

CITY OF CASTLEGAR

BYLAW 907

A bylaw for Fire Protection and Safety of Persons and Property.

WHEREAS pursuant to the Municipal Act, Council may, by bylaw, establish regulations for the purpose of Fire protection and safety of persons and property from fire;

AND WHEREAS pursuant to the Municipal Act, Council may, by bylaw, impose a fee or charge payable in respect of all or part of a service or regulatory scheme of the municipality;

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

1. CITATION

This bylaw may be cited as the "City of Castlegar Fire Protection and Safety Bylaw No. 907, 2000".

2. DEFINITIONS:

In this Bylaw, unless context otherwise requires:

2.1 "Dangerous goods" means those products or substances which are regulated by the Transportation of Dangerous Goods Act and its Regulations.

2.2 "Fire Chief" means the member appointed by Council, as head of the Fire Department, and shall be deemed to be a Municipal Officer as defined in the Municipal Act.

2.3 "Municipality" means the City of Castlegar.

3. BUILDINGS: LIFE AND SAFETY:

Vacant Buildings

3.1. The owner of any vacant building shall at all times ensure that the premises are kept in a safe/stable condition and free from debris and flammable substances and shall keep all openings in such buildings securely closed and fastened so as to prevent the entry of unauthorized persons.

Fire Damaged Buildings

3.2. The owner or occupier of any fire damaged building shall ensure that the premises are kept in a stable condition and free from debris and flammable substances and that the

premises are guarded, or that all openings in the building are kept securely closed and fastened so as to prevent the entry of unauthorized persons.

Buildings Under Construction

- 3.3 The owner or occupier of buildings under construction shall:
- a. provide adequate access for fire department apparatus;
 - b. provide an adequate water supply system for firefighting purposes as soon as practicable;
 - c. notify the fire department of any newly installed fire hydrants.

Exit doors and Access to exit

- 3.4 The owner or occupier of any building shall:
- a. maintain all accesses to exits free of obstructions which would hamper the safe egress of persons in case of fire or potential fire.
 - b. maintain all exits and exit doors free of obstructions, in good repair and operational at all times.

3.5 No person shall lock or block any exits or in any way impede the egress of persons from within a building or premise.

3.6 Vehicles shall not be parked so as to obstruct egress from a recognized fire exit and signs shall be posted prohibiting such parking.

Fire Doors and Dampers

3.7 Where doors or dampers are installed in a building to prevent the spread of fire, those doors or dampers inclusive of hardware, shall at all times be kept and maintained in good repair and working order and shall not be blocked or wedged open.

Elevator Shafts

3.8 All elevator shafts shall be kept free of any rubbish, litter, flammable/combustible substances and dangerous goods.

Chimneys, Flues and Vents

3.9 The owner or occupier of any building or premise shall cause every chimney flue and chimney connector to be cleaned of all accumulation of debris as often as may be necessary to keep the chimney flue and connectors free from dangers of fire and maintained in a safe condition.

Fire Lanes

3.10 The owner or occupier of any building which requires a designated fire lane, shall maintain that fire lane free of obstructions, ice and snow at all times.

Fire Hydrants

- 3.11 Hydrants shall be maintained in operating condition at all times.
- 3.12 Hydrants shall be kept clear of ice, snow and other obstructions and their locations clearly identified.
- 3.13 Hydrants shall be inspected and maintained in accordance with the B.C. Fire Code Regulations.
- 3.14 Records of hydrant maintenance shall be maintained by the property owner or occupier and provided upon request by the Fire Chief.
- 3.15 Fire hydrants shall be painted in accordance with the City of Castlegar specifications.
- 3.16 All installations of fire hydrants on private property or private water systems shall be designed and supervised by a professional engineer and built to municipal specifications.

Water Supply Systems

- 3.17 All water supply systems on private property shall conform to municipal specifications and be installed to be capable of providing adequate water for firefighting purposes as determined by the current "Water Supply for Public Fire Protection: published by the Fire Underwriters Survey or as approved by the Fire Chief.

4. **FIRE PROTECTION EQUIPMENT**

Fire Alarm Systems

- 4.1 All owners or occupiers of buildings required to have a fire alarm system, shall test, inspect and maintain that alarm system as required by the BC Fire Code Regulation.

Portable Fire Extinguishers

- 4.2 All owners or occupiers of buildings other than dwellings shall install, inspect and maintain portable fire extinguishers as required by the BC Fire Code Regulation.

Installed Fire Protection Systems

- 4.3 All owners or occupiers of buildings required to have installed fire protection systems shall test, inspect and maintain those systems in accordance with the BC Fire Code Regulations.

