Part 13 Fire Limit Areas And Sprinkler Regulations

13.1 Designation Of Fire Limit Areas

Those areas zoned to permit commercial, industrial, institutional and residential use by the Zoning Bylaw, as amended or re-enacted from time to time, are established as fire limit areas.

Within the fire limit areas, fire sprinklers must be installed in all industrial, commercial, institutional and residential buildings or structures constructed, added to, or altered as specified in sub-sections 13.3, 13.4 and 13.5.

Within the fire limit areas, fire sprinklers must be installed in all one family and two family dwellings constructed, added to, or altered as specified in sub-sections 13.2 and 13.3.

Where the installation of a fire sprinkler system is required, the building must be provided with a fire sprinkler system in accordance with the National Fire Protection Association, and the *Building Code* standards for the installation of fire sprinklers.

In the event of any inconsistency between the standards of the National Fire Protection Association and the *Building Code*, the *Building Code* standards shall govern.

13.2 Single Family Residential

Without limiting Section 13.1, where the owner of land within the District of West Vancouver constructs or causes to be constructed a new building classed as single family and used for habitable accommodation, the owner must install a fire sprinkler system throughout the entire building.

The sprinkler system must be installed and maintained to standards set out in the latest edition of the *British Columbia Building Code*.

13.3 Multiple Family Residential

Without limiting Section 13.1, where the owner of land within the District of West Vancouver constructs or causes to be constructed a new building containing two or more units used for habitable accommodation, the owner must install a fire sprinkler system throughout the entire building.

The sprinkler system must be installed and maintained to standards set out in the latest edition of the *British Columbia Building Code*.

13.4 Commercial

Without limiting Section 13.1, where the owner of land within the District of West Vancouver constructs or causes to be constructed a new building classed as commercial, institutional, or accommodation, the owner must install a fire sprinkler system throughout the entire building.

The sprinkler system must be installed and maintained to standards set out in the latest edition of the *British Columbia Building Code*.

Nothing in this bylaw must be construed so as to in any way alleviate the necessity for compliance with the *British Columbia Building Code* or other District of West Vancouver bylaws.

13.5 Installation Of Standpipe Systems

Where the height or floor area of a new building of any class would require the use of more than 100 feet (30.5m) of fire hose to reach the most remote room, area or section in the building measured from the street fire-fighting access entrance, a Class 1 standpipe system must be installed and maintained to the standard set out on the current edition of the *British Columbia Building Code*.

Every owner of real property must comply with the following requirements:

Where a fire sprinkler system or a standpipe system is installed, the Fire Department connection must be:

(a) between 70 cm and 120 cm above the finished ground surface measured at the location of the pipe;

(b) secured in a concrete or wooden housing;

(c) such that the identification ring is pinned so that the identifying letter is at the top of the ring, and

(d) the connection must be clear of all obstructions.

All compressors for dry systems must be located at least 600 mm off the floor.

All electrical heaters used in a valve room must be located at least 600 mm off the floor.

The main drain outfall must terminate in a storm floor drain minimum 150 mm in diameter or at another location approved by the Member or Plumbing Inspector.

All inspectors’ test connections must be piped to a drain or other approved location approved by the Member or Plumbing Inspector.

In locker storage rooms, where sprinklers are located in the aisles, each locker must be constructed in such a manner that the clearance between the deflector and the top of the storage must be beyond a radius of at least 18 inches (450 mm) and by using wire mesh or other material approved by the Fire Chief which will permit the sprinkler discharge pattern to penetrate the locker.

In locker storage rooms where the sprinklers are located within the locker, each locker must be constructed in such a manner that the clearance between the deflector and the top of the storage must be beyond a radius of at least 18 inches (450 mm) and by using wire mesh or other material approved by the Fire Chief which will not impede the sprinkler discharge pattern.

13.6 Notification Of Fire & Sprinkler Alarm Testing

Any owner or occupant of premises where there is an automatic fire sprinkler system or a fire alarm system must notify West Vancouver Fire & Rescue prior to any service, test, repair, maintenance, adjustment, alteration or installation of the system which might activate a false alarm, which would normally result in an emergency response.

13.7 Excessive False Alarm Incidents

Any owner or occupant of premises where there is an automatic fire sprinkler system or a fire alarm system and there have been more than two (2) false alarms within a twelve-month period shall be assessed a fee payable as provided for in the Fire Protection and Emergency Response Charges Bylaw No. 4291, 2003. Failure of the owner or occupant to pay a fee charged within thirty days will result in those costs being added to the property taxes of the owner of the property.