



TOWN OF VIEW ROYAL

BYLAW NO. 500

As Amended by Bylaw No. 507, 2003 and Bylaw No. 600, 2005

CONSOLIDATED FOR CONVENIENCE ONLY

A BYLAW TO PROVIDE FOR THE REGULATION OF SPRINKLERING OF BUILDINGS

WHEREAS pursuant to Section 694(1)(F) of the *Local Government Act*, a municipality may establish areas to be known as Fire Limits and regulate construction of buildings in specific areas for precaution against fire; and

WHEREAS the Council now feels it desirable to provide regulations for safety to life and buildings;

NOW THEREFORE, the Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Building Sprinkler Bylaw No. 500, 2002".
2. Establishing Fire Limit Areas

This Bylaw will establish Fire Limit areas as follows:

For the purpose of regulating the construction of certain buildings for precaution against fire, the entire Town of View Royal shall be established as a Fire Limit area.

3. Scope and Application *(Amendment Bylaw No. 600, 2005)*

Subject to the exceptions in **Section 6**, Fire Sprinkler Systems shall be installed:
(Amendment Bylaw No. 600, 2005)

- a) within all new buildings;
- b) within all existing buildings where:
 - (i) alterations are made, the value of which exceeds 50% of the **current assessment as determined by British Columbia Assessment**; or *(Amendment Bylaw No. 600, 2005)*
 - (ii) additions are made exceeding 25% of the existing floor area of the building being added to; or
 - (iii) there is a change in the major occupancy;
- c) within any building to be constructed in a location that does not permit proper access for fire fighting personnel and fire fighting equipment as defined by the British Columbia Building Code;

- d) for the purposes of **Section 3. b) (i)**, the “value of alterations” shall include all alterations completed within 24 months from the date of application for a Building Permit for the current alterations.
(Amendment Bylaw No. 600, 2005)

4. Engineering Review *(Amendment Bylaw No. 600, 2005)*

All fire sprinkler system shall be designed, reviewed and approved by a Registered Fire Protection Engineer or a Professional Engineer with experience in Sprinkler Design to all applicable standards. Review of work by the Engineer shall include field review as defined in the British Columbia Building Code and review of contractor’s material and test certificate, a copy of which shall be provided to the Building Inspector with a Letter of Assurance of professional field review and compliance from the Engineer.

5. Maintenance and Testing *(Amendment Bylaw No. 600, 2005)*

- a) All fire sprinkler systems shall be maintained and tested in accordance with NFPA25 and the current edition of the British Columbia Fire Code, and the results shall be forwarded to the authority having jurisdiction.
- b) In all cases where fire sprinklers are required, the sprinkler flow switches shall be monitored by a central monitoring station or acceptable audible device to ensure prompt response by the Fire Department.

6. Exceptions *(Amendment Bylaw No. 600, 2005)*

- a) Unless otherwise required by this Bylaw, and the British Columbia Building Code, fire sprinkler systems shall not be required to be installed within accessory buildings with a floor area less than 45 square metres.
- b) Single Family Dwellings are exempt from **Section 3. a) and 3. b)** above.
(Amendment Bylaw No. 600, 2005)
- c) **Secondary Suites are exempt from Sections 3. a) and 3. b) above.**
(Amendment Bylaw No. 600, 2005)

7. Validity of Bylaw *(Amendment Bylaw No. 600, 2005)*

If a portion of the Bylaw is, for any reason, held to be invalid by a decision of a court of competent jurisdiction, the invalid portion shall be severed and the validity of the remainder of the Bylaw shall not be affected.

READ A FIRST TIME THIS 05 DAY OF NOVEMBER, 2002

READ A SECOND TIME THIS 05 DAY OF NOVEMBER, 2002

READ A THIRD TIME THIS 05 DAY OF NOVEMBER, 2002

RECONSIDERED, FINALLY PASSED AND ADOPTED BY THE COUNCIL, SIGNED BY THE MAYOR AND THE CLERK AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS 19 DAY OF NOVEMBER, 2002.