



This topic is about the requirements for detached garages when the garage serves not more than one dwelling unit on the property.

Definitions:

Exposing Building Face (EBF):

That part of the exterior wall of a building that faces one direction and is located between ground level and the ceiling of its top storey or, where a building is divided into fire compartments, the exterior wall of a fire compartment that faces one direction. (ex: think of this as the exterior walls of a building facing a property line or another building on the property)

Glazed Openings:

Windows (including glass windows in doors)

Limiting Distance:

Means the distance from an exposing building face to a property line, the centre line of a street, lane or public thoroughfare, or to an imaginary line between 2 buildings or fire compartments on the same property, measured at right angles to the exposing building face.

The following is taken from the Illustrated User's Guide – NBC 2020: Part 9 Division B, Housing and Small Buildings:

The rationale for increasing the fire protection level for the exposing walls of detached garages and accessory buildings relative to their proximity to the property line is the same as described for other buildings. However, **a lower level of fire protection is permitted for these garages**, depending on their proximity to a single dwelling unit on the same property. This is rationalized on the basis of cost, as well as experience.

Such structures are also generally very small, and their incidence of fires in relation to other building fires is low. There is insufficient risk, therefore, to spatially separate a house from its garage or carport.

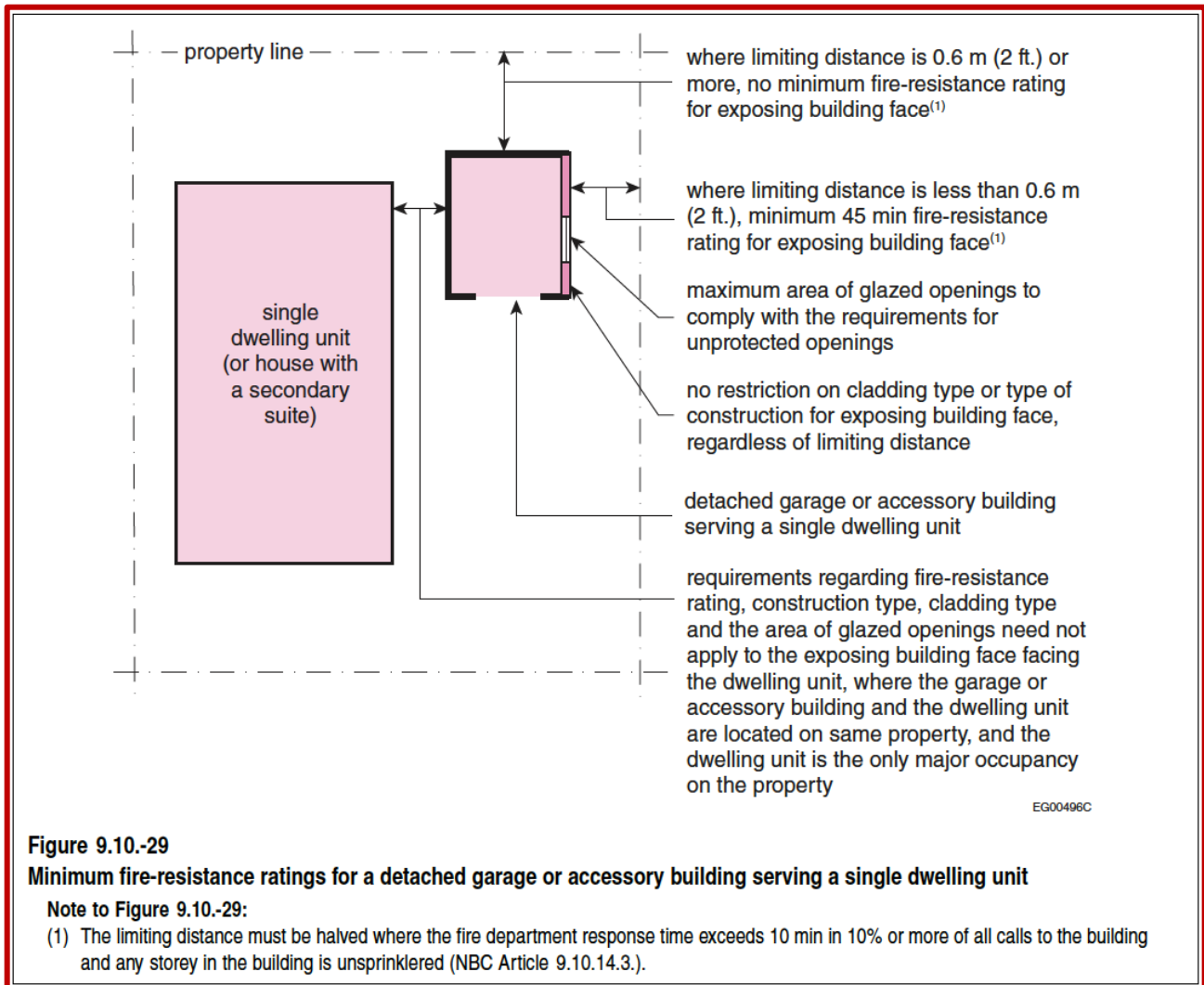
The walls of a detached garage or accessory building serving only one dwelling unit require a fire-resistance rating of 45 min, only if the limiting distance is less than 0.6 m (2 ft.). Combustible cladding and combustible construction are permitted in all cases.

A complete exemption for detached garages and accessory buildings serving single dwelling units only applies to the exposing building face facing the dwelling unit it serves, provided that the dwelling is the only major occupancy on the property.

It is important to note that municipal bylaws may have additional provisions that are required to be met.



