

City of Chilliwack

Bylaw No. 3413

**A bylaw requiring the installation of Fire Sprinkler Systems
in buildings within the City of Chilliwack**

WHEREAS Sections 8(3)(g) 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 and property;

NOW THEREFORE the Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as "**Chilliwack Sprinkler Bylaw 2007, No. 3413**".

INTERPRETATION

2. In this Bylaw:

“accessory building” means a building that is subordinate to the principal use building on the parcel and does not contain a dwelling unit;

“approved Fire Sprinkler System” means a Fire Sprinkler System that meets the applicable National Fire Protection Association (NFPA) Standard.;

“chief building official” means the person designated or appointed to that position by the City, and any person named by Council to act in place of the chief building official;

“City” means the City of Chilliwack;

“temporary building” means temporary structures, such as construction site structures, seasonal storage buildings, special events structures, emergency facilities and similar structures, as determined by the chief building official.

3. 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*.

FIRE LIMIT AREA

4. This Bylaw applies to the area within the “Fire Limit Area” as indicated on Schedule “A”.

REQUIREMENTS FOR SPRINKLER SYSTEMS

5. An approved Fire Sprinkler System shall be installed in all new buildings pursuant to building applications made after August 1, 2007, except single family dwellings.
6. An approved Fire Sprinkler System shall be installed in existing buildings where more than one dwelling unit is constructed.
7. 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 chief building official, pursuant to this Bylaw, of all additions, renovations and structural alterations made within any 24 month period, exceeds 25% of the assessed value of the existing building, as determined by the most recent assessment by the British Columbia Assessment Authority.
8. 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*.
9. The requirement for registered professional design and review may be waived, at the discretion of the chief building official, for modifications to existing sprinkler systems involving the relocation or addition of less than 6 sprinkler heads.
10. 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 which shall be provided with the letter of assurance of the Professional Field Review and Compliance.

EXEMPTIONS

11. This Bylaw does not apply to:
 - (1) Single family residential dwellings;
 - (2) Accessory buildings without dwelling units in residential zones;
 - (3) Accessory buildings without dwelling units in other zones that do not exceed 300m² in building area, or do not exceed 50% of the principal building, whichever is less;
 - (4) Open air storage sheds used for non-combustible storage or for parking 5 vehicles or less;
 - (5) Pre-engineered fabric covered buildings that are not more than 140m² and used solely for storage;
 - (6) Temporary buildings; and

- (7) Farm buildings located in agricultural zones which conform to and are maintained in accordance with the *National Farm Code* and are classified as having low human occupancy.

SEVERABILITY

12. 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.

Received first reading on the 22nd day of May, 2007.

Received second reading on the 22nd day of May, 2007.

Received third reading on the 22nd day of May, 2007.

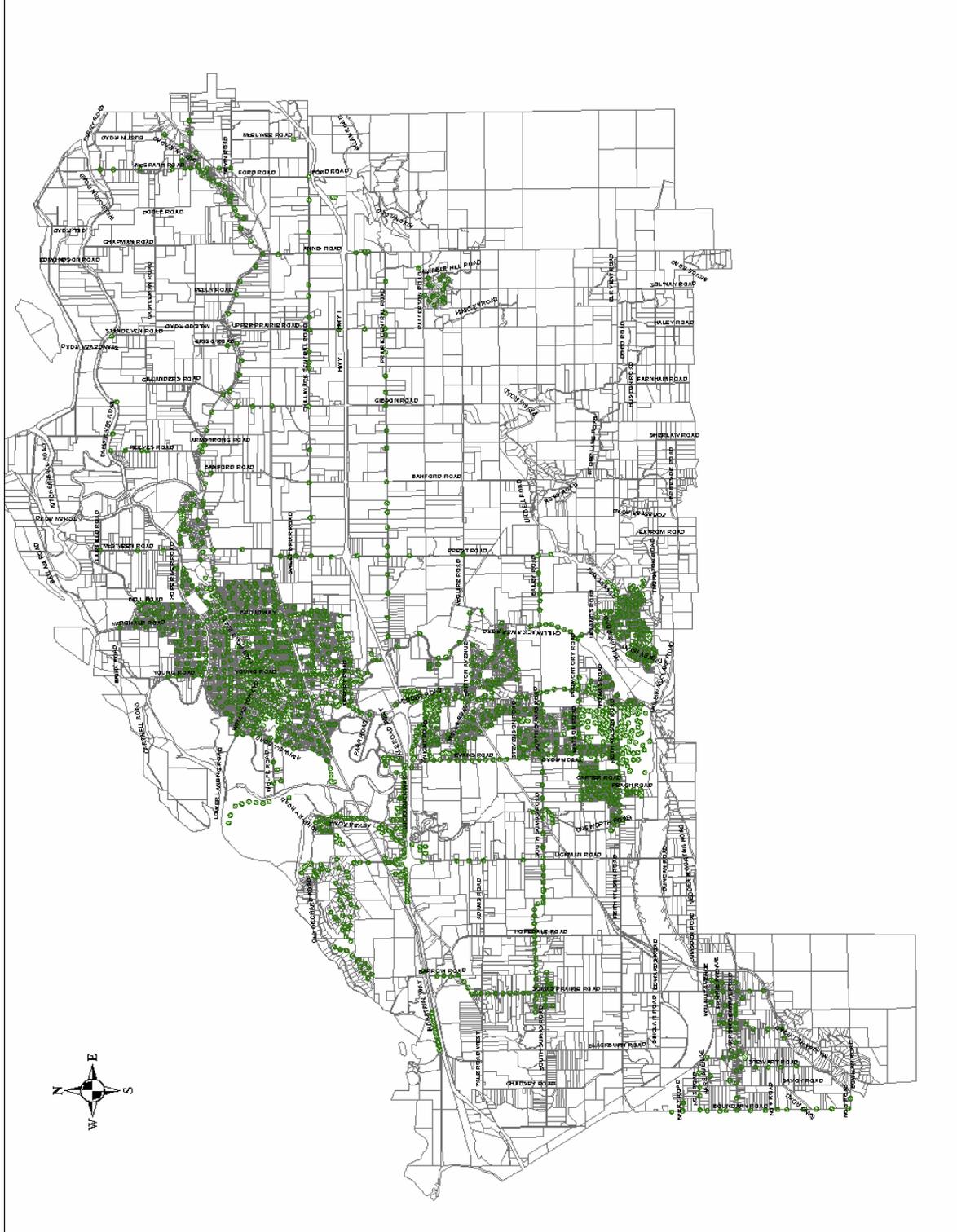
Reconsidered, finally passed and adopted on the 5th day of June, 2007.

“Clint Hames”

Mayor

“Robert L. Carnegie”

Clerk



CITY OF CHILLIWACK

FIRE LIMITS AREAS

"BUILDING REGULATION
Bylaw 2003, No 2970"
Schedule K -
FIRE LIMITS AREA

