

SPRINKLER REGULATIONS

18. Without limiting the requirements of the Building Code, no person shall construct or alter a building or place a mobile home unless the building is equipped with a fire sprinkler system, installed and maintained to the standards set out in the Building Code and the applicable NFPA standard in force as of the date of the permit application, except that this requirement does not apply to:
 - i. two or fewer residential occupancies on a single parcel;
 - ii. three or more detached residential occupancies on a single parcel each of which is separated from the others by at least 40 metres;
 - iii. three or more detached residential occupancies on a single parcel each of which is less than 100 square metres in floor area;
 - iv. alterations to an existing building or structure where the value of construction does not exceed 50% of the assessed value of the building;
 - v. additions to an existing building that do not exceed 25% of the existing floor area of the building or 200 square metres, whichever is less, and for this purpose all additions undertaken pursuant to a building permit application made after April 30, 1995 shall be considered cumulatively;
 - vi. detached non-residential buildings with a floor area of 100 square metres or less;
 - vii. unoccupied mechanical buildings with a floor area of 300 square metres or less;
 - viii. car wash structures of non-combustible construction with a floor area of 300 square metres or less; and
 - ix. open-air storage sheds used for the storage of non-combustible materials or the parking of five or fewer motor vehicles.