

3.0 CONSTRUCTION

3.1 Sprinkler Installation

- a) Section 3.1 shall apply; except as provided in Sections 3.2 and 3.3.
 - i. to new buildings containing a mercantile, assembly, industrial, institutional, business and personal service or residential occupancy other than a detached single family dwelling;
 - ii. to existing buildings containing a mercantile, assembly, industrial, institutional, business and personal service or multi-family residential occupancy upon creation of an additional dwelling unit; and
 - iii. to any existing building containing a mercantile, assembly, industrial, institutional, business and personal service, or residential occupancy other than a single family dwelling, where the sum of the floor areas of vertical and horizontal additions made and currently applied for, exceeds 20% of the building area existing two years prior to the date of the application being made.
- b) Unless otherwise defined in this bylaw, all words and phrases in this Section 3.1 shall have the meaning defined in the Building Code.
- c) A building containing a mercantile assembly, industrial, institutional, business and personal service or multi-family residential occupancy shall be sprinklered in accordance with the current edition of NFPA "Standard for Installation of Sprinkler Systems", except as set out in subsections 3.1.(d) and (e).
- d) A building containing a multi-family residential occupancy of up to four stories in height shall be sprinklered in accordance with the current edition of NFPA "Standard for Installation of Sprinkler Systems" or the current edition of NFPA "Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height", except as set out in subsection 3.1.(e).
- e) A building containing a two family dwelling shall be sprinklered in accordance with the current edition of NFPA "Standard for Installation of Sprinkler Systems", the current edition of NFPA "Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height", or the current edition of NFPA "Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Mobile Homes".
- f) Except in a building where a fire sprinkler system is required to be installed by the B.C. Building Code; or except where there is a dwelling unit above another dwelling unit; the installation of a fire alarm system is not required as a result of requiring a fire sprinkler system to be installed under this bylaw.

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3.2 The following categories of buildings are exempt from the provisions of Section 3.1:

- a) detached portable classrooms;
- b) construction site offices, tool sheds and similar structures, during the period of construction on any particular site;
- c) detached gas station canopies;
- d) detached buildings under 50 m² in area and 140 m³ in volume;
- e) one and two storey open air storage garages (parkades); and
- f) fabric covered structures, not exceeding 120 square meters, used for storage purposes accessory to a principal commercial or industrial use.

3.3 No building that is damaged or destroyed to the extent of 75% or more of its value above its foundation shall be repaired or reconstructed unless the whole of such building is made to comply with this bylaw and the Building Code.