

AUTOMATIC FIRE SPRINKLERS

- 18.1 This section does not apply to buildings to which the Building Code does not apply.
- 18.2 Words and phrases in this section that are not defined in this bylaw but are defined in the Building Code have the meaning set out in the Building Code.
- 18.3 The following buildings must be equipped with an automatic fire sprinkler system that complies with the most current edition of document NFPA13 entitled "Standard for the Installation of Sprinkler Systems":
- (a) new buildings containing an assembly, mercantile, industrial, institutional, business or personal service occupancy;
 - (b) existing buildings containing an occupancy referred to in section 18.3(a) together with a multi-family residential occupancy where an additional dwelling unit is being created;
 - (c) existing buildings containing an occupancy referred to in section 18.3(a) where the total value, as determined by the Chief Building Inspector on the basis of building permit applications, of all additions and structural alterations made or proposed to be made within any period of 24 consecutive months exceeds 25 per cent of the assessed value of the building as most recently determined by the B.C. Assessment Authority; and
 - (d) every building referred to in section 18.3(a) that is destroyed or damaged to the extent of 25 per cent or more of its assessed value above its foundation as most recently determined by the B.C. Assessment Authority, where the owner proposes to repair or reconstruct the building.
- 18.4 All residential buildings must be equipped with an automatic fire sprinkler system that complies with the most current edition of document N.F.P.A. 13 or N.F.P.A. 13R, entitled "Standard for the installation of sprinkler systems in residential occupancies up to and including four storeys in height", excluding single family and two family dwellings.
- 18.5 The following buildings must be equipped with an automatic fire sprinkler system that complies with the most current edition of document NFPA13, NFPA13R or NFPA13D entitled "Standard for the Installation of Sprinkler Systems in One or Two Family Dwellings and Mobile Homes".
- (a) single family dwellings, two-family dwellings and multi-family dwellings in respect of which:
 - i. the driveway grade giving vehicular access to the building exceeds 15 per cent;
 - ii. the access route for fire fighting apparatus does not comply the Building Code or the B.C. Fire Code; or

- iii. the size or complexity of the building or its location with respect to the location of fire fighting facilities is such that, in the reasonable opinion of the Fire Chief of the City and the Chief Building Inspector, access to the building by fire fighting apparatus for the purpose of fighting fires is impractical.

18.6

- (a) All automatic fire sprinkler systems required by this section must be designed and their installation reviewed by a Registered Professional with experience in sprinkler system design, except for modifications to existing systems involving the relocation or addition of fewer than six sprinkler heads in which case the requirement for Registered Professional design and review may be waived if the Chief Building Inspector considers that the size or complexity of the development do not warrant such a requirement.
- (b) Review of the work by the Registered Professional must include Field Review as defined in the Building Code and review of the contractor's material and test certificate, a copy of which must be provided to the City with the Letter of Assurance of Professional Field Review and Compliance.
- (c) Where Registered Professional design and review is required by this section, the owner must comply with section 2.6 of the Building Code as if that section applied to the design and installation of the automatic fire sprinkler system.

18.7

- (a) All automatic fire sprinkler systems must be maintained and tested in accordance with NFPA13, NFPA25 and the current edition of the B.C. Fire Code and the results reported in writing to the Fire Chief of the City. Notification of water flow or other tests to be made to a sprinkler system must be given to the City Engineer prior to testing.

18.8

Despite any other provision of this Bylaw, the maximum fine for failing to install a sprinkler system as required, or failing to keep the sprinkler system maintained and operational at all times, is \$100.00 and every day the violation of a sprinkler system requirement exists or is permitted to exist constitutes a separate offense.