the NBC. As of the date on the cover of this informational booklet, Building Services uses this version of the code. If you are unsure about the current version of the NBC that is applied for building assessment and enforcement in your area, please contact us directly and ask to speak with a Building Inspector.

Sections of the 2005 NBC that deal with spatial separation include:

- Section 3.2.3 Spatial Separation and Exposure Protection;
- Section 9.10.14 Spatial Separation Between Buildings.

Please note that is not the Building Inspector's role and responsibility to give consultant design advice. It is your responsibility to hire competent professionals that will ensure your building meets all regulatory requirements outlined in the NBC.

Did You Know?

Permits are required for all buildings and structures, such as:

- Accessory buildings
- Decks, ramps, and stairs;
- Fences;
- Swimming pool enclosures;
- Signs;
- Electrical work (e.g. changing out an electrical panel);
- Residential buildings (e.g. houses, cottages, camps, and mini-homes); and
- Commercial, industrial, and institutional buildings.

Meeting Notes

Meeting Notes

- Distance between proposed building and existing buildings;
- Distance between proposed building and lot lines; and
- Distance between proposed building and streets.

How can Construction Requirements Change Based on Location?

Your designer is responsible for taking spatial separation into consideration and determining what, if any, construction details must be changed in your application to meet the standards of the NBC. Your knowledgeable and professional builder should be aware of these factors—and the influence of the location of your building on the required construction methods—when drafting building plans for your project.

As you move your building closer to an existing building, lot line, or street, you have to change some or all of the following construction details in order to ensure you meet NBC requirements:



E.g. Unprotected Openings (Windows, Duct Work, etc.)



E.g. Non-combustible Construction



E.g. Non-combustible Cladding