



Notice: City of Beaumont Fire Response Times

You are receiving this notice as a builder or developer who is actively constructing in the City of Beaumont or has submitted a permit application in 2021.

A recent assessment of Beaumont Fire Services' response times determined that Beaumont Fire Services is not able to respond to structural fires within 10 minutes of receiving a call 90% of the time.

Effective November 30, 2021, all building permit applications for Beaumont must meet construction requirements in the National Building Code Alberta Edition 2019 (NBC-AE 2019) for a location without a 10 minute response time as applicable.

The NBC-AE 2019 does not permit a phase-in or delay of the requirements once the municipality is no longer meeting the fire response threshold. Building permits issued before November 30 are not affected by this change, and existing homes do not need to be retrofitted.

Developers and builders are strongly advised to review the National Building Code Alberta Edition 2019 (NBC-AE 2019) requirements prior to starting a design and submitting their application for a building permit.

Information provided in this notice in Attachment 1 is for convenience only. Please refer to the NBC-AE 2019 to review complete requirements.

Note that this notice has been updated December 16, 2021 to include additional information about sprinkler systems.

Attachment 1: Fire Response Time and Deemed Limiting Distance - National Building Code Alberta Edition 2019 (NBC-AE 2019)

Attachment 1 - Fire Response Time and Deemed Limiting Distance – National Building Code: Alberta Edition 2019 Requirements

Last Updated: December 16, 2021

What You Need to Know

If fire department notification and scene response time exceed 10 minutes (*determined by the local fire department*), then the builder must assume that the distance between property line and the house is half for purposes of the window calculations and to determine if the construction/ cladding requirements are affected (clause 9.10.15.3.)

Information contained herein assume that the building does not have a sprinkler system.

Table: Requirements by side yard setback (distance to property line)

Side Yard Setback	Glazed openings (windows) on side wall	Exposed Wall/ Cladding	Soffits
2.4 metres or greater	No special requirements, standard construction	No special requirements, standard construction	No special requirements, standard construction
Less than 2.4 metres	No unprotected glazed openings permitted	See Note A Below	See Note A Below

Note A: Distance to property less than 2.4 m

Glazed openings (windows) on side wall:

- No glazing (windows) permitted on side wall.

Exposed wall and cladding

- 45 min fire-resistance rating required
- Must be non-combustible or combustible installed over exterior grade gypsum sheathing or over masonry or wall assembly tested

and approved to the ULC S134 standard Combustible enclosed projections (e.g. fireplace, chimneys):

- Same construction requirements for exterior wall (45 min FRR)
- Sides are to be constructed same as face, no openings
- If underside of projection exceeds 0.6 meters (23 5/8") to finished ground level then protection is required as per clause 3.2.3.6.(5)(b)

Soffits:

- Roof soffits must be protected by a material listed in clause 3.2.3.6.(5)(b) (e.g. unvented aluminum or 12.7 mm gypsum under the soffit), and have no openings if the soffit is closer than 1.2 m to the property line.
- *Interpretation note: entire soffit would require protection if closer than 1.2 m not just the exposed portion within the 1.2 m.*

Additional Notes

When the distance to property line is less than 0.45 m roof soffits are not permitted unless constructed in accordance with the City of Beaumont variance for zero lot lines.

The City's variance for zero lot lines registered May 2021 is no longer in affect at this time until the variance can be updated to reflect the change in the City's fire response times. The City strives to undertake the update as soon as practicable.

"Closure" means a device or assembly for closing an opening through a fire separation or an exterior wall, such as a door, a shutter, wired glass or glass block, and includes all components such as hardware, closing devices, frames and anchors.

Doors must have 45-minute fire resistance rating.

Windows could be protected by fire shutters. Fire shutters will require a ULC listing and supporting documentation at plan review stage of the permitting process. Shutters are cost prohibitive in many cases and aren't common practice as a result.

"Fire compartment" means space in a building that is enclosed by exterior walls or is separated from all other parts of the building by enclosing construction providing a fire separation having a required fire-resistance rating.

Sprinkler Systems

Installation of a sprinkler systems is not required. Installation of a sprinkler system changes what NBC-AE 2019 requirements apply and therefore information about this option is presented below.

Installation of a sprinkler system will allow for windows along the side wall and removes the requirement to have a 45 minute fire rated assembly on the side wall (clause 9.10.15.3).

Sprinkler system must be shown and supporting documentation must be provided at plan review stage of the permitting process.

For more information contact:

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