

20. Fire Sprinkler Requirements

- 20.1 For the purposes of regulating the construction of certain *buildings* or *structures* for precautions against fire:
 - 20.1.1. all commercial, industrial, institutional and multiple family residential zones established by the District of Pitt Meadows' Land Use Bylaw No. 1250 are established as fire sprinkler areas;
 - 20.1.2. all agricultural zones established by the District of Pitt Meadows' Land Use Bylaw No. 1250 that are permitted by the Agricultural Land Commission to have non-farm uses are established as fire sprinkler areas;
 - 20.1.3. all residential subdivisions established by the District of Pitt Meadows Land Use Bylaw No. 1250, registered after the date of adoption of this bylaw, in all areas outside of the Established Urban Area shown on Schedule "2" to this bylaw, are established as fire sprinkler areas.
 - 20.1.4. Unless exempted by section 20.2, all new buildings or structures in fire sprinkler areas require the installation of fire sprinklers.
 - 20.1.5. Unless exempted by section 20.2, in fire sprinkler areas, if it is proposed to construct an addition to an existing non-sprinklered building or structure which would exceed 25% of the current floor area, or if the cost of any proposed renovations exceeds 25% of the current assessed value of the existing building or structure, a sprinkler system shall be installed throughout the entire building or structure.
 - 20.1.6. All fire sprinkler systems shall be designed and installed in accordance with the National Fire Protection Association Standards.
 - 20.1.7. Except as noted in section 13.6 of this bylaw, a building permit shall not be issued for any building or structure requiring fire sprinklers unless a sprinkler design prepared by a registered professional is submitted to the Building Official, accompanied by letters of assurance in the form of Schedules B-1 and B-2 as referred to in section 2.6 of Part 2 of the Building Code, signed by the registered professional.
 - 20.1.8. In all cases where fire sprinklers are required, the sprinkler flow switches shall be monitored by a central monitoring station.
 - 20.1.9. The owners of sprinklered buildings or structures shall be entirely responsible for the maintenance of the fire sprinklers in accordance with the latest edition of the National Fire Protection Association Standards.
- 20.2 Except as required by the Building Code, buildings and structures exempt from sections 20.1.4 and 20.1.5 of this bylaw include:
 - 20.2.1. farm buildings conforming to the National Farm Building Code of Canada on agricultural zones established within the District of Pitt Meadows Land Use Bylaw No. 1250;

- 20.2.2. single-family residential buildings on agricultural zones established within the District of Pitt Meadows Land Use Bylaw No. 1250;
- 20.2.3. entirely non-combustible buildings or structures conforming to the construction requirements specified in subsection 3.1.5 of the Building Code;
- 20.2.4. any accessory building to a principle permitted use building, not exceeding 100 square meters in floor area.