

Fire Prevention for Strata's

Presented by:

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Why Do Inspections? Who Says We Have To?

BCBC 1.2. Owners Responsible

Construction Document

Requirements for Fire Safety Systems

Change of Use



BC FC 2.2. Owners Responsibility

Maintenance Document

Records must be kept for 2 years



Who is Responsible to do Inspections?

A residential condominium building that has

- (i) 2 or more levels of strata lots as defined in the Condominium Act, and,
- (ii) one or more corridors that are common property as defined in the Condominium Act,

BC Fire Services Act
Section 26 Municipal Duty



Office of the
Fire Commissioner
Emergency Management BC



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Changes to Legislation

Fire Services Act change to Fire Safety Act

Compliance Monitoring

Fee for Service

Self-Assessment



The 3 “E’s”

Engineering – Passive & Active Systems

Education

Enforcement



PORTABLE FIRE EXTINGUISHERS



ULC Listed Min. "2A" Rated



Approved Bracket or Cabinet



Annual
Inspection

FIRE EXTINGUISHER

INSPECTION RECORD

EXTINGUISHER NO.

2019	2020		2021	2022
		JAN		
		FEB		
		MAR		
		APRIL		
		MAY		
		JUNE		
		JULY		
		AUG		
		SEPT		
		OCT		
		NOV		
		DEC		

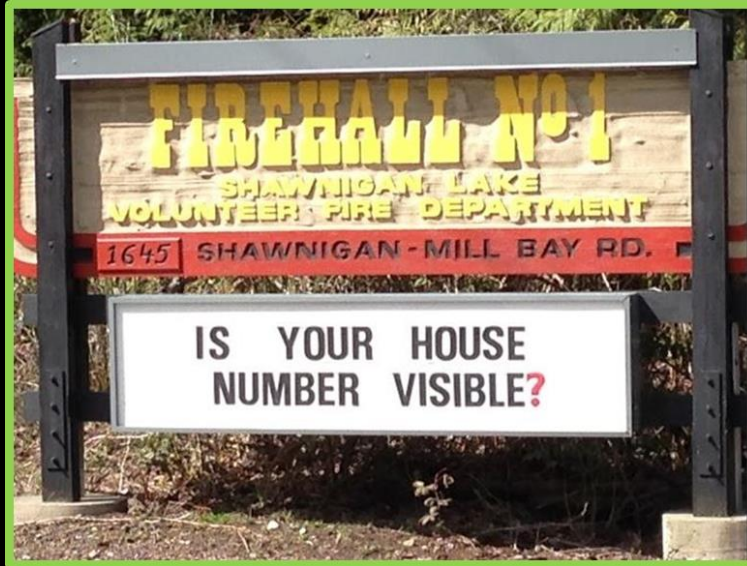


Monthly
Inspection

REQUIRED IN ALL BUILDINGS EXCEPT DWELLING UNITS

Performing Fire Self-Assessments

Address Posted



FD Access



Exterior exits



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Performing Fire Self-Assessments

Fire Hydrant



Utilities



Dryer Vents



Outside the Building



DRYER VENT LINT BUILDUP

Exiting, Early Detection, & Fire Separation Inside the Building



Exiting



Exit Signs & Emergency Lights

Emergency Light Required

Exit Signs Required

Exits

Bldg. > 2 Storeys

Open floor areas

OL > 150

Public corridors



Emergency Lighting & Exit Sign Maintenance

Emergency Lights
Monthly
Annual by Qualified Tech.
30 Minute Duration



Early Detection

Smoke Alarms

Required in Each :
Floor Level
Sleeping Area
Bedroom

Types of:

Hard Wired
Hard with Battery
Voice Activated
Interconnected
Combination Smoke & CO



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Fire Alarm Systems

Required When :

