



**FIRE PREVENTION BYLAW  
3281-1999**

A bylaw for the prevention of fires, the spread of fire and the preservation of life

**THE FOLLOWING DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY** and is a copy of "District of Mission Fire Prevention Bylaw 3281-1999".

<b>Bylaw Number</b>	<b>Date Adopted</b>	<b>Section Amended</b>
3954-2006 (a general fees & charges amending bylaw)	December 18, 2006	Schedule "A"
4030-2007 (a general fees & charges amending bylaw)	December 17, 2007	Schedule "A"
5070-2009	December 14, 2009	Schedule "A"
5188-2010 (a general fees & charges amending bylaw)	December 20, 2010	Schedule "A"
5318-2012 (a general fees & charges amending bylaw)	November 5, 2012	Schedule "A"
5487-2015-4029(11) (a general fees & charges amending bylaw)	March 16, 2015	Schedule "A"
5599-2016 (a general fees & charges amending bylaw)	December 19, 2016	Schedule "A"

Individual copies of any of the above bylaws are available from the Administration Department of the District of Mission. For legal purposes, copies of the original bylaws should be obtained.

**DISTRICT OF MISSION**

**BYLAW 3281-1999**

A bylaw for the prevention of fires, the spread of fire and the preservation of life

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

**1. Title**

This Bylaw may be cited for all purposes as "District of Mission Fire Prevention Bylaw 3281-1999"

**2. Definitions**

"Combustible Liquid" means a "combustible liquid" as defined in the Fire Code.

"Fire Chief" means the Fire Chief of the District of Mission and persons appointed by him to administer and enforce this bylaw, including the Assistant Chief, Fire Prevention Officer and Fire Inspector.

"Fire Code" means the National Fire Code established by regulation made pursuant to Section 59 of the Fire Services Act, R.S.B.C. 1979 c.133.

"Flammable Liquid" means a "flammable liquid" as defined in the *Fire Code*.

"Fuel Dispensing Station" means a "fuel dispensing station" as defined in the *Fire Code*.

"Occupier" means an "occupier" as defined in the Municipal Act, R.S.B.C. 1996, c. 323.

"Owner" means an owner of real property as the terms "owner" and "real property" are defined in the Municipal Act, R.S.B.C. 1996, c. 323.

"Permit" means permission or authorization in writing by the *Fire Chief* to perform any work regulated by this Bylaw or the *Fire Code*.

"Private Hydrant" means a fire hydrant that does not belong to the District of Mission.

"Suite" means a single room or series of rooms of complementary use, operated or intended to be operated under a single tenancy.

**3. Administration**

- (1) The *Fire Chief* may enter, at all reasonable times, upon any real property for the purpose of administering or enforcement of this Bylaw.
- (2) No person shall prevent or obstruct, or attempt to prevent or obstruct the entry of the *Fire Chief* while acting in the conduct of administering or enforcement of this Bylaw.

#### 4. Fuel Dispensing Stations

- (1) No person shall operate a *fuel dispensing station* or install any storage tank or pump, or measuring device, used or intended to be used, for the purpose of dispensing *flammable liquids* or *combustible liquids* unless that person has a *permit*.
- (2) Every application for a permit under subsection (1) shall
  - (a) state the name, address and telephone number of the applicant and contractor;
  - (b) the location of the proposed installation;
  - (c) be accompanied by two copies of specifications and scaled plans showing:
    - (i) the location of storage tanks in to relation adjacent tanks, buildings, fuel dispensing devices, property lines and fencing;
    - (ii) the location of all the major piping, valves, pumps and associated appurtenances;
    - (iii) the location of the fuel dispensing system;
    - (iv) the location of existing and proposed buildings;
    - (v) the size, capacity and use of the storage tanks to be installed;
    - (vi) the standard to which the storage tanks have been constructed;
    - (vii) the type and trade names of the pumps and measuring devices to be installed;
  - (d) be accompanied by the fees prescribed in Schedule "A" of this Bylaw.
- (3) No person shall cover any storage tank, associated piping or appurtenances without first obtaining the *Fire Chief's* written authorization.

