

BLDGREG-004 - RESIDENTIAL GARAGE SEPARATION

- Authority: Building By-law No. 7258
- Covers: All persons required to obtain a Building Permit in accordance with the Building By-law for the construction and design of residential garage separations.
- Effective: January 1, 2020
- Purpose: To establish provisions with respect to the construction and design of residential garage separations for which a Building Permit is required.
- Author: Murray Fischer, Manager of Building Safety and designated Authority Having Jurisdiction with respect to the Building By-law.

1. Definitions

- (a) Unless otherwise expressly provided or unless the context otherwise requires, words and expressions in this Regulation have the same meaning as the same words and expressions in the Building By-law.
- (b) In this Regulation:
 - (1) “SEPARATION” means a construction assembly that acts as a barrier against the spread of fire.

2. Permit Requirements

- (a) The installation of a separation between a house or residential suite and an attached parking garage requires a building permit.

3. Construction and Design

- (a) In addition to this regulation, all residential garage separations shall be designed and constructed in accordance with the Code.
- (b) All vertical separations shall be finished with 15.9mm Type-X gypsum board fastened to the garage side of the wall to a minimum 38x89mm wood studs spaced not more than 600mm o.c. and shall terminate at the underside of the roof deck or a horizontal separation.
- (c) Where there is no occupancy above a horizontal separation(attic/roof space), the underside of the assembly shall be clad with a minimum of one layer of 15.9mm Type-X gypsum board.

- (d) Where there is an occupancy above a horizontal separation, a minimum of two layers of 15.9mm Type-X gypsum board shall be applied to the underside of the assembly. The spacing of the supporting members shall not exceed 600mm o.c.
- (e) All beams supporting a horizontal separation shall be included within the separation protection envelope.
- (f) Attic hatches shall be constructed and clad in the same manner as the assembly they serve.
- (g) All load bearing columns and walls that support a horizontal separation shall be suitably clad or wrapped with 12.7mm gypsum board.
- (h) All joints in the gypsum cladding on the separation and supporting walls are to be taped.
- (i) Doors separating the garage and living space shall be 35mm solid wood, 35mm solid steel, or 35mm honeycomb steel doors, or labeled 20 minute rated doors. Windows are not permitted in doors installed in the separation.
- (j) Ducts in the garage and ducts penetrating the separation shall be a minimum of No. 26 gage sheet metal with no outlets into the garage, and have all joints suitably sealed with high velocity duct sealant. Ducts outside the protected envelope are excluded from this regulation.
- (k) Penetrations through the separation shall be protected at openings around ducts, pipes, cables and wires at the plane of penetration with an approved material to resist the free passage of flame and products of combustion.

4. Enforcement

In accordance with the authorities established by the Building By-law, any person who contravenes, or does not comply, or improperly complies, or only partly complies, with any provision of this Regulation commits an offence and is subject to penalty.

Related Information:

Building By-law No. 7258

The Building and Mobile Homes Act, C.C.S.M. 1987, c.B93

The Manitoba Building Code

Compliance By-law No. 7198

Conflict: Where there is a conflict or inconsistency between this Regulation and provisions contained within a statute or regulation of the Government of Canada or the Province of Manitoba, the Federal or Provincial statute or regulation shall supercede those impacted provisions of this Regulation.