Sleeping > 10

More than 3 storeys

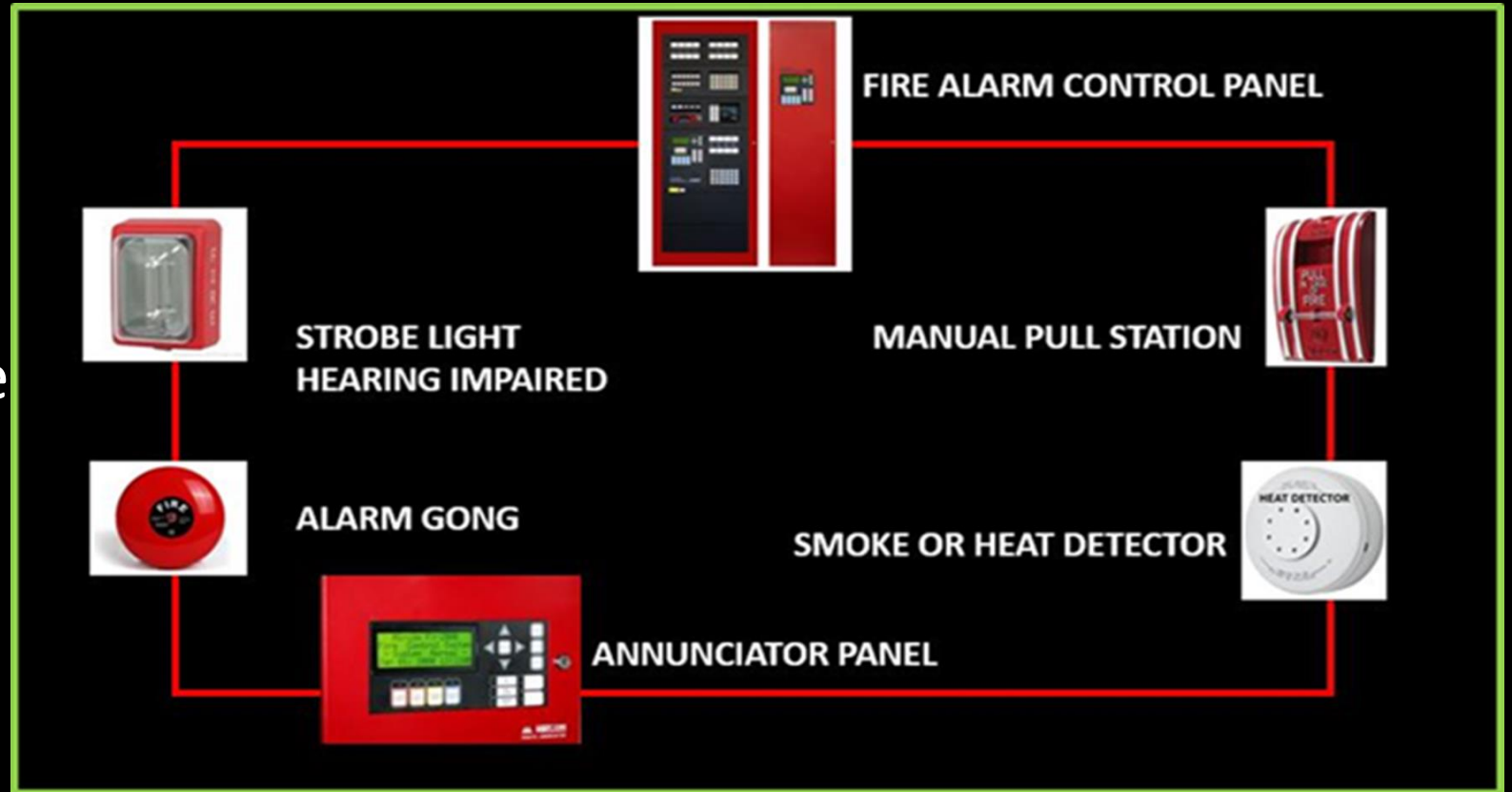
OL > 300 - 150

Not required if each suite
has direct exiting

Types of:

Single Stage

Two Stage



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Building Codes Address



Fire Separation Between Dwellings

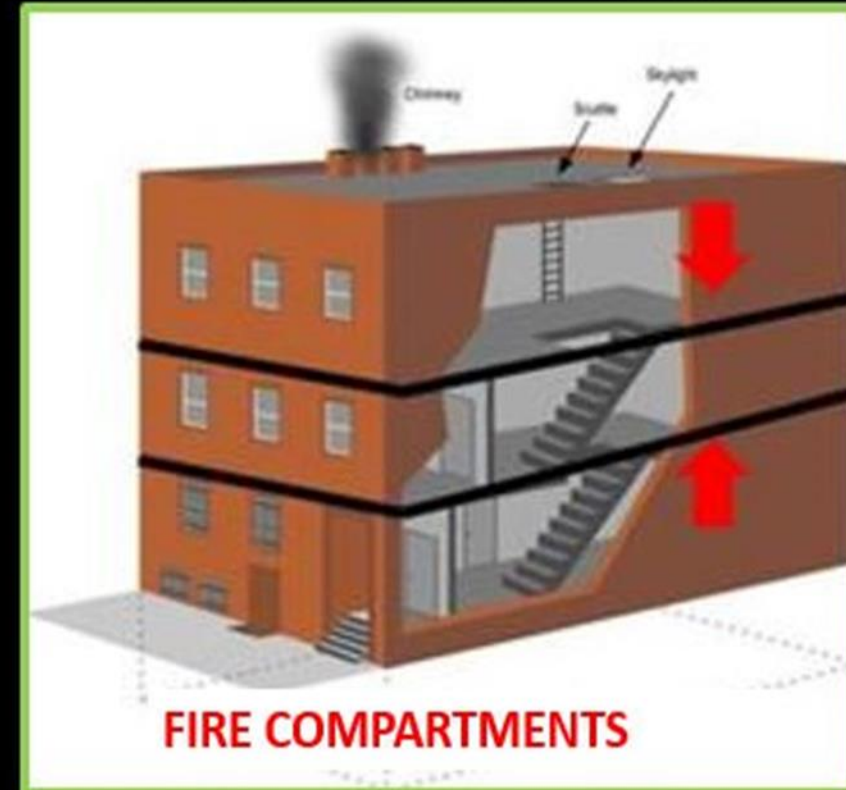


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VERTICAL FIRE SEPARATIONS PREVENT LATERAL FIRE SPREAD

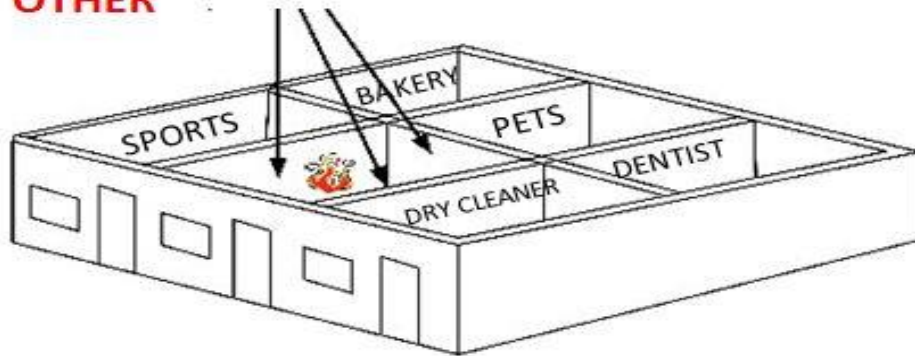


HORIZONTAL SEPARATION PREVENTS FIRE SPREAD FLOOR TO FLOOR



BUSINESSES MUST ALSO BE FIRE SEPARATED

**SUITES IN COMMERCIAL
OCCUPANCIES MUST BE FIRE
SEPARATED FROM EACH
OTHER**

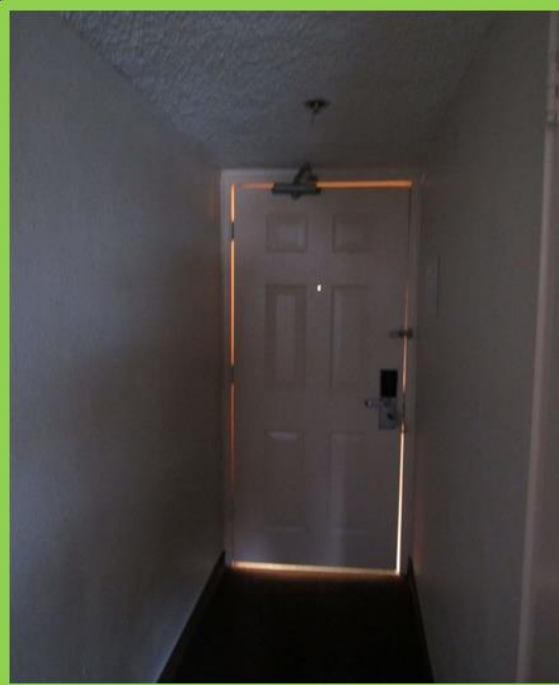


KEEP THE FIRE IN THE ROOM OF ORIGIN



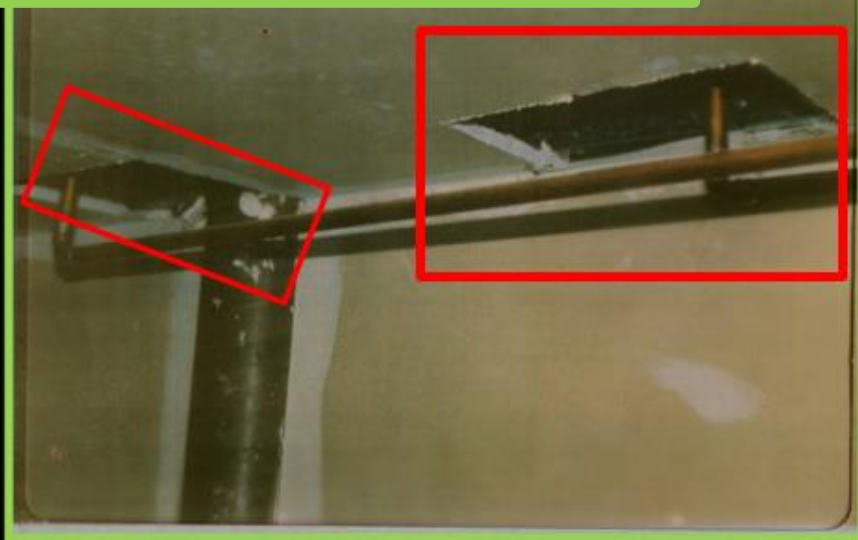
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Problems with Fire Doors



**SELF-CLOSING DEVICE
REQUIRES REPAIR**





Required in
Assembly &
Bldgs. with Fire
Alarm System.



Purpose:

- Notify FD
- Evacuation Procedure
- Appoints Staff
- Fire Protection Equip.
- Fire Drills

Bldg. Owner Responsible

Thank You – Questions ?

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