#### 5. Fire Protection and Life Safety Equipment

- (1) Every *owner* and *occupier* of real property shall
  - (a) inspect, test and maintain every portable extinguisher in accordance with the provisions of subsection 6.2.4. of the *Fire Code*;
  - (b) install portable extinguishers in accordance with the provisions of section 6.2. of the *Fire Code*;
  - (c) maintain any fire alarm and voice communication systems in operable condition at all times in accordance with the provisions of article 6.3.1.1. of the *Fire Code*;
  - (d) inspect and test fire alarm systems in accordance with the provisions of section 6.3. of the *Fire Code*;
  - (e) inspect, test and maintain standpipe and hose systems in accordance with the provisions of section 6.4. of the *Fire Code*;
  - (f) inspect, test and maintain automatic sprinkler systems in accordance with the provisions of section 6.5. of the *Fire Code*;
  - (g) maintain and inspect special fire suppression systems in accordance with the provisions of section 6.8. of the *Fire Code*;

- (h) maintain emergency lighting and exit lighting in operating condition in accordance with the provisions of subsection 2.7.3. and section 6.7. of the *Fire Code*;
- (i) maintain means of egress in accordance with the provisions of articles 2.7.1.6. and 2.7.1.7. and subsection 2.7.2. of the *Fire Code*;
- (j) prepare, maintain and post a fire safety plan in accordance with the provisions of section 2.8 of the *Fire Code*;
- (k) in accordance with the provisions of article 2.7.1.4. of the *Fire Code*, keep posted signs, in conspicuous locations near the principal entrances, indicating the maximum permissible occupant load;
- (l) in accordance with the provisions of article 2.7.1.3. of the *Fire Code*, adhere to the permissible occupant load;
- (m) provide and maintain fire department vehicle access in accordance with the provisions of section 2.5. of the *Fire Code*;
- (n) upon request, furnish the *Fire Chief* with a copy of any records required to be kept in accordance with the provisions of part 6 and part 7 of the *Fire Code*;
- (o) install smoke alarms where required under the provisions of article 2.1.3.3. of the *Fire Code*;
- (p) inspect and maintain the integrity of fire separations and closures in accordance with the provisions of section 2.2. of the *Fire Code*.

#### 6. Posting of Civic Addresses

- (a) Every *owner* and *occupier* of real property having a building or a business activity shall display and maintain, on the property, in a conspicuous place and manner, the address assigned to it by the District of Mission.
- (b) In addition to subsection (a), every *owner* and *occupier* of real property having a building with more than one *suite* shall display, in a conspicuous place, at or near the principal entrance to each *suite*, an assigned number.

#### 7. Private Fire Hydrants

- (1) No person shall install, remove or replace, a *private hydrant* unless the *Fire Chief* has approved the type, capacity, colour and location of the hydrant, and that person has paid the required fees under Schedule "A" of this Bylaw, and has been granted a *permit*.
- (2) The *owner* of a parcel of land containing a *private hydrant* shall
  - (a) maintain each hydrant in accordance with the provisions of subsection 6.6.4. of the *Fire Code*;
  - (b) submit to the *Fire Chief*, on a semi-annual basis and after each use, a copy of the records of the hydrant inspections and tests required pursuant to subsection 6.6.4. of the *Fire Code*;
  - (c) keep each hydrant clear of obstructions and readily accessible for fire fighting use and keep their locations clearly identified in accordance with the requirement of sentence 6.6.4.1.(2) of the *Fire Code*.

#### 8. **Fire Department Connections**

Protective caps on fire department connections serving a sprinkler or standpipe system shall be made of brass and be threaded in accordance with the provisions of article 6.6.5.1. of the *Fire Code*.