Figure 9.10.-29 from Illustrated User's Guide – NBC 2020: Part 9 Division B, Housing and Small Buildings shows the general requirements for garages.



The Code has specific requirements for the maximum area of glazed openings in exposing building faces (EBF), fire-resistance ratings, type of construction and type of cladding based off the limiting distance. **The Code allows some relaxations to these requirements if the building is a garage or accessory building that serves one dwelling unit on the property:**

- The limits on the area of glazed openings AND fire-resistance ratings AND construction AND cladding DO NOT apply to the EBF of the detached garage that faces a dwelling unit.
- The garage shall have a fire-resistance rating of 45 minutes (ie. fire rated drywall installed to the inside face of the garage wall) if the limiting distance is less than 0.6 m to the property line. NOTE: if fire response is NOT met in your municipality, then that 0.6 m (2') is increased to 1.2 m (4').
- If there is a glazed opening in the EBF, the EBF must be minimum 1.2 m (4') from the property line. NOTE: if fire response is NOT met in your municipality, then that 1.2 m (4') distance is increased to 2.4 m (8').



A few other requirements to be aware of are the combustible projections (ex. roof soffits) on the EBF:

- If the EBF of the garage is less than 0.45 m (18") to the property line, then no projecting roof soffits are permitted.
- Where the EBF of the garage is more than 0.45 m (18"), then the roof soffits can project to not less than 0.45 m (18") to the property line, unless the property line faces a public way, then the soffits can project right to the property line.

Figure 9.10.-28 from Illustrated User's Guide – NBC 2020: Part 9 Division B, Housing and Small Buildings shows the different examples listed above.

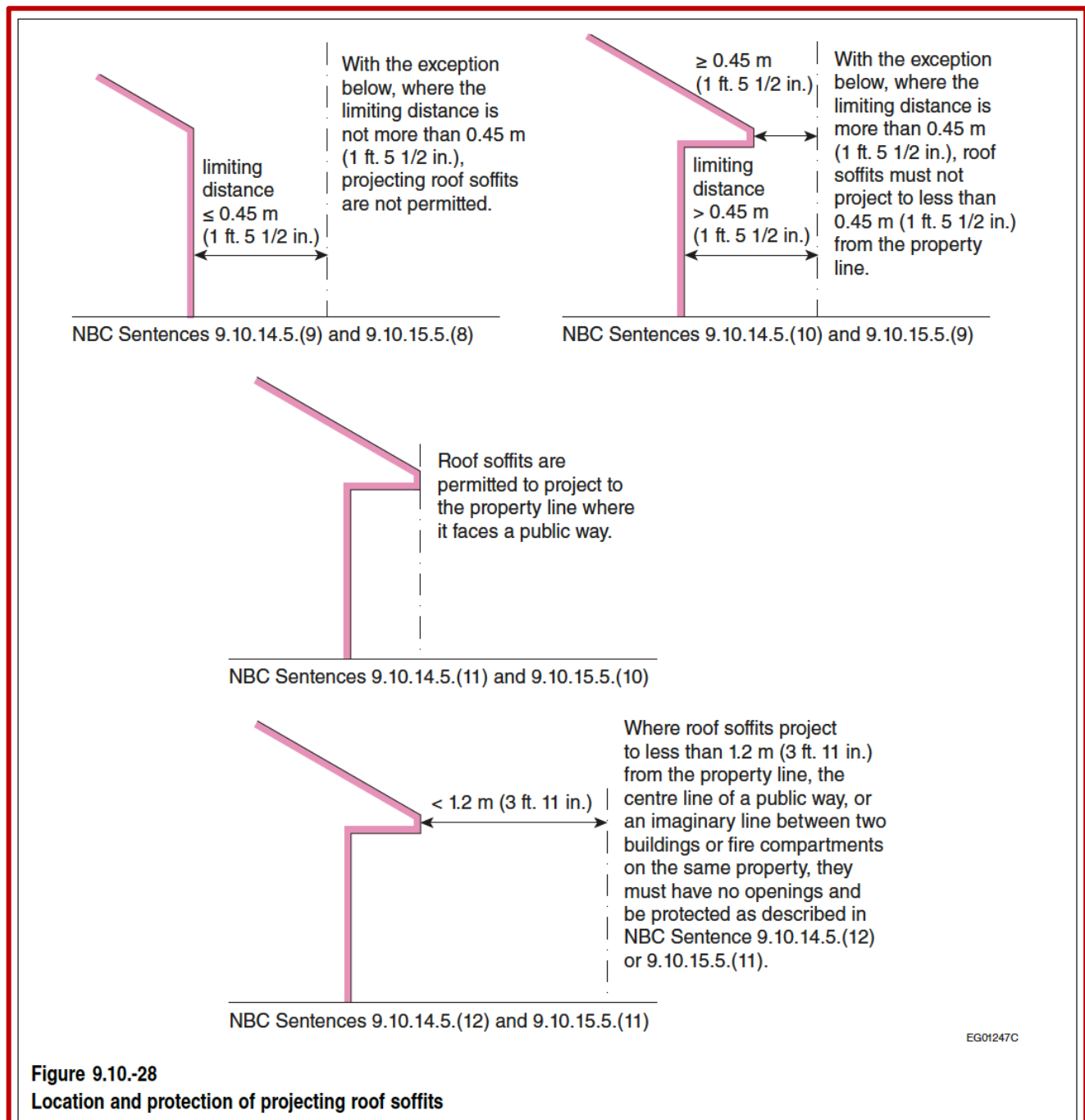


Figure 9.10.-28
Location and protection of projecting roof soffits