Commercial Cooking Systems

- 4.4 All owners and occupiers of buildings which contain commercial cooking equipment shall install and maintain that equipment in accordance with the requirements of the BC Fire

Code Regulations.

Emergency Lighting and Exit Signs

- 4.5 All owners or occupiers of buildings requiring emergency lighting and illuminated exit signs shall maintain those systems and signs in accordance with the BC Fire Code Regulations.

5. EVACUATION:

If an emergency arises from a fire, fire hazard, toxic chemical spill or from a risk of explosion, causes the Fire Chief or authorized designate to be apprehensive of imminent and serious danger to life or property, he may immediately take the steps he thinks necessary or advisable to remove the hazard or risk or he may order the evacuation of a building or area and may call upon the police to assist him and provide security to the evacuated area.

6. REMOVAL OF FIRE HAZARDS:

Whenever, in or upon any building or premise, there exists any material of a flammable, combustible or explosive nature, or any dangerous or unnecessary accumulation of waste materials or litter or vegetation of a nature which constitutes a fire hazard, and any such material is so situated in the opinion of the Fire Chief or designate as to endanger life or property or to obstruct ingress or egress from the building or premises in case of fire which may interfere with the operations of the Fire Department, or where any other conditions exist which are considered to be a fire hazard, the owner or occupant of the building or premises shall forthwith, upon the direction of the Fire Chief or designate, have the material removed, disposed of or otherwise dealt with in accordance with the direction.

7. DANGEROUS GOODS:

Duty to Report

- 7.1 It is the duty of the owner or occupier of any building, motor vehicle, vessel, railway rolling stock or other property to report immediately to the Fire Chief any explosion, discharge, emission, escape, or spill of dangerous goods in respect thereof which occurs or where the potential for such an occurrence exists by reason of abnormal or unusual circumstances.

Compliance with Act and Regulation

- 7.2 All dangerous goods shall be transported in compliance with the current Transportation of Dangerous Goods Act and its Regulations.
- 7.3 The storage and handling of all dangerous goods shall be done in compliance with the British Columbia Fire Code Regulations.

Authority to take Action

- 7.4 Where, in the opinion of the Fire Chief or authorized designate, a discharge, emission or escape of dangerous goods has occurred and immediate action is necessary for the protection of the public, he may require that any action be taken by any person he considers qualified to do so, or take action himself to eliminate the danger.

8. INSPECTION OF PREMISES

Regular Inspections

- 8.1 The Fire Chief or authorized designate may carry out fire safety inspections on all buildings, structures and premises, other than private dwellings, on an annual basis.

Right to Inspect

- 8.2 The Fire Chief or authorized designate, may at all reasonable hours enter into and upon any lands, premises, yards or buildings for inspection purposes to ascertain whether or not:
- a. the conditions are in such a state of disrepair that a fire starting therein might spread so rapidly as to endanger life or other buildings or property;
 - b. the use or occupancy is such that fire starting therein would endanger life or property;
 - c. combustible or explosive material is so kept or such other flammable conditions exist therein to endanger life or property;
 - d. any fire hazard exists therein;
 - e. the requirements of this bylaw are being carried out.

Assistance in Inspection

- 8.3 The owner or occupier of a building or property or any other person having knowledge of the building or property shall, upon request, give to the Fire Chief or authorized designate who is carrying out an inspection of the building or property, such assistance as he may require in carrying out the inspection.

9. FORESTS:

Determination of Hazardous Conditions

- 9.1 Where, in the opinion of the Fire Chief, the safety of life or property in any area within the Municipality is endangered through the hazardous condition of the forest cover or the occurrence or spread of fire in any forest or woodland, the Fire Chief may, declare that area a closed area for such period or periods of time as the Fire Chief may determine and may further declare that no unauthorized person may enter or be therein and no operations of any class specified in the order may be carried out within the closed area.

Interface Areas

- 9.2 Where, in the opinion of the Fire Chief, the safety of life or property in an area within the

Municipality is endangered through the hazardous condition of the forest cover or the occurrence or spread of fire in the interface area, the Fire Chief may direct the owner or occupier of that property or premise to create a defensible space or other wildfire reduction management methods in accordance with the recommendations of the Province of BC Ministry of Forests.

