

Builder Tip

TERMINATION OF PARTY WALL BETWEEN DWELLINGS

ONTARIO BUILDING CODE

9.10.11.2. Firewalls Not Required

(1) In a building of residential occupancy in which there is no dwelling unit above another dwelling unit, a party wall on a property line between dwelling units need not be constructed as a firewall provided it is constructed as a fire separation having not less than a 1 h fire-resistance rating.

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

(3) Any space between the top of the wall described in Sentence (1) and the roof deck shall be tightly filled with mineral wool or noncombustible 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.

