FURNACE AND WATER HEATER
OCCUPANCY SEPARATION
WALLS AND PLATFORM

06/06/07

Metal flashing or equivalent protection to combustibles according to flue pipe clearances. C.W.B. considered combustible and not approved to fill space.

All plastic pipe such as condensate lines, vacuum lines, exhaust lines, drain lines, waste & vent lines require an approved U.L. tested fire stop collar or equivalent at rated wall/ceilings.

Garage lid requires construction for 1 hour protection on garage side.

Non-rated vibration collars, electronic filters and humidifiers are required to be fire rated or have minimum 26 gauge metal construction at penetrations. When installed in duct work, these elements must be protected from potential fire damage by 26 gauge metal construction or equivalent.

GARAGE
All garage/house common walls require one layer 1 hour protection on the side of garage separating the garage from living area.

Minimum requirements for alcove floor/platform:
one layer 3/4" plywood and one layer of hardy board or dura rock and 26 gauge galvanized sheet metal or pan under furnace and water heater.

Raised platform or alcove. All spark or flame sources must be at least 18 inches A.F.F.

GARAGE FLOOR

Down flow furnaces require base plate per manufacture specifications
Min. requirements for R-3 and U occupancy separation in accordance with CABO 23.85.309.2.

Metal flashing of equivalent protection to combustibles according to flue pipe clearances. G.W.B. considered combustible and not approved to fill space.

All plastic pipes such as condensate lines, vacuum lines, exhaust lines, drain, waste and vent lines, require an approved UL tested fire stop collar or equivalent at rated wall and ceiling penetrations.

Garage lid requires 1 hour protection on garage side.

GARAGE

All garage/house common walls require 1 hour protection on garage side which separates garage from living area.

Minimum requirements for alcove floor/platform: one layer 3/4" plywood and one layer of hardy board or dura rock and 26 gage galvanized sheet metal or pan under furnace and water heater.

All garage/house common walls require one layer of ½ inch or 5/8 inch fire rated sheet rock separating the garage from the living areas. All spark or flame sources must be at least 18 inch A.F.F.

Note that the garage separations for individual units in tri-plexes and larger require other items. See 1997 UBC Section 302.4, Item 3, and the UMC for more details.