

7.9 Building Separations

1. In addition to the required building setbacks from property lines all buildings must be separated from all other buildings on the same site by a minimum of 2.0m measured from the wall of one (1) building to the wall of any other building and must meet or exceed the limiting distance requirements of the Alberta Building Code.
2. The wall construction and the exterior finishes of the walls must meet or exceed the minimum requirements of the building code based on the distance between buildings.
3. The minimum distance measured from the eave of one (1) building to the wall of another building on the same site shall not be less than 1.4m.
4. The minimum distance between the eave of one (1) building to the eave of another building on the same site shall not be less than 0.8m.
5. Where the wall of one (1) principal building is within 3.2m of another principal building on the same site or adjacent site and where one building and where one (1) of the buildings eaves are 1.5m or greater above the eaves of at adjacent building, the wall of the taller building must have an exterior finish that is of non-combustible material and the taller building must have the eaves protected to reduce the risk of fire spread from building to building.