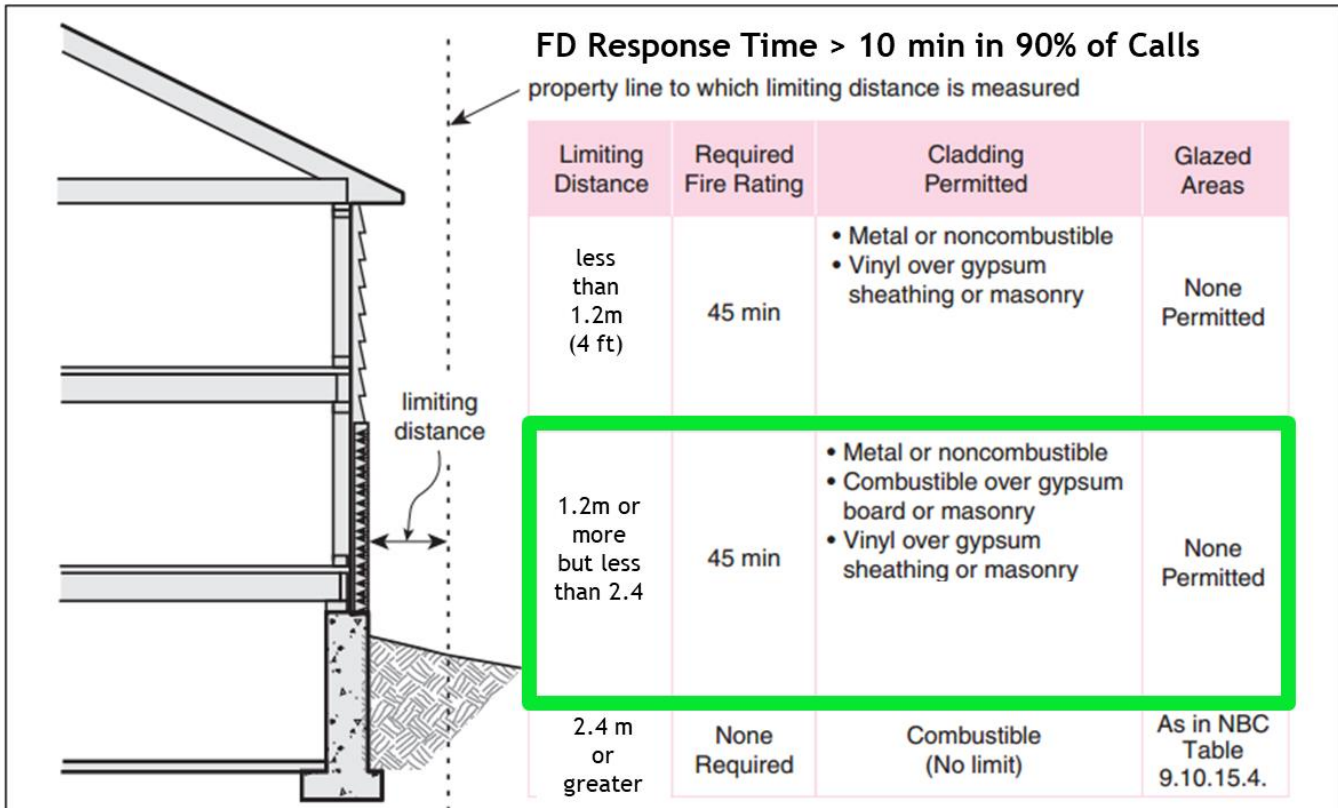


BT Bulletin – Spatial Separation; Fire-Department Response Time > 10 mins

Where the local fire department response time cannot meet a 10-minute response time in 90% of their calls, additional fire protection measures are taken to reduce the spread of fire to neighboring properties. This does not affect the permitted setbacks set out in the municipal zoning bylaw, it simply means the construction techniques change to provide better fire protection as buildings get closer to property lines. When the property is adjacent to a road, lane, or other public thoroughfare, exceptions generally exist.

