



# Mid-West Planning District

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## POLICY

Title	Attached Garage Code Interpretation
Policy #	4-2020
Issue Date	November 19, 2020
Resolution	66/20
Authority	Mid-West Planning District Board
Repeals Policy #	1-2009

**SUBJECT / APPLICATION:** Whereas a planning district Boards primary responsibility under Section 14 of *The Planning Act* is the enforcement and administration of its member municipalities assigned by-laws.

It is important to have sound administrative policy in place.

**The intent of this policy** is to interpret specific sections of Manitoba Regulation 2-2008 and Section 2(5) of Manitoba Regulation 2-2008 enacted under The Buildings and Mobile Homes Act (C.C.S.M.C.B93) which replaces Sentence 9.10.9.16 (3) of the Manitoba Building Code (2005), and to implement policy for the administration of Sentence 9.10.9.16 (3)

**LEGAL AUTHORITY / RELEVANT BY-LAWS:** The implementation of this policy will be by resolution of the Board of the Mid-West Planning District.

### POLICY:

<b>9.10.9.16</b>	<b>Separation of Storage Garages</b>
3)	A <i>storage garage</i> that serves only the <i>dwelling unit</i> to which it is attached or in which it is built shall be considered as part of that <i>dwelling unit</i> and <ol style="list-style-type: none"><li>shall be separated from other <i>occupancies</i> by a vertical assembly with a fire-resistance rating of not less than <b>45 min.</b> and</li><li>where there is an <i>occupancy</i> above the <i>storage garage</i>, that <i>occupancy</i> shall be separated from the <i>storage garage</i> by an assembly with a fire resistance rating of not less than <b>1 h.</b></li></ol>
<b>Acceptable Solution</b>	<p><b>Note (1)</b> See Appendix "D"-Division "B" for fire ratings of walls and ceiling assemblies.</p> <p><b>Note (2)</b> The final responsibility for the acceptance of the fire rating of the walls and ceiling assemblies rests with the authority having jurisdiction.</p>
<b>Objective</b>	<b>Fire Safety and Fire Protection of the Building</b>
<b>Intent</b>	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.

<p><b>Acceptable Solutions</b></p> <p><b>a) No occupancy above the Storage Garage</b></p> <p><b>45 min. FRR</b></p>	<p><b>1. Wall assembly between garage and dwelling (45-min FRR):</b></p> <p>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 the underside of the roof deck.</p> <p><b>2. Ceiling assembly (Note: applies only if the wall assembly is terminated at rated ceiling membrane) (45-min FRR):</b></p> <p>i). Two layers of 1/2" type X gypsum fastened to underside of roof framing spaced at a maximum 24 inches on center. (See Table D-2.3.12-Div "B")</p> <p><b>3. Attic hatch construction in a fire rated assembly (45-min FRR):</b></p> <p>i). In a Vertical Fire Rated Wall - Minimum 2x4 framing spaced at maximum 24 inches on center with one-layer 5/8" type X gypsum board fastened to the garage side of the hatch or alternately minimum 2x4 framing spaced at maximum 16 inches on centre with one-layer 1/2" type X gypsum board fastened to the garage side of the hatch. Hatch edges to be continuously supported on minimum 2x4 stops.</p> <p>ii). In a Horizontal Fire Rated Ceiling - Minimum 2x4 framing spaced at a maximum 24 inches on center 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.</p>
<p><b>Acceptable Solutions</b></p> <p><b>b) Occupancy above the Storage Garage.</b></p> <p><b>1 hour FRR</b></p>	<p><b>1. Assembly between garage and upper floor occupancy (1-hr FRR):</b></p> <p>i). Two layers 5/8" type X gypsum board fastened to underside of I-joists or wood joists spaced at a maximum 24 inches on center,</p> <p><b>2. Attic hatch construction in a fire rated ceiling assembly (1-hr FRR):</b></p> <p>i). Minimum 2x4 framing spaced at a maximum 24 inches on center 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.</p>
<p><b>Clarification</b></p>	<p>1. Fire separation – Sentence 9.10.3.3.(3) does not apply.</p> <p>2. Closures, including door – Article 9.10.13.1 does not apply.</p> <p>3. Taping of joints – CSA A82.31-M1980, "Gypsum Board Application" does not apply.</p> <p>4. Continuity – The vertical fire rated wall shall terminate at the underside of the roof sheathing or at a rated ceiling membrane, where a rated ceiling is provided. Where an attic hatch penetrates either the vertical wall or ceiling membrane, the attic hatch shall be substantially constructed to maintain the integrity of the fire rated assembly.</p> <p>5. Load bearing walls – Article 9.10.8.3 does not apply.</p> <p>6. Taping of joints – CSA A82.31-M1980, "Gypsum Board Application" does not apply.</p> <p>7. A cab-over which does not cover the entire garage area shall have the entire garage ceiling rated or alternatively, the side walls of the occupied space of the cab-over shall be rated to the top of the wall.</p> <p>8. Continuity – Where an attic hatch penetrates either the vertical wall or ceiling membrane, the attic hatch shall be substantially constructed to maintain the integrity of the fire rated assembly.</p>

