

Protection of Adjacent Buildings During Construction Buildings ≤ 4 Storeys

As per the National Fire Code – Alberta Edition 2019, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered to reduce the risk of fire as per the AFC 5.6, “Construction and Demolition Sites”.

Based on design a 4 storey building may have the same or larger exposing building face as a 6 storey building and may require a more thorough risk assessment as per NFPA 80A.

The following are mandatory requirements for all construction sites for buildings constructed at distances of < 40 meters from adjacent properties:

1. Provide a Construction Fire Safety Plan in accordance with Section 5.6. of the NFC (AE).
2. Restrict access to the site with a secure fence.
3. Provide adequate security lighting.
4. A Fire Watch may be required with continual supervision for all hours that the general contractor is absent from the site.
5. Other alternative measures may be required (NFPA 80A) based on the area of exposed building face.

This information is being provided for the construction industry in an effort to reduce the risk of fire exposure to buildings adjacent to new construction. It is the sole responsibility of the owner or representatives of the owner to be aware of all regulations within the jurisdiction and to carry out or make provisions to adhere to the various codes and standards applicable to their project or business.

For further information, assistance or to arrange for a site visit contact

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