

**MINNEAPOLIS FIRE DEPARTMENT  
FIRE PREVENTION BUREAU POLICY # 7-7  
FURNACE ROOMS IN RESIDENTIAL BUILDINGS**

Original issue: 12-06-05

Last revision 3-7-07

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**ISSUE:**

Separation of furnaces and boilers from dwelling units and common areas.

**CODE REQUIREMENTS:**

*Furnaces and boilers shall be separated from the rest of a building by 1 hour fire rated construction. Exception: rooms protected by fire sprinklers\*.*

**PROBLEM:**

In many cases it is extremely difficult to separate an existing furnace from the remainder of the building due to existing ductwork, piping and conduit.

**ACCEPTABLE COMPLIANCE:**

1. Furnaces less than 400,000 Btu input are not required to be separated from the rest of the building.
2. Furnaces in buildings that have 15 or fewer dwelling units, and which have no storage in the "furnace area" and the basement or story which houses the furnace is monitored by a "Certified Fire Alarm System" complying with MFD Policy #9-11. The "furnace area" is defined by min. 6 foot high walls and is to have "No Storage" signs posted in it's interior.

**\*NOTE:** Sprinklers are to be fed from a sprinkler or standpipe system when those systems are available in the building. When those systems do not exist, sprinklers may be fed from the domestic water source provided that it meets the requirements of MFD Policy #9-3. The system must be installed by a Minnesota state licensed Fire Protection Contractor.

The system is to be designed for ordinary hazard unless the furnace is located within a defined "furnace area", see exception #2 above for definition. The sprinkler system is to have a water flow switch which, when activated, is to sound an alarm throughout the building.