



BULLETIN RB06-059

(Updated 2015 Dec 18)

PARTY WALLS OR SUITE SEPARATION WALLS CONTINUING INTO CRAWL SPACES

Reference: Sentence 3.1.10.3.(1), Sentence 3.2.3.4.(1), Sentence 9.10.11.1.(1) and Sentences 9.10.11.3.(1)

Sentence 3.1.10.3.(1) "A firewall shall extend from the ground continuously through, or adjacent to, all storeys of a building or buildings so separated, except that a firewall located above a basement storage garage conforming to **Article 3.2.1.2.** is permitted to commence at the floor assembly immediately above the storage garage. (See also **Sentence 3.1.10.1.(3).**)"

Sentence 3.2.3.4.(1) "A party wall shall be constructed as a firewall"

Sentence 9.10.11.1.(1) "Except as provided in **Article 9.10.11.2.**, a party wall on a property line shall be constructed as a firewall."

Sentences 9.10.11.3.(1) "Where firewalls are used, the requirements in Part 3 shall apply."

Question:

Should the party wall acting as a firewall in an apartment building (whether it is under Part 3 or Part 9 of the Alberta Building Code) be a fire separation having a fire resistance rating within the crawl space?

Commentary / Relevant Facts / Conclusion:

Sentences 3.2.3.4.(1) and 9.10.11.1.(1) require that the party wall be constructed as a firewall. The requirements for construction of a *firewall* are within **Subsection 3.1.10. "Firewalls"**. **Sentence 3.1.10.1.(1)** for continuity of *firewalls* requires it to be continuous from the ground up. The only exception involves a storage garage. Therefore a party wall constructed as a *firewall* must be constructed within any crawl space of the same fire resistance rating as the *firewall* above the crawl space. Adequate ventilating of the crawl space should also be a consideration.

Chief Building Inspector

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