

Important Notice

THE BUILDINGS AND MOBILE HOMES ACT
(C.C.S.M. c. B93)
Manitoba Building Code, amendment

Effective Date: March 28, 2011

9.10.9.16(3) Separation of Storage Garages

Objective: Fire Safety and Fire Protection of the Building

Intent Statement:

The intent of this new Code requirement is as follows:

To limit the probability that fire will spread from a storage garage to other parts of the dwelling unit, which could lead to harm to persons in the other parts of the dwelling unit.

3. A storage garage that serves only the dwelling unit to which it is attached or in which it is built, shall be considered as part of that dwelling unit; and
 - a) shall be separated from other occupancies by a vertical assembly with a fire resistance rating of not less than 45 min; and
 - b) where there is an occupancy above the storage garage, that occupancy shall be separated from the storage garage by an assembly with a fire resistance rating of not less than 1h.

An example of an acceptable solution is as follows:

Note (1) See Appendix D – Div “B” for fire ratings of walls and ceiling assemblies.

Note (2) Taping and finishing of the joints in the drywall ceiling and wall assemblies as described below is not required.

1. Wall assembly between garage and dwelling (45-min FRR):
 - i) one layer of 5/8” type X gypsum board, on the garage side of wall, fastened to a minimum 2x4 wood studs spaced at a maximum 16 inches on centre. Note: This rating extends to underside of roof deck.
2. Ceiling assembly (Note: applies only if the wall assembly is terminated at rated ceiling membrane) (45-min FRR):
 - i) by applying Table D-2.3.4A and Table D-2.3.4C, this rating can be achieved by 1 layer of 5/8” type x gypsum board on the underside of wood roof truss assemblies 600 mm. maximum.
3. Attic hatch construction in a fire rated assembly (45-min FRR):
 - i) in a Vertical Fire Rated Wall – Minimum 2x4 framing spaced at maximum 24 inches on centre with one layer 5/8” type X gypsum board fastened to the garage side of the hatch or alternatively minimum 2x4 framing spaced at maximum 16 inches on centre with one layer ½” type X gypsum board fastened to the garage side of the hatch. Hatch edges to be continuously supported on minimum 2x4 stops.
 - ii) in a Horizontal Fire Rated Ceiling – Minimum 2x4 framing spaced at a maximum 24 inches on centre with one layer 5/8” type X gypsum board fastened to the garage side of the hatch. Hatch edges to be continuously supported on minimum 2x4 stops.

4. Assembly between garage and upper floor occupancy (1-hr FRR):
 - i) Two layers of 5/8" type X gypsum board fastened to underside of I-joists or wood joists spaced at a maximum 24 inches on centre.
5. Attic hatch construction in a fire rated ceiling assembly (1-hr FRR):
 - i) Minimum 2x4 framing spaced at a maximum 24 inches on centre with two layers of 5/8" type X gypsum board fastened to the garage side of the hatch. Hatch edges to be continuously supported on 2x4 stops.

9.10.19A Heat Sensors in Storage Garages

Objective: Fire Safety

9.10.19A.1 Heat Sensors required in Storage Garages

- 1) A fixed temperature heat sensor shall be installed in each *storage garage* that is within, part of or attached to a *dwelling unit*.
- 2) A fixed temperature heat sensor required under Sentence (1) shall:
 - a) be installed on the ceiling of the *storage garage* or, if the *storage garage* has no ceiling, on the bottom of a ceiling joist within the *storage garage*.
 - b) be installed by permanent connections to an electrical circuit and have no disconnect switch between the overcurrent device and sensor; and
 - c) be wired so that the activation of the sensor will cause all *smoke alarms* required to be within the *dwelling unit* under articles 9.10.19.1 and 9.10.19.2 to sound.

Intent Statement:

The intent of this new Code requirement is as follows:

- 1) To limit the probability that fire will not be quickly detected in a storage garage attached to the dwelling, which could lead to persons not being promptly notified of the fire, which could lead to delays in the evacuation or movement of persons to a safe place, which could lead to harm of persons.
- 2) To limit the probability that electrical connections and circuits for heat sensors will be disconnected, which could lead to the heat sensor not operating in a fire situation, which could lead to persons not being promptly notified of the fire, which could lead to delays in the evacuation or movement of persons, to a safe place, which could lead to harm of persons.
- 3) To limit the probability that persons in one part of the dwelling unit will not be promptly notified of a fire in a storage garage attached to the dwelling unit, which could lead to delays in the evacuation or movement of persons to a safe place, which could lead to harm of persons.

Notes:

- a) Location of a fixed temperature heat sensor, located as centrally as practical on the ceiling, in a storage garage attached to a dwelling unit;
- b) Actuation of a fixed temperature heat sensor on a storage garage attached to dwelling units, which cause sounding of all smoke alarms installed in a dwelling unit; and
- c) For a large attached garage, more than one heat sensor may be required.
- d) With respect to the door between the attached garage/dwelling, since there is not a fire separation between the attached garage/dwelling, Article .10.13.15 is applicable to this door installation.