#### 9. **Vacant Buildings**

- (1) The *owner* of a vacant building shall at all times keep the building secured against unauthorized entry.
- (2) (a) If after being given notice by the *Fire Chief* to secure a vacant building the *owner* fails to comply, the Municipality, by its employees or others, may enter the property and secure the building at the expense of the owner, and the charges for doing so, if unpaid on December 31 in any year, shall be added and form part of the taxes payable on that real property as taxes in arrears.
- (b) The notice under subsection (a) shall be deemed to have been given to the *owner* of real property where such notice has been sent by ordinary mail to each person named on the property tax roll of the Municipality as the assessed owner, at the address on the roll.

#### 10. **Fire Hazard**

Every *owner* or *occupier* of real property shall, upon order of the *Fire Chief*, remove from a building or yard anything that in the opinion of the *Fire Chief*, is a fire hazard or increases the danger of fire.

#### 11. **Hot Application Roofing**

- (1) No person shall commence or continue to do any work in relation to the application of a roofing material where the application of such material involves the use of any equipment or device with an open flame, unless that person has a *permit*.
- (2) Every applicant for a *permit* under subsection (1) shall
  - (a) submit to the *Fire Chief* a protection of public and fire safety plan outlining the precautions that are to be taken to ensure that no person or property will be exposed to undue risk, due to the operation of the equipment and material used in the roofing application;
  - (b) be accompanied by the fees prescribed in Schedule "A" of this Bylaw.

#### 12. **Special Inspections or Reports**

Prior to the *Fire Chief* performing an inspection or providing a report, other than an inspection required pursuant to the Fire Services Act or this Bylaw, the person requesting the inspection or copy of a report shall pay the fees prescribed in Schedule "A" of this Bylaw.

13. **Penalty**

- (1) Every person who violates any provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw is guilty of an offence, and each day the violation is caused or allowed to continue shall constitute a separate offence.
  
- (2) Every person who commits an offence under this Bylaw shall be liable on conviction to the penalty prescribed in the Offence Act.

READ A FIRST TIME this 15th day of November, 1999

READ A SECOND TIME 15th day of November, 1999

READ A THIRD TIME 15th day of November, 1999

ADOPTED this 7th day of December, 1999

(original signed by Mayor Hawes)  
MAYOR

(original signed by J. Fennellow)  
CLERK

**SCHEDULE "A"**  
**SCHEDULE OF FEES AND CHARGES**

Amended by: 3954-2006, 4030-2007, 5070-2009, 5188-2010, 5318-2012, 5487-2015-4029(11), 5599-2016

Effective January 1  
2016

**1. Contravention of Burning Bylaw**

Charge to property owners in contravention of District of Mission Burning Bylaw, where the Fire Service must respond and extinguish a fire:

Cost of Fire Engine including cost of staff

Time and materials  
(including equipment)

Cost of Water Tender including cost of staff

Time and materials  
(including equipment)

**2. Practical Fire Training for Private Industry**

Practical fire training for private industry  
(cost per hour, per instructor, plus associated equipment costs)

\$ 56.10

**3. Alarm System Verification**

Cost per hour

\$ 51.00

**4. Fuel Dispensing Station Permit Fees**

For each storage tank

\$ 59.45

For each fuel dispensing device

\$ 59.45

**5. Re-Inspection Fees**

Where more than two inspections are required because of the work or portion of work with respect to a *permit* is not in compliance with the provisions of this Bylaw or the *Fire Code*; or the work was incomplete or not ready for inspection at the time notification was given to the *Fire Chief* to inspect, the charge for each inspection after the second inspection shall be:

\$ 65.00

**6. Special Inspection and Reports**

Inspection fee – per hour  
(minimum charge for an inspection shall be one hour)

\$ 71.80

Copy of report

\$ 57.10

**7. New Construction Fire Safety Plan Review**

(approximately 2 hours per review)

\$107.10

**8. Fire Investigation Fee**

\$510.00

**9. Filling of Self-Contained Breathing Apparatus (SCBA) Cylinders**

(per cylinder)

\$ 15.30