<b>9.10.19A Heat Sensors in Storage Garages</b>	
<b>9.10.19A.1 Heat Sensors required in Storage Garages</b> <ol style="list-style-type: none"> <li>1) A fixed temperature heat sensor shall be installed in each <i>storage garage</i> that is within, part of or attached to, a <i>dwelling unit</i>.</li> <li>2) A fixed temperature heat sensor required under Sentence (1) shall               <ol style="list-style-type: none"> <li>a) be installed on the ceiling of the <i>storage garage</i> or, if the <i>storage garage</i> has no ceiling, on the bottom of a ceiling joist within the <i>storage garage</i>.</li> <li>b) be installed by permanent connections to an electrical circuit and have no disconnect switch between the over current device and sensor, and</li> <li>c) be wired so that the activation of the sensor will cause all <i>smoke alarms</i> required to be within the <i>dwelling unit</i> under Articles 9.10.19.1 and 9.10.19.2 to sound.</li> </ol> </li> </ol>	
<b>Objective</b>	<b>Fire Safety</b>
<b>Intent</b>	<ol style="list-style-type: none"> <li>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.</li> <li>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</li> <li>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</li> </ol>
<b>Clarifications</b>	<ol style="list-style-type: none"> <li>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.</li> <li>b) Actuation of a fixed temperature heat sensor in a storage garage attached to dwelling units, which cause sounding of all smoke alarms installed in a dwelling unit.</li> <li>c) For a large attached garage, more than one heat sensor may be required</li> </ol>

<b>9.25.5 Areas to be insulated:</b>
<p>2(11) Subsection 2(20) is amended by replacing the first row of <b>Table 9.25.5.2.</b> with the following:</p> <p><b>Interior and Exterior Foundation Walls (3) (4)</b></p> <p>RSI-3.5 (R-20) or RSI-2.1 (R-12) on the inside wall with RSI-0.88 (R-5) on the outside wall</p>

<b>Supplementary provisions added for clarification:</b>
<p>1. That in accordance with Sentence 9.10.9.16.(3) the wall between a attached storage garage and a dwelling unit will be assigned a fire resistance rating of 45 minutes as specified in the named regulation and will not be classified as a formal "fire separation" as defined in the Manitoba Building Code, but rather as a vertical assembly with a fire-resistance rating.</p>

2. That in accordance with Sentence 9.10.9.16.(3) the ceiling between a attached storage garage and a dwelling unit will be assigned a fire resistance rating of 1 hour as specified in the named regulation and will not be classified as a formal "fire separation" as defined in the Manitoba Building Code, but rather as an assembly with a fire-resistance rating.

3. Closures located in the rated assembly shall be a 1 ¾ inch steel insulated door with a solid wood frame (or equivalent as approved by the AHJ) with no windows, installed with tight fitting weather stripping and a self-closing device. Fire Resistant Rated doors as defined in the MBC are to be encouraged and are acceptable.

4. The Fire Resistance Ratings apply to 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 includes the addition of an attached garage to a single family dwelling or to a factory built home and may apply to major renovations of an existing attached garage or dwelling.

5. Alternate solutions may be acceptable by the AHJ providing the solutions are in conformance with Table A-9.10.3.1 A or A-9.10.3.1 B or Appendix "D"-Division "B" of the MBC.

#### **NON-COMPLIANCE:**

Will be deemed to be a violation of the MB Building Code.

This Policy has been reviewed and approved for use or implementation by the Board of the Mid-West Planning District on November 5, 2020 by Resolution # 66/20.

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Development Officer/Designated Officer

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Chairman of the Board