

12. FIRE LIMIT AREAS

The Township of Esquimalt is established as a Fire Limit Area to regulate the construction of **buildings** in respect of precautions against fire.

12.1 Scope and Application

Subject to the exception in this section fire sprinkler systems shall be installed:

12.1.1. within all new **buildings**

12.1.2. within all existing **buildings** where

12.1.2.1. alteration are made and the value of work exceeds 25 % of the current BCAA assessment; or

12.1.2.2. additions are made exceeding 25% of the existing floor area of the building being added to; or

12.1.2.3.

12.1.2.4. there is a change in the major occupancy

12.1.2.5.

12.1.2.6. within any building to be constructed in a location that does not permit access of the fire fighting equipment as defined by the B.C. Building Code.

12.1.2.7. for the purpose of this section the value of alterations and additions shall include all alterations and additions completed within 24 months from the date of application for a **building** permit for the current alteration or addition.

12.2 Engineer Review

12.2.1. All fire sprinkler systems shall be designed, reviewed and approved by a registered Fire Protection Engineer or a Professional; Engineer with experience in fire sprinkler design. Letters of Assurance will be required.

12.3. Maintenance and Testing

12.3.1. All fire sprinkler systems shall be maintained and tested in accordance with NFPA 24 and the current addition of the B.C. Fire Code, and the result shall be forwarded to the authority having jurisdiction.

12.4. Exceptions

12.4.1. unless otherwise required by this bylaw and the Building Code fire sprinklers systems shall not be required to be installed within accessory buildings with a floor area of less than 60 square meters (645 square feet).

- 12.4.2. single family dwellings, two family dwellings and multi- family developments of three dwelling units or less, shall not be required to install fire sprinkler system subject to 12.1.3.
- 12.4.3. Buildings being repaired as a result of a fire or acts of nature shall not be required to install fire sprinkler system subject to 12.1.3.
- 12.4.4. Buildings being repaired, altered or added to shall not require a sprinkler system if the building complies with the current standards of the Building Code. [Bylaw No. 2553]