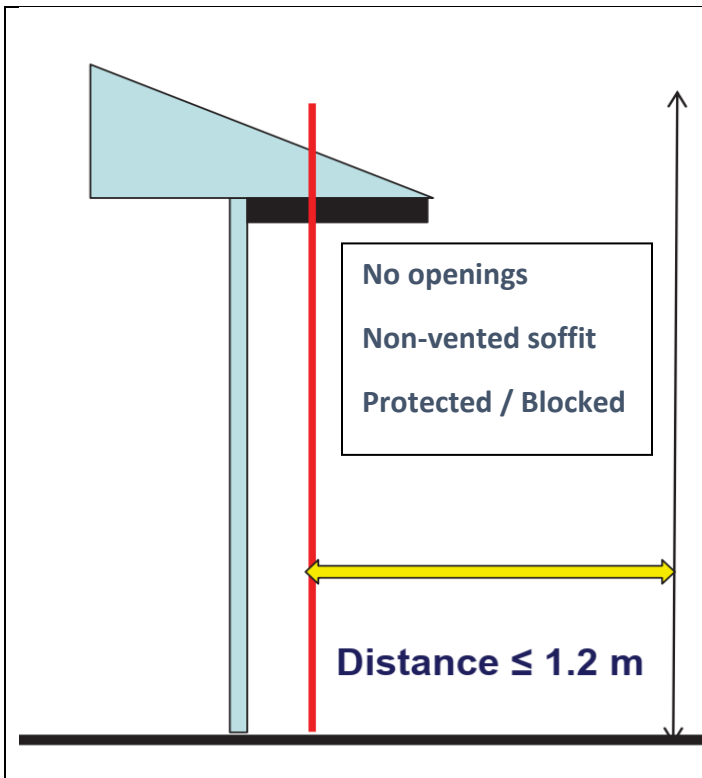
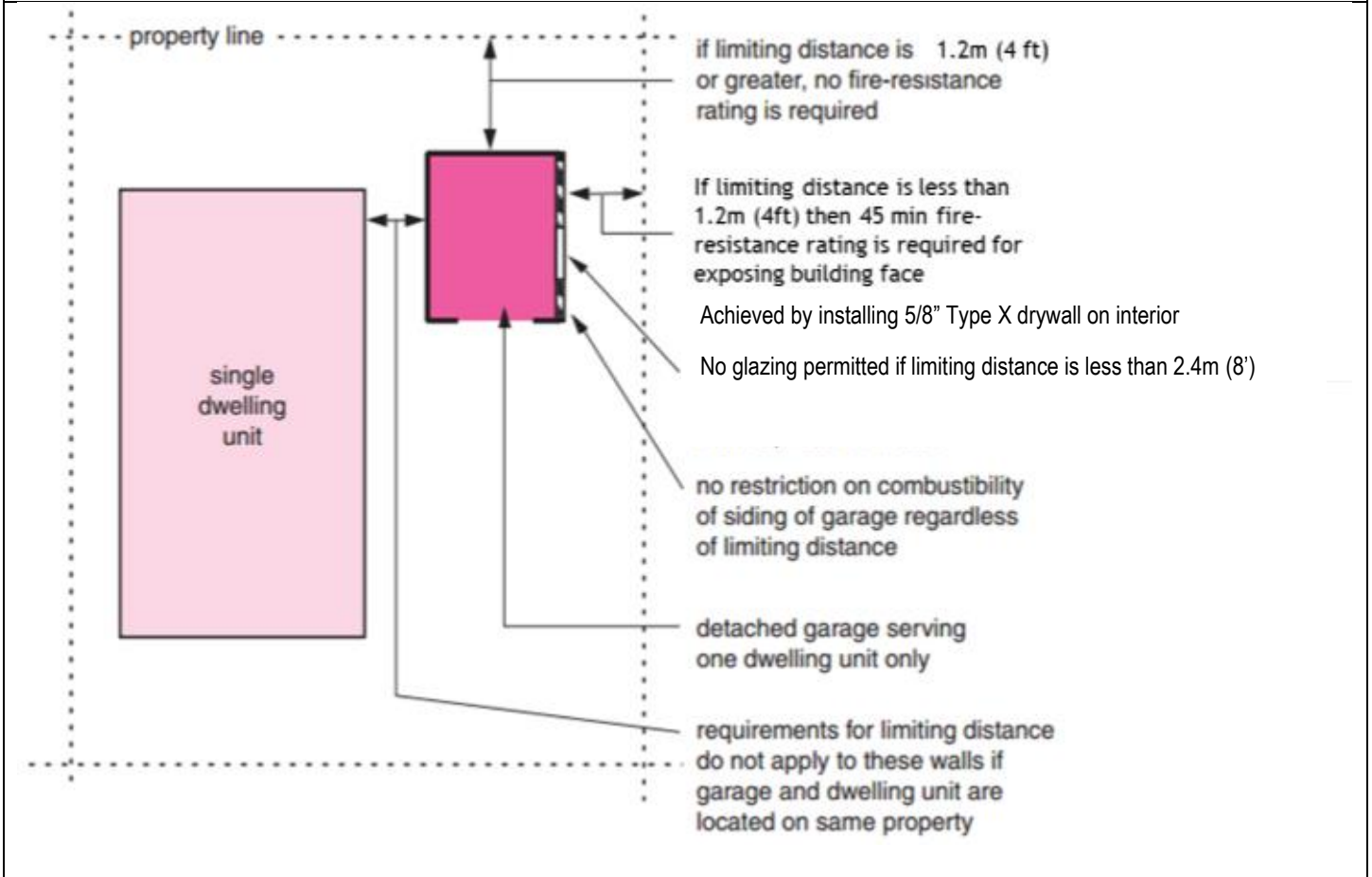
Exposing Building Face Requirements – Houses



EG00013B

Figure 9.10.-30
Construction requirements for cladding based on limiting distances

Exposing Building Face Requirements – Accessory Structures



Non-Vented Soffits

- Where a soffit projects at any point within 1.2m of a property line, then the soffit shall have no openings, be constructed with non-vented metal soffit, or have solid wood blocking installed.
- And... no soffit is permitted within 450mm (18") of a property line – this will affect the truss overhang for many detached garages.
 - If garage wall is at 750mm (18") setback, max truss overhang = 300mm (12")
 - If garage wall is at 600mm (24") setback, max truss overhang = 150mm (6")