

Builder TIP

Fire Sprinkler of Furnace Rooms In Houses with Two Dwelling Units

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.

ONTARIO BUILDING CODE

9.10.9.14 Separation of Residential Suites

(4) Except as provided in sentence (5), dwelling units in a house shall be separated from each other and common areas by a fire separation having a fire resistance rating of not less than 45 minutes.

7.6.1.6. Suites

Shut off valves shall be installed in every suite in a building of residential occupancy as may be necessary to ensure that when the supply to one suite is shut off the supply to the remainder of the building is not interrupted.

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.

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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.

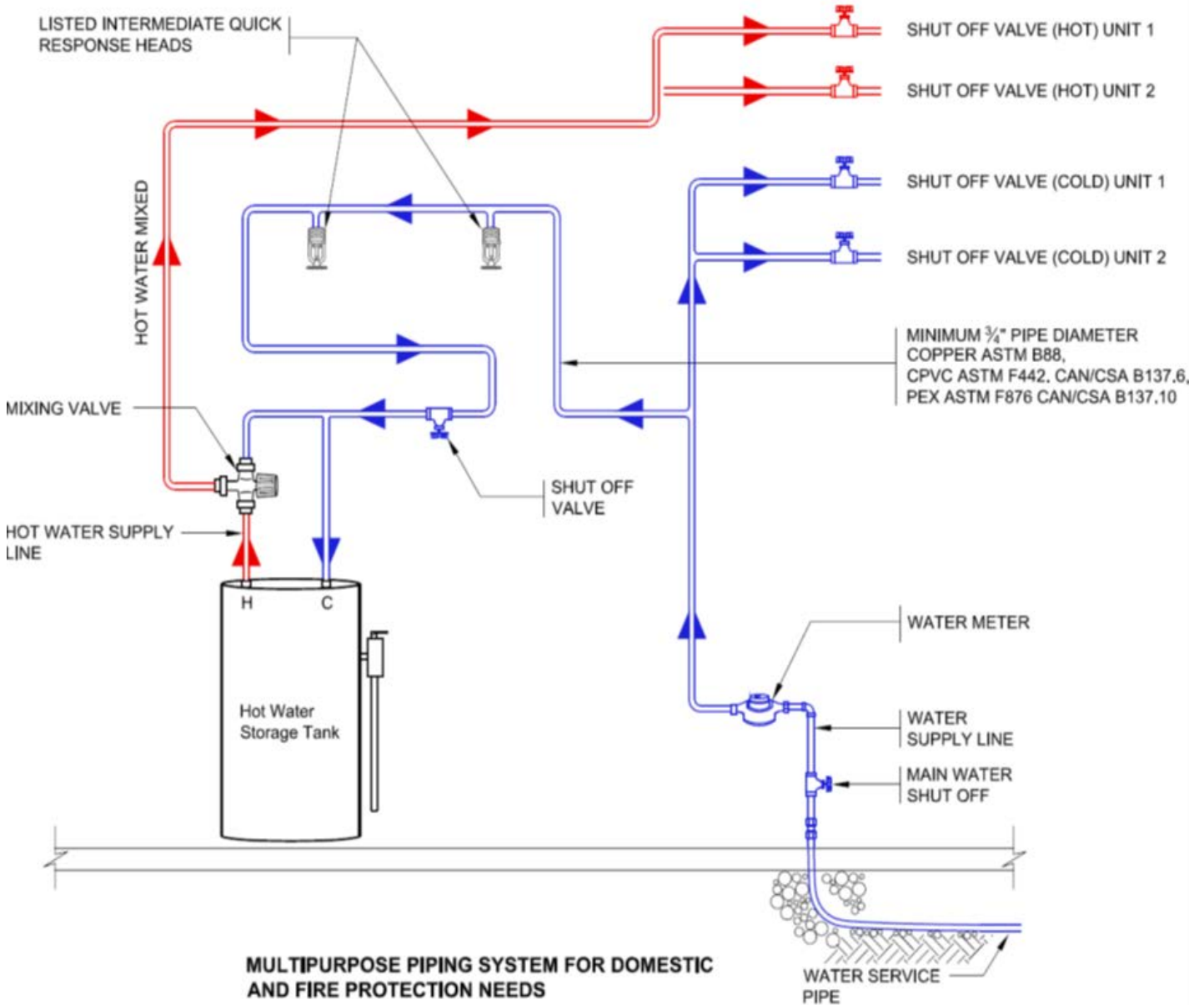
Provide guidance for the design and installation of the incoming water service, distribution piping and dwelling isolation valves.

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 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.

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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.



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.



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