

Automatic Fire Sprinkler Systems

- 26 (1) This section does not apply to buildings to which the Building Code does not apply.
- (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.
- (3) Subject to Subsections (4) and (5), an owner must ensure that the following classes of buildings are equipped with an automatic fire sprinkler system that complies with the relevant standards set out in the Building Code:
 - (a) new buildings; and
 - (b) existing buildings, where all additions, repairs or structural alterations made or proposed to be made in any period of 24 consecutive months adds the lesser of 25% or 200 square metres to the preexisting floor area of the building.
- (4) Paragraph (3)(a) does not apply to buildings serving a single family or two family occupancy except where:
 - (a) the grade of the driveway giving vehicular access to the building exceeds 12.5% at any point;
 - (b) the access route for fire fighting apparatus does not comply with the Building Code or the British Columbia Fire Code;
 - (c) the location of the building with respect to the location of fire fighting facilities is such that, in the reasonable judgment of the Fire Chief for the Municipality, access to the building for the purpose of fighting fires is impractical; or
 - (d) an adequate water supply for fire fighting as determined by the Building Code is not available.
- (5) Subsection (3) does not apply to a detached building having a total floor area less than or equal to 100 square metres.
- (6) Sections 9(10), 15(1) and 18(2)(a) of this Bylaw apply to all automatic sprinkler system installations and alterations.