



# Party Wall Construction

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. Firewalls

### 9.10.11.1. Required Firewalls

(1) Except as provided in Articles 9.10.11.2. a party wall on a property line shall be constructed as a firewall. (See Note A-3.2.3.4.(1))

### 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

In buildings of residential occupancy where there is no dwelling unit located above another dwelling unit, a party wall is permitted to be constructed with minimum fire resistance rating of 1 hour. The party wall may be construction of non-combustible or combustible construction. Refer to the illustration for details of a combustible party wall.

