

DISTRICT OF MISSION

BYLAW 5679-2017

A Bylaw to require the installation of Fire Sprinkler Systems in buildings
within the District of Mission

WHEREAS pursuant to the provisions of the Community Charter, Council may provide any service it considers necessary or desirable and may, by bylaw, regulate, prohibit and impose requirements in relation to municipal services;

- AND WHEREAS Sections 8(3)(g)(l), 53, and 63 of the Community Charter authorizes Council, by bylaw, to regulate and impose requirements with respect to the health, safety, or protection of persons or property;

AND WHEREAS the installation of approved Fire Sprinkler Systems have proven to be effective in protecting life, property, and reducing injuries to emergency responders;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

TITLE

1. This Bylaw may be cited for all purposes as "District of Mission Fire Sprinkler Bylaw 5679-2017".

INTERPRETATION

2. In this Bylaw:

- a) "accessory building" means a separate Building from the Principal Building which is used clearly as an accessory to the Principal Use or Building;
- b) "approved Fire Sprinkler System" means a Fire Sprinkler System that meets the applicable National Fire Protection Association (NFPA) Standard 13, 13D or 13R for each specific occupancy;
- c) "building official" has the same meaning as defined in the District's Building Bylaw 3590-2003;
- d) "District" means the District of Mission;
- e) "permit" has the same meaning as defined in the District's Building Bylaw 3590-2003;
- f) "temporary building" has the same meaning as defined in the District's Building Bylaw 3590-2003

Subject to Section 2, words in this Bylaw that are defined in the *BC Building Code* have the same meaning as in the *BC Building Code*.

3. The installation of an Approved Fire Sprinkler System is required as a part of the construction of all new buildings within the District.

REQUIREMENTS FOR SPRINKLER SYSTEMS

4. a) i. An approved Fire Sprinkler System shall be installed in all new buildings, additions and renovations pursuant to building/sprinkler permit applications made after December 31, 2017.
 - ii. At the discretion of the Manager of Inspection Services, the requirement for a sprinkler in (i) may be waived for a building permit application submitted before March 30, 2018, provided all requirements of the *BC Building Code* are met.
- b) An approved Fire Sprinkler System shall be installed in the entire building as part of the construction of an addition or renovation to any building where the total building permit value determined by the building official, pursuant to this Bylaw, of all additions, renovations and structural alterations made, exceeds 50% of the current floor area, or if the cost of any proposed renovations exceeds 50% of the assessed value of the existing building, as determined by the most recent assessment by the British Columbia Assessment Authority.
- c) All Fire Sprinkler Systems must be designed and reviewed by a registered professional with experience in sprinkler system design, in accordance with the *BC Building Code*.
- d) The requirement for registered professional design and review may be waived, at the discretion of the building official, for modifications to existing sprinkler systems involving the relocation or addition of less than 3 sprinkler heads.
- e) Review of the work by a registered professional must include a field review, as defined in the *BC Building Code*, and a review of the Contractor's Material and Test Certificates, a copy of the water flow verification report (confirming the water supply and pressure at the installed sprinkler head location), a copy of which shall be provided with the letter of assurance of the Professional Field Review and Compliance.
- f) 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 NFPA standards.

EXEMPTIONS

5. This Bylaw does not apply to:
 - a) Accessory buildings without dwelling units that do not exceed 100m² in building floor area, or do not exceed 50% of the principal building floor area, whichever is less;
 - b) Open air storage sheds used for non-combustible storage or for parking 5 vehicles or less;
 - c) Temporary buildings; and
 - d) Buildings where the principal use is an agricultural use that is permitted by the District's Zoning Bylaw 5050-2009 and are maintained in accordance with the National Farm Code and are classified as having low human occupancy.

SEVERABILITY

6. If any portion of this Bylaw is held invalid by a Court of competent jurisdiction, then that invalid portion shall be severed and the remainder of this Bylaw shall be deemed to have been adopted without the severed portion.

READ A FIRST TIME this 20th day of November, 2017

READ A SECOND TIME this 20th day of November, 2017

READ A THIRD TIME this 20th day of November, 2017

THIRD READING RESCINDED this 4th day of December, 2017

READ A THIRD TIME AS AMENDED this 4th day of December, 2017

ADOPTED this 11th day of December, 2017



RANDY HAWES, MAYOR



MIKE YOUNIE, CORPORATE OFFICER