

FIRE LIMIT AREAS

27. For the purposes of regulating the construction of certain buildings for precautions against fire, all areas are established as fire limit areas, except:

- (a) single family dwellings and accessory buildings;
- (b) two-family dwellings and accessory buildings;
- (c) multiple family row housing and accessory buildings;
- (d) temporary buildings;
- (e) free standing structures classified as F-3 in the BC Building Code and that they meet all the following conditions:
 - 1) are not enclosed with walls and consist of a roof supported by posts and beams; and,
 - 2) are not greater than 150 sq. M; and,
 - 3) are not used for storage of flammable, combustible or hazardous goods; and,
 - 4) are not within 15 M of any other structure
- (f) temporary mobile (manufactured) homes;
- (g) covered greenhouses not more than 150 sq. M. and comply with NFPA 701 and /or CAN/ULC S-109 M and are supported by a non-combustible frame and /or support; and
- (h) buildings classified as A-4 in the BC Bldg Code and that meets all of the following conditions:
 - 1) not greater than 150 sq. M.; and
 - 2) not greater than one (1) storey in building height;
 - 3) constructed of a minimum of fifty percent (50%) non-combustible material;
 - 4) located not less than 15 M. from any property line or structure on the same property. If an additional building is constructed on the same property within the 15 M. exclusion area, both buildings would require automatic sprinkler systems, in compliance with the appropriate standards.

Note: A-4 occupancy includes but is not limited to public use functions such as:

- Amusement park structures
- Bleachers
- Grandstands
- Reviewing stands
- Stadia

28. Notwithstanding Section 24, all group homes for the physically or mentally challenged are established as being within a fire limit area.
29. In fire limit areas fire sprinklers are required to be installed in all buildings constructed, placed, structurally renovated or structurally altered where the total Building permit value, determined by the Building Inspector pursuant to this bylaw, of all additions and alterations made within any consecutive thirty-six (36) month period, EXCEEDS forty percent (40%) of the assessed value of the existing building as determined by the most recent assessment of the B.C. Assessment Authority.
30. A building permit will not be issued for construction, placement, structural renovation or structural alteration of a building in a fire limit area, unless the applicant for the building permit submits a design drawing showing the location where fire sprinklers will be installed.
31. If an addition requires sprinkling there shall be a minimum one (1) hour fire separation between the sprinkled areas of the building and the non-sprinkled areas of the building.
32. Where a building complies with article 3.2.5.13 (4) of the B.C. Building Code, that article shall apply and compliance with that article shall be deemed in compliance with the "Fire Limit Areas" requirements of this bylaw.
33. All sprinklers shall be installed by qualified fire sprinkler installers in accordance with National Fire Protection Association Standards for the installation of fire sprinklers.