

THE CORPORATION OF THE DISTRICT OF SUMMERLAND

BYLAW NUMBER 2000-114

A BYLAW TO ESTABLISH A FIRE LIMIT AREA

WHEREAS Section 694 of the Local Government Act provides in part that Council may establish areas to be known as fire limits and, for those areas, regulate the construction of buildings in respect of precautions against fire, and discriminate and differentiate between areas in the character of the buildings permitted;

AND WHEREAS Council has determined, based on recommendations from the District's Fire Chief, that increasing construction of multi-storey structures in the community is increasing the potential of a fire occurring within one of these structures;

AND WHEREAS Council acknowledges the limitations of the current Fire Department relative to man power and equipment to fight fires in those instances;

NOW THEREFORE, the Municipal Council of the Corporation of the District of Summerland in open meeting assembled, enacts as follows:

PART 1 – TITLE

1. This Bylaw may be cited for all purposes as "Fire Limit Area By-law, No. 2000-114."

PART 2 - DEFINITIONS

1. In this bylaw, unless the context otherwise requires,

"**Building**", shall have the meaning defined in the British Columbia Building Code 1998 as amended.

"**Basement**" means that portion of a **building** constructed underground with no more than 0.9 meters of its **height** above the **grade** of the lot on at least three separate elevations.

"**Designated structure**" means every **building** other than a **single detached house** or **farm building** that is greater than two stories or 9.5 meters in **height** measured from the **grade** on more than one side of the **building**.

"**Grade**" means the final ground elevation on the site for an area extending 3.0 meters beyond the horizontal projection of the outer edge of an eave or foundation, whichever is greater.

"**Height**" means the vertical distance measured from **grade** to the highest point of a flat roof or the mean level between the eaves and ridge of a pitched roof, whichever is the highest.

“**Farm buildings**” means any structure used for the storage of farm equipment, farm chemicals or for the growing of crops or the raising of poultry or livestock.

“**Single detached house**” means a **building** containing one dwelling designed for occupancy by one household.

“**Storey**” means that portion of a **building** other than a **basement**, which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and ceiling above it.

PART 3 - FIRE LIMIT AREAS AND SPRINKLER REGULATIONS

1. For the purpose of regulating construction of **designated structures** as defined by this bylaw, all lands within the boundary of the District of Summerland are hereby established as a "Fire Limit Area" pursuant to Section 694 (1) (f) of the Local Government Act.
2. Within the Fire Limit Area, all **designated structures**, excluding renovations or additions to existing **buildings** constructed after the adoption of this bylaw require the installation of a fire sprinkler system in the entire **building** to the NFPA 13 Standard for the Installation of Sprinkler Systems, as amended from time to time.
3. All fire sprinkler systems shall be designed and reviewed by a Registered Fire Protection Engineer or a Registered Engineer with experience in sprinkler design. Review of work by the Engineer shall include field review as defined in the BC Building Code 1998 and review of Contractors material and test certificate, a copy of which shall be provided with a Letter of Assurance of professional field review and compliance.

PART 4 – GENERAL

1. This bylaw shall take effect as and from the date of adoption.

Read a first, second and third time this 26th day of August, 2002.

Adopted by the Municipal Council of the District of Summerland this 9th day of September, 2002.

Mayor

Clerk