

Minnesota Townhomes Protected by Blazeguard

Blazeguard® Fire-Rated sheathing is featured in the roof decks of a set 33 luxury duplexes being built in Mankato, Minnesota by Cottage Builders.

Per the 2006 International Building Code, living units of wood-frame (Type V) multifamily construction must be sprinkled or separated by two-hour fire walls. Those fire walls, moreover, must continue at least 30 inches through the roof deck, via parapet, or have an approved fire-rated sheathing or Type X gypsum wallboard four feet on either side of the firewall.

Blazeguard is ICC complaint (ICC ESR-1365) and represents the most **cost effective** way to meet this requirement.

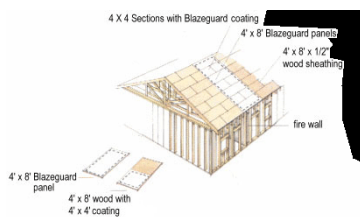


Figure 1: Blazeguard in a multi-family roof deck application.



While Blazeguard is cost competitive with traditional chemically-treated plywood (FRT, or fire-retardant treated wood), it contains none of the chemicals that can deteriorate wood at temperatures as low as 135° (easily reached in most roof/attic settings). As a non-hazardous, non-combustible, ignition resistant coating, Blazeguard is also easy to work with on the job site and requires no special waste disposal procedures.

Blazeguard Advantages

Cools fire with water
Class A Flame Spread
20-minute thermal barrier
Adds strength to wood
Single layer of sheathing
Lifetime warranty
ICC ESR 1365 approved
No harmful chemicals
No warping, no mold
Labor cost reduction

When labor costs are factored in, Blazeguard is also cheaper than Type X gypsum wall board in roof deck applications.

Builders using Blazeguard not only save the labor costs of hoisting and fire-taping gypsum in roof decks, they also save one full layer of sheathing; since gypsum has no inherent structural strength or nail-holding ability, builders using the two-step gypsum method must provide two layers of sheathing – OSB or plywood as a nail-base with Type X gypsum underneath. Roof trusses next to firewalls must thus be adjusted, and additional sheathing must be ordered to fill in the roof.

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Perhaps an even bigger issue with gypsum is the potential for mold growth in the roof deck. Blazeguard is treated with mold inhibitors and features a transferable lifetime warranty.



Figure 2: Blazeguard (white side facing “in” or “down” from roof) lines a party wall for a minimum of four feet.

Blazeguard comes in standard 4’ x 8’ roof sheathing sheets of 15/32” thickness (with other sizes and thicknesses available as well) on either OSB or plywood.

It can be cut or trimmed at the job site using standard carbide-tipped blades, and can withstand a periodic rainstorm or moisture on a jobsite.

ICC-ESR 1365 Approved Blazeguard Applications	
Application	Orientation
Roof sheathing on Type III, IV, V construction 4 feet on either side of a fire wall [IBC 705.6; IRC 317.2.2].	Interior of building
Exterior walls and roof sheathing on Type I and II construction [IBC 603.1].	Blazeguard on both sides
Class A interior finish for walls and ceilings of Type V construction.	Interior of building
Thermal barrier for separating foam plastic insulation from interior of building [IBC 2603.4].	Interior of building
Component of fire-resistance-rated construction [IBC 703].	Dependent on assembly
Component of fire-classified roof covering assemblies [IBC 1505.1]	Dependent on assembly



Figure 3: Blazeguard (lighter colored boards) as seen from the rooftop.