10. PROHIBITIONS:

- 10.1 When directed by the Fire Chief or designate, no owner or occupier shall refuse to dispose of, remove from, or otherwise deal with, in or on any building or premise a condition which constitutes a fire hazard as listed in section 2 of this bylaw.
- 10.2 No person or company shall fail to report any explosion, discharge, emission, escape, or spill of dangerous goods or potential thereof immediately to the Fire Chief.
- 10.3 No person or company shall transport dangerous goods contrary to the Transportation of Dangerous Goods Act and its Regulations.
- 10.4 No person or company shall store or handle dangerous goods contrary to the British Columbia Fire Code Regulations.
- 10.5 No owner or occupier shall refuse to:
 - a. ensure vacant buildings are maintained in a safe and stable condition;
 - b. ensure vacant buildings are free from debris and flammable substances;
 - c. ensure all openings in vacant buildings are securely closed and fastened to prevent the entry of unauthorized persons;
 - d. ensure fire damaged buildings are in a safe and stable condition;
 - e. ensure fire damaged buildings are free from debris and flammable substances;
 - f. ensure fire damaged buildings are guarded or all openings are securely closed and fastened so as to prevent the entry of unauthorized persons.
- 10.6 No owner or occupier of a building under construction shall fail to:
 - a. provide adequate fire department access;
 - b. provide adequate water supply for firefighting purposes;
 - c. inform the fire department of newly installed fire hydrants.
- 10.7 No owner or occupier of any building or other person shall:
 - a. fail to maintain all accesses to exits free of obstructions which would hamper the safe egress of persons in case of fire or potential fire;
 - b. fail to maintain all exits and exit doors free of obstructions, in good repair or operational at all times;

- c. lock or block any exit or in any way impede the egress of persons from within the premise.
- 10.8 No person shall park a vehicle so as to obstruct egress from a fire exit.
- 10.9 No owner or occupier shall refuse to install signs prohibiting the parking of vehicles which would obstruct egress from a fire exit.
- 10.10 No owner or occupier shall in any way block, wedge open or hamper the operation of any required fire doors or fire dampers within a building.
- 10.11 No owner or occupier shall store or allow to be stored any rubbish, litter, flammable/combustible substances or dangerous goods in an elevator shaft.
- 10.12 No owner or occupier shall fail to maintain every chimney flue or chimney flue connector free of all accumulation of debris and in a safe condition.
- 10.13 No owner or occupier shall fail to maintain designated fire lanes free of obstructions, ice or snow at all times.
- 10.14 No owners of fire hydrants shall fail to:
 - a. maintain all hydrants in operating condition at all times;
 - b. ensure fire hydrants are kept clear of ice, snow and other obstructions at all times;
 - c. ensure the location of fire hydrants are clearly marked;
 - d. inspect and maintain fire hydrants in accordance with the requirements of the BC Fire Code Regulations;
 - e. maintain records of hydrant maintenance;
 - f. paint fire hydrants in accordance with City of Castlegar specifications.
- 10.15 No person or company shall install a fire hydrant contrary to this Bylaw.
- 10.16 No person or company shall install a fire hydrant not conforming to City of Castlegar specifications.
- 10.17 No person shall park a vehicle within 6 metres of a fire hydrant, sprinkler or standpipe connection.
- 10.18 No owner or occupier of a building required to have a fire alarm system shall fail to test, inspect or maintain the fire alarm system.
- 10.19 No owner or occupier of a building which requires portable fire extinguishers shall fail

to install, inspect or maintain the portable fire extinguisher(s).

- 10.20 No owner or occupier of a building which requires an installed fire protection system shall fail to test, inspect or maintain the installed fire protection systems.
- 10.21 No owner or occupier of a building which requires a commercial cooking exhaust hood, fan and duct system shall fail to maintain that system in a clean and safe manner as required.
- 10.22 No owner or occupier of a building which requires emergency lighting and illuminated exit signs shall fail to test or maintain the emergency lighting or exit signs.
- 10.23 No person shall obstruct, hinder or prevent the Fire Chief or authorized designate from entering into or upon any lands or premises at any reasonable time for inspection purposes.
- 10.24 No person shall enter any area which has been declared closed by the Fire Chief.
- 10.25 Every person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this bylaw, or who does any act or thing thus violating any of the provisions of this bylaw, shall be deemed to have committed an offence, and upon a summary conviction is liable to imprisonment for a term of not more than 6 months or to a fine of not more than \$2000 or to both fine and imprisonment.


11. REPEAL:
City of Castlegar Burning Bylaw 354 and all amendments are hereby repealed.
12. EFFECTIVE DATE:
This bylaw shall come into full force and effect upon adoption.

READ A FIRST TIME this 14th day of August, 2000.


READ A SECOND TIME this 18th day of September, 2000.

READ A THIRD TIME this 18th day of September, 2000.

READ A FOURTH AND FINAL TIME this 5th day of March, 2001.



Mayor



City Clerk