

De-Rating of Fire Rated Assemblies

Date: April 23, 2021

Last Revised: January 2, 2023

Reason for Policy:

This policy provides direction for field modifications required to de-rate existing fire-rated assemblies. It follows provisions of VUSBC and VSFPC for nonrequired fire protection systems and applies to fire rated assemblies, fire rated doors/frames, fire rated glazing, fire/smoke dampers, and fire rated penetrations.

Policy Statement:

The following information is required for OUBO to review the proposed de-rating of an existing fire-rated assembly:

1. An A/E shall evaluate the building and space contained the rated assembly
2. A bulletin shall be submitted to OUBO requesting approval to de-rate the assembly. The documentation shall include justification for de-rating, building floor plans, routing of all rated assemblies, the fire rating of each assembly, clear clouding of wall sections, proposed changes to existing fire and/or smoke dampers, and status of existing stencil on the rated assembly.

After approval has been granted by OUBO to de-rate an assembly, the following field modifications may be required depending on the particular assembly:

1. Existing fire rated stenciling or label applied to the de-rated wall shall be removed or completely covered by paint, rolled brush only (no spray paint). This applies to both sides of the de-rated wall. If painting or removal of label cannot be accomplished safely, other means to obscure the stencil will be considered.
2. De-rated doors/jambs/wall frames shall have label(s) identifying fire rating removed. Rated door hardware and rated glazing can remain in the door.
3. Dampers, fire shutters, and/or fire curtains in de-rated walls should be removed. If the dampers cannot be removed, they must stay in place and be functional.
4. Dampers in the University Hospital may remain in place only if one of the following conditions below applies. If left in place, damper(s) should be permanently fixed in the open position and a label should be attached to the duct on both sides of the wall stating that the damper has been "Disabled and permanently fixed in the open position." The label shall include date of

decommission. Any associated damper labels from ceiling grid and walls shall also be removed. Ensure damper is removed from the facility maintenance asset inventory management system.

- a. The damper is difficult to access for required maintenance testing
 - b. The required testing would severely negatively impact a high priority procedure area (such as taking an ER out of commission).
5. Fire rated penetrations in the de-rated assembly shall be covered by paint, rolled brush only (i.e.: no spray paint).

OUBO will inspect and approve field modifications when changes are complete.