
Fire Safety Planning for Construction and Demolition

Scope:

- The British Columbia Fire Code (BCFC), Division B Section 5.6 applies to buildings, parts of buildings and associate areas undergoing construction or demolition operations, including renovations.
- BCFC, Division B, section 5.6.1.3 (1) states: “prior to the commencement of construction, alteration or demolition operations, a fire safety plan shall be prepared for the site...”

Criteria:

- In addition to the criteria outlined in the Emergency Management BC (April 2013) information bulletin, the following requirements shall apply to construction / demolition fire safety plans in the District of Summerland:
 1. Fire Safety Plans shall be specific.
 2. A *letter of intent* from a fire safety plan contractor is required prior to building permit or demolition permit approval. The letter of intent should be emailed to sfd@summerland.ca
 3. Drawings in the Fire Safety Plan should be oriented to the perspective of a viewer facing the building on the address side.
 4. Site Plan *signage* shall be *site oriented* relative to the location where the sign is installed
 5. Site Plan drawing (s) should include:
 - a) Title Block with address, project name, and the date that the drawings (s) were produced.
 - b) North Arrow indicator
 - c) Address street and cross streets
 - d) Footprints of neighboring (existing) buildings, if possible
 - e) Fire Department access points (multiple points should be numbered or lettered)
 - f) Hoarding (fencing)
 - g) City hydrants and any private / temporary hydrants
 - h) Building footprint (s), including below grade structures
 - i) Assembly point(s)
 - j) Hazardous materials locations (including UN numbers)
 - k) Site office
 - l) Temporary power installations
 - m) First Aid station(s)
 - n) Construction Fire Safety Plan location on site

- o) *Standpipe and fire department connection (F.D.C.) locations
 - p) *Tower crane location(s)
 - q) *Main hoist location(s)
 - r) Phased Occupancy information:
 - i. Each construction area identified
 - ii. Temporary (course-of-construction) fire separations identified
 - iii. Special existing or means of egress identified (ex: covered walkways)
 - iv. Any special notes on Fire Department access or response
 - s) *Description of Hot Works procedure
6. *Emergency power shut-off/lock out procedure for tower crane(s)
 7. *Timeline* of Construction showing major milestones and projected completion dates.
 8. Fire Safety Plan and drawing(s) shall be updated every four months, or at a frequency decided by a consultation with the Summerland Fire Department.
 9. *Note: Fire Department Connections (F.D.C.s) require high visibility signage on site. Updates to drawings / signs should reflect the progress of the standpipe height (floor level) during construction.
 10. Confirmation that any natural gas and electrical service(s) to the buildings have been disconnected and/or isolated.
 11. Please note; the burning of construction waste from a demotion site is strictly prohibited within the District of Summerland, willingly burning of such waste will result in the issuance of a fine by the Summerland Fire Department, as well an investigation by the Ministry of Environment.

(*) if applicable

Additional questions regarding Construction Fire Safety Plans can be directed to the Summerland Fire department at 250-494-7211 or sfd